

**1 Gardnerville Ranchos General Improvement District Board of Trustees Meeting held @ 931 Mitch Drive Gardnerville, NV 89460 on August 4, 2021 at 5:00 p.m.**

**Trustees Present:** John Sheridan, Jim Mckalip, Brad Newlon, Bob McDowell (via zoom)

**Also Present:** Greg Reed, Beth Cook, Mike Rowe and Mike Bennett and the public.

**Public Comment:** None

**Approval of Agenda:** Jim Mckalip motioned to approve the agenda. John Sheridan seconded the motion. All ayes. Agenda approved.

**NEW BUSINESS**

1. Possible action to award the CMARS contract to Q&D Construction for Phase 1 of the South District Pipeline Replacement Program.

Greg explained that staff reviewed the three submitted proposals, ranked them and interviewed all three. Q & D was chosen from those rankings.

Jim Mckalip voiced concern over community outreach. Q&D will handle all correspondence and phone calls. They will keep the residents apprised of the upcoming work in their area. A pre-project BBQ question and answer session will be scheduled. Bob McDowell would like to be assured that the District has a clear right to install lines under the streets. Mike Bennett stated that the streets the water lines are going to be placed are a public utility easement and are there to serve the public good so it is an implied use.

John Sheridan motioned to authorize the District Manager to execute a contract with Q&D Construction for CMAR pre construction services. Jim Mckalip seconded the motion. All ayes. Motion passed.

Public Comment: None

2. Possible action to accept the Easement Acquisition Agreement between GRGID and Ranchos, LLC for property for the Long Valley Booster Station and authorize the District Manager to execute the Agreement on behalf of the Board.

An easement acquisition agreement was drawn up by Mike Rowe. This will allow the property owner to give us an easement at the property where the Long Valley Booster is so GRGID can bring it above ground. When the property near the booster station is developed, the property will be deeded to the District for ownership at no additional costs.

John Sheridan would like to see the deed given to the District now with the planned overlay done because he is concerned that Keith Serpa will not reveal the planned overlay when asked. Mike Bennett stated that the property John is talking about is not the same property as the booster station. To proceed with the process John is recommending, it would add close to 6 months to a year to get the booster station process to begin.

Jim Mckalip stated that this does not affect any leverage the District does have presently. Nothing here is contingent on letting Serpa do anything.

Jim Mckalip motioned to adopt the agreement and authorize the District Manager to execute the agreement with the owner of the property, Keith Serpa as amended to include the price of \$5,200.00 for the acquisition of the land and to not include the signature of the Chairman. Bob McDowell seconded the motion. All ayes. Motion passed.

3. Possible action to adopt the easement and authorize the District Manager to execute and record the document on the Board's behalf.

Dave Nelson from the public stood to state that the current zoning for the receiving area stays as it is until the builder comes in with what he wants to do.

Jim Mckalip motioned to adopt the Deed and authorize the District Manger to execute and record the Deed with the owner, Keith Serpa. John Sheridan seconded the motion. All ayes. Motion passed.

Public Comment: None

### **CONSENT CALENDAR**

Minutes: John Sheridan would like Greg to look into the cost of a transcription system for the Board meetings.

John Sheridan motioned to approve the minutes of the July 7, 2021 meeting as amended. Jim Mckalip seconded the motion. All ayes. Minutes approved.

Public Comment: None

Check summary: John Sheridan motioned to approve the check summary for the month of June. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: None

### **REPORTS**

District Engineer: Mike Bennett reviewed his July 2021 tracking schedule.

District Counsel: Mike worked on Chapel Crest, reviewed the water right deed and he reviewed the CMAR contract.

District Manager: Greg reviewed his Manager's report and talked about the possible acquisition of the property at the end of Tillman.

Public Comment: None

John Sheridan wanted to make the Board aware that he and Jim Mckalip have been pushing the County and the State for the District's fair share of Federal funds. He has been hearing that since the Board made the financing decision for the pipeline replacement project, the County feels that the District should not have access to these federal funds. He would like the County Commissioners to know why that decision was made. Greg feels that a lot of this information is being taken out of context, so he has asked for a summary from the engineer, a summary from JNA and a summary from

bond counsel. He is going to pull all this information together and issue those back to the Board and at the same time forward this information to the County.

**REPORTS: Board of Trustees.**

John Sheridan: John will be attending the Nevada League of Cities conference in August.

Jim Mckalip: Jim is advocating with the County for funds for the waterline intertie.

Brad Newlon: Brad would like the District to check into the condition of the fire break along Rancho Road.

Public Comment: Dave Nelson discussed the meeting with Ed James concerning the water flow. He does not want any more will serve letters issued at this time.

**ADJOURNMENT:** Jim Mckalip motioned to adjourn the meeting. John Sheridan seconded the motion. All ayes. Meeting adjourned at 7:00 p.m.

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Beth Cook, Acting Secretary