

Minutes of the Gardnerville Ranchos General Improvement District Board of Trustees Meeting held Wednesday December 7, 2022 at 931 Mitch Drive Gardnerville, NV 89460.

Pledge of Allegiance

Trustees Present: John Sheridan, Jim Mckalip, Brad Newlon, Bob McDowell and Leann Teter

Also Present: Greg Reed, Beth Cook and Jonathon Lesparance.

Public Comment: None

Approval of Agenda: Jim Mckalip motioned to approve the agenda. Bob McDowell seconded the motion. All ayes. Agenda approved.

NEW BUSINESS

1. Presentation from UNR student on the results of the isotopic survey of GRGID's aquifer. Dan Saftner from DRI was present along with some graduate students from UNR to present the results of the isotopic survey.
No action to be taken.
Public Comment: None
2. Possible action to approve the conceptual design of the future expansion of the Serpa property surrounding the District.
Chris Baker with Manhard Consulting was present to discuss the proposed design for the build out of the properties surrounding the District on the south and east of our current territory. The main goal of this presentation is to get feedback from the infrastructure planning standpoint from the Board and then move on to item 3 which is more project specific. The biggest concern from the Board is the water situation. Jim Mckalip feels the District may not be capable of serving these homes with the necessary water. Chris explained that their goal is to figure out ways to serve this project with water possibly through other means.
No motion required.
Public Comment: None
3. Possible action to authorize the District Manager to issue an Intent to Serve Letter for the 33-acre Serpa parcel located at the intersection of Main River Road and Long Valley Drive.
Chris Baker from Manhard Consulting was present to discuss the proposed plan for the development of 85 homes at the intersection of the Main River Road and Long Valley Drive. There will be a surrounding open space area around the development consisting of approximately 8 acres. John Sheridan motioned to authorize the District Manager to issue an Intent to Serve Letter for the 33 acre Serpa parcel located at the intersection of the Main River Road and Long Valley Drive with the underground utilities installed to the District's standard. Front lawns required xeriscaping and open spaces required to remain as natural open space meaning no ornamental grass. Jim Mckalip seconded the motion. All ayes. Motion passed.
Public comment: Susan Stonestreet would like the open space area not be converted to lawn.

4. Possible action to authorize the District Manager to issue an Intent to Serve Letter for 1226 Kimmerling Road.

Rob Anderson from RO Anderson was present to discuss the property around Bing Pit. Currently the sewer is being service by GRGID, but the water is being supplied by existing wells on the property. If GRGID is to service water the well will no longer be used. He would like to request to change the Master Plan to Industrial instead of Commercial as it currently zoned through the County. The zoning will remain as service industrial.

Bob McDowell Motioned to authorize the District Manager to issue an Intent to Serve Letter for 1226 Kimmerling Road. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: None

5. Possible action to authorize the District Manager to execute a contract with the Nevada League of Cities through The Porter Group to explore funding opportunities for the District's capital improvement projects. The Porter Group would explore and evaluate GRGID projects to see if there is funding available.

John Sheridan motioned to authorize the District Manager to execute a contract with the Nevada League of Cities through The Porter Group to explore funding opportunities for the District's capital improvement projects not to exceed the amount of \$6000.00. Jim McKalip seconded the motion. 4 ayes. 1 nay (Brad Newlon). Motion passed.

Public Comment: None

6. Possible action to authorize the District Manager to proceed with requesting bids for the Long Valley Booster Pump Station Improvement Project.

Leann Teter motioned to authorized the District Manager to proceed with requesting bids for the Long Valley Booster Pump Station Improvement Project. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: None

7. Possible action to authorize the District Manager to execute a contract with Q&D Construction or go out to bid for the slip lining repair of the sewer main running parallel to Tillman Lane between Manhattan Way and Franklin Lane.

Leann Teter motioned to authorize the District Manager to execute a contract with Q&D Construction depending on Counsel's advice or go out to bid to slip line the sewer main running parallel to Tillman Lane between Manhattan Way and Franklin Lane. John Sheridan seconded the motion. All ayes. Motion passed.

Public Comment: None

MINUTES

John Sheridan motioned to approve the minutes of the October 5, 2022 Board Meeting. Bob McDowell seconded the motion. 4 ayes. Leann Teter abstained. Minutes approved.

Public Comment: None

CHECK SUMMARY

Leann Motioned to approve the months of October and November 2022. Jim McKalip seconded the motion. Motion passed.

Public Comment: None

REPORTS

District Engineer: Jonathan Lesparance reviewed his tracking schedule for November

District Manager: Greg presented Brad with a picture and a plaque commending him for his 12 years of service on the Board. Greg reviewed his manager's report.

REPORTS

Board of Trustees: Each of the Board member thanked Brad for his dedicated service to the Board

ADJOURNMENT

Jim McKalip motioned to adjourn the meeting. Bob McDowell seconded the motion. Meeting adjourned at 8:15

Beth Cook, acting secretary