

**Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held
Wednesday, May 4, 2022, at 5:00 p.m. @
931 Mitch Drive, Gardnerville, NV 89460**

Pledge of Allegiance: Led by Leann Teter

Trustees Present: John Sheridan, James McKalip, Brad Newlon, Bob McDowell, and Leann Teter

Staff Present: Greg Reed, Mike Rowe, Jonathan Lesperance, Dawn Hinds, and the public

Public Comment: none

Approval of the Agenda:

John Sheridan motioned approve the agenda. Jim McKalip seconded the motion. All ayes. Motion Passed.

Public Comment: none

New Business:

I Board discussion and possible action to modify the health insurance benefits for future employees. Board discussion followed by public comment. Possible action to modify the health insurance benefits for future employees.

There are many alternatives to explore in benefit coverage for future employees. Staff recommended the District continue to pay 100% for future employees and 50% for future employees' eligible dependents.

The Board discussed options for different benefit packages. John Sheridan is concerned about animosity between employees and lowering a benefit when the District is trying to retain employees. John suggested a 100% / 75% split.

Brad stated it is important to remain competitive enough to retain good employees.

Bob McDowell is in favor of changing the District's benefits at this time because of the new potential hires this year. Bob said at some point this will have to happen.

John Sheridan motioned to continue to pay 100% for employees and 75% for dependents.

Motion failed for lack of a second.

Jim McKalip motioned to table this agenda item and keep the current benefit package. John Sheridan seconded the motion. Four ayes. Bob McDowell stood opposed. Motion passed.

Public Comment: none

- II Board discussion and possible action to approve the health insurance plan for 2022/2023 as proposed by L/P Insurance. Board discussion followed by public comment. Possible action to approve the health insurance plan for 2022/2023 As proposed by L/P/ Insurance.

Greg reviewed the health plan options with the Board. The proposed plan shows a 12.3% increase with no changes in benefits from last year. District staff recommends renewing the existing policy with the 12.3% increase. The Board discussed also having an HAS option for employees and giving them a choice.

John Sheridan motioned to keep the current Hometown Health insurance and add Hometown Health HSA as an option with the District's contribution of \$1,800.00. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: none

- III Board discussion and possible action to authorize the District Manager and legal counsel to develop a resolution to sell the property at 1389 Langley at auction. Board discussion followed by public comment. Possible action to authorize the District Manager and legal counsel to develop a resolution to sell the property at 1389 Langley at auction.

Staff has requested for the Board to authorize the District Manager to develop a resolution to sell the property at 1389 Langley Drive. If the Board wishes to sell the property the requirements of NRS 318, Sale of Real Property must be met.

Advertise in the paper for three consecutive weeks that the Board will adopt a resolution to sell the Real Property.

Description of the property

Minimum price for the property.

Appraised Value	\$190,000
Appraisal Cost	\$ 2,750
Advertising	\$ 1,000
Legal Fees	\$ 1,000
Minimum	\$194,750

Jim McKalip motioned to authorize the District Manager and legal counsel to develop a resolution to sell the property at 1389 Langley Drive at auction.

Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

IV Board discussion and possible action to approve the budget considerations for the 2022/2023 fiscal year. Board discussion followed by public comment. Possible action to approve the budget considerations for 2022/2023 fiscal year.

Greg reviewed the tentative budget and asked the board to make any adjustments at this time prior to the final budget meeting on May 25, 2022. Greg explained that the current cost of living is 7%. The board historically has allowed the District to pay the current COLA plus Merit up to 3%.

Board discussion concluded that a possible 10% total increase in pay was too high. Brad suggested just the 7% COLA and no Merit increase. Bob McDowell believed it was important for employees to receive a Merit increase for working hard. John said it is important for the District Manager to be allowed to give out merit increases through evaluations. The Board made the decision to lower District employee's COLA from 7% to 4%, as suggested and then allow the District Manager to provide the Merit increases up to 3%.

John Sheridan motioned to approve the budget considerations for the 2022/2023 fiscal year with an adjustment to the Cost of Living to reflect 4% rather than 7% as suggested. Leann Teter seconded the motion.

Four ayes. Bob McDowell stood opposed. Motion passed.

Public Comment: Susan Stonestreet suggested a bonus for employees of \$1,000.00 could be an incentive option. Bob McDowell was interested in Susan's idea. Brad stated that in years past some had received bonuses, however, that is no longer a District policy.

Consent Calendar:

Approval of the Minutes:

Jim McKalip motioned to approve the minutes from the April 4, 2022 Board meeting. John Sheridan seconded the motion. All ayes. Motion passed.

Jim McKalip motioned to approve the minutes of the April 20, 2022 Board meeting. Leann Teter seconded the motion. All ayes. Motion passed.

Approval of the Check Summary:

Leann Teter motioned to approve the check summary. Bob McDowell seconded the motion. All ayes. Motion passed.

Staff Reports:

District Engineer: Jonathan Lesperance of Lumos & Associates reviewed the project tracking schedule for April 2022.

District Counsel: This last month Mike worked on the Resolution for Langley Drive, helped Greg with a personnel issue and routine matters.

District Manager: Greg discussed his manager's report with the Board.

Trustee Reports:

John Sheridan expressed interest in starting negotiations with Minden and the County to secure ground water rights to support future development in the District.

Adjournment:

Jim McKalip motioned to adjourn the meeting. Bob McDowell seconded the Motion. All ayes. Motion passed.

Meeting adjourned at 8:00 pm

By

Dawn Hinds
Acting Secretary