

**Minutes of the  
Gardnerville Ranchos General Improvement District  
Board of Trustees meeting  
Held on December 1, 2021, at 5 p.m.  
931 Mitch Drive, Gardnerville, NV 89460**

**Pledge of Allegiance:** Led by Jim McKalip.

**Trustees present:** James McKalip, Leann Teter, Brad Newlon and John Sheridan and Bob McDowell by Zoom.

**Also present:** Greg Reed, Michael Bennett, Mike Rowe, Jonathan Lesperance and Dawn Hinds and the public

**Approval of the Agenda:**

**James McKalip motioned to approve the Agenda. Leann Teter seconded the motion.  
All ayes. Motion passed.**

**Public Comment:** none

**New Business:**

I **For Possible Action:** Discussion and Possible Action to authorize the District Manager to reimburse the District for costs incurred to date on the South District Pipeline Replacement Project from the 2021 Bond Proceeds. **For Possible Action:**

Greg explained that the District has incurred costs for the design of the Phase 1 Pipeline Replacement project and for the activities associated with the procurement of the 2021 Bond Proceeds. The District has received these funds in the bank and Greg is asking for the District to be reimbursed. These costs are project related and should be paid for by the bonds and not out of the Operations and Maintenance water funds.

Bob McDowell asked if this would be a one-time approval to streamline the way for Greg to pay the bills for the Pipeline project.

**Leann Teter motioned to authorize the District Manager to reimburse the District for costs incurred for the costs to date on the South District Pipeline Replacement Project from the 2021 Bond proceeds including the Sherman and Howard \$25,133.78 and to include future payments to Mike Rowe and Lumos and Associates. James McKalip seconded the motion. All ayes. Motion passed.**

**Public Comment:** none

II **For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Carson Pump for the rehabilitation of Well #6. **Action Item.**

Greg Reed shared well casing videos with the Board. The well casing is failing and needs to be replaced. Carson Pump has provided the District with two proposals to place a new casing inside the original

casing and pack the interstitial space with more gravel pack. Proposal one is a “Carbon Steel” mild steel wire wrap screen \$51,420.00. Proposal two is a “Stainless Steel wire wrap screen for \$91,350.00. District staff recommends going with the carbon steel replacement estimated to be a 15-to-20-year fix. Brad inquired the age of Well #6. Mike Bennett replied that Well #6 was built in 1989.

John Sheridan asked why the casing is prematurely failing. Mike Bennett replied that he is not so sure about prematurely failing because the age of the well is 32 years. John says he believes it is prematurely failing because older wells are not. Mike says that perhaps a better observation is the District is being proactive now by having the wells videoed and this was not something often done in the past. Well #6 is not showing any signs of failure, production, or sanding problems. There were no previous indications. John disagreed. Greg explained that part of the DRI study is to inspect the wells and then to determine what needs to be done to bring the wells back up to par.

**James McKalip motioned to authorize the District Manager to execute a contract with Carson Pump for the rehabilitation of Well #6, including the Mild steel casing “Carbon Steel”. Bob McDowell seconded the motion. Four ayes. John Sheridan stood opposed. Motion passed.**

**Public comment:** none

**III For Possible Action:** Board discussion and possible action to authorize the District Manager to join a Douglas County collation of GIDs to pursue State and County funding on behalf of all GIDs represented in the Coalition. **Action Item.**

Greg and Trustee Sheridan met recently with many of the Douglas County GIDs to discuss the possibility of forming a coalition or an organization that could pool our resources and authorities and solicit funding through the State and /or County for infrastructure repairs and upgrades. There have been several grants from the federal government for the improvement of infrastructure and none of that disseminated money has been directed at GIDs.

**Bob McDowell motioned to authorize the District Manager to join a Douglas County coalition of GIDs to pursue State and County funding on behalf of all of the GIDs represented in the coalition. John Sheridan seconded the motion. All ayes. Motion passed.**

**Public Comment:** none

**Consent Calendar:**

**Minutes:**

**Leann Teter motioned to approve the minutes from October 27, 2021. Bob McDowell seconded the motion. All ayes. Motion passed.**

**Public Comment:** none

**Jim McKalip motioned to approve the November 3, 2021, minutes. John Sheridan seconded the motion. Three ayes. Leann Teter and Bob McDowell abstained. They did not attend that meeting. Motion passed.**

**Public Comment:** none

**Check Summary:**

**Leann Teter motioned to approve the check summary. Jim McKalip seconded the Motion. All ayes. Motion passed.**

**Public Comment:** none

**Staff Reports:**

Mike Bennett was present and reviewed the project tracking schedule for December 2021.

Mike Rowe has been working on contracts for the South District Pipeline contracts, there are about 125 pages to review.

Greg Reed reviewed the Manager's report with the Board. Leann Teter asked if there will be a workshop to discuss water rates. Greg said that once the current water rate information can be entered into Waterworth then he will schedule a workshop.

**Trustee Reports:**

Jim has contacted someone in Mark Amodei's office concerning Grant information. Greg said there may be opportunities in the future for road and storm water funding.

John thanked Greg for everything he does.

Brad said thank you to staff and Merry Christmas and Happy New Year to all.

**Adjournment:**

**Jim McKalip motioned to adjourn the meeting. Leann Teter seconded the motion Four ayes. Motion passed. John's Zoom call was dropped.**

**Public Comment:** none

**Meeting adjourned at 6:30 p.m.**

**By**

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**Dawn Hinds  
Acting Secretary**