

**Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees Meeting
Held September 7, 2022 @5p.m.
931 Mitch Drive, Gardnerville NV 89460**

Pledge of Allegiance: Led by Bob McDowell

Trustees Present: Leann Teter, Bob McDowell, James McKalip, and John Sheridan. Brad Newlon was not in attendance.

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

Agenda Approval: Leann Teter motioned to approve the Agenda. Jim McKalip seconded the motion. Four ayes. Motion passed.

Public Comment: none

Old Business: none

New Business:

I For Possible Action: Board discussion and possible action to open Public Hearing for the purposes of opening bids for the sale of property at 1389 Langley Drive and perhaps selecting a purchaser for the property. Board discussion followed by public comment. possible action to open a Public Hearing for the purposes of opening bids for the sale of property at 1389 Langley Drive and perhaps selecting a purchase for the property.

Leann Teter motioned to open a Public Hearing for the purposes of opening bids for the sale of the property at 1389 Langley Drive and perhaps select a purchaser for the Property. John Sheridan seconded the motion. Four ayes. Motion passed.

Public Comment: none

II For Possible Action: Board discussion and possible action to open bids for the sale of the property at 1389 Langley Drive. Board discussion followed by public comment.

There were no bids to open, the District did not receive any at all. There will be no action on this item. Greg explained they will have to advertise and go through the auction process twice before the District can be allowed to sell the property through the market. There will have to be another appraisal they expire after 6 months.

Jim McKalip motioned to table this item until a later date. John Sheridan seconded the motion. Four ayes. Motion passed.

Public Comment: none

III For Possible Action: Board discussion and possible action to select a purchaser of the property at 1389 Langley Drive. Board discussion and possible followed by public comment. Possible action to select a purchase of the property at 1389 Langley Drive.

John Sheridan motioned to table this item until a later date. Jim McKalip seconded the motion. Four ayes. Motion passed.

Public Comment: none

IV For Possible Action: Board discussion and possible action to close the Public Hearing for the purposes of opening bids for the sale of the property at 1389 Langley Drive. board discussion followed by public comment. Possible action to close the Public hearing for the purposes of opening bids for the sale of the property at 1389 Langley Drive.

Leann Teter motioned to close the public hearing. Jim McKalip seconded the Motion. Four ayes. Motion passed.

Public Comment: none

V For Possible Action: Board discussion and possible action for authorize the District Manager to pursue alternative investing strategies for our reserve funds. Board discussion followed by public comment. Possible action to authorize the District Manager to pursue alternative investing strategies for our reserve funds.

The District has been approached by a company with alternative investment strategies for the District's reserve funds. This is just a preliminary item to ask for authorization for the District Manager to pursue alternative investing strategies for the District's reserve funds. Jim McKalip stated that it's a no brainer, the district should have options.

Leann Teter motioned to authorize the District Manager to pursue alternative investing strategies for our reserve funds. John Sheridan seconded the motion. Four ayes. Motion passed.

Public comment: none

VI For Possible action: Board discussion and possible action on the District's relationship with Douglas County. Board discussion followed by public comment. Possible action on the District's relationship with Douglas County.

This is not an action item but discussion about the District becoming a Town or City entity. Mike Rowe explained there was a lot of talk a while back about the GRGID becoming an incorporated town because of conflicts with the County. Bob Spellberg was instructed by the Board to present them with a feasibility study, which he did. The Board reviewed and discussed the study and at that time decided the cost of incorporating was far too high.

Jim McKalip wondered how it would affect the taxes the GID receives and would like more information. Greg noted that if the GID incorporates it would be our responsibility to supply services like the county does, street policies, police, fire department social services to name a few. The Board would like more information so Greg said he would work on some pros and

cons and perhaps interview Incline Village and Fernley which have begun the process of becoming incorporated.

Public Comment: Susan Stonestreet wondered if the GID would be in a better or worse negotiating positions with the County if the District were incorporated.

Consent Calendar:

Approval of the Minutes: Jim McKalip motioned to approve the minutes. John Sheridan seconded the motion. Three ayes. Leann Teter abstained. Motion passed.

Approval of the check summary: Leann Teter motioned to approve the check summary. Jim McKalip seconded the motion. Four ayes. Motion passed.

Public Comment: none

Staff Reports:

District Engineer: Jonathan Lesperance of Lumos and Associates reviewed his project tracking schedule for September 2022.

District Counsel: Mike Rowe stated it had been quiet month, nothing out of the ordinary.

District Manager: Greg reviewed his Manager's report for September 2022

Trustee Reports:

John Sheridan attended the Nevada League of Cities Conference and it went very well. John asked if the sewer rates be raised at the same time as water rates when the time comes. Greg said it just depends on MGSD.

Leann Teter stated that the roads look good.

Public Comment: none

Adjournment: 7:12 p.m.

Jim McKalip motioned to adjourn the meeting. Leann Teter seconded the Motion. Four ayes. Motion passed.

By

**Dawn Hinds
Acting Secretary**

