

**Minutes of the  
Gardnerville Ranchos General Improvement District  
Board of Trustees Meeting held Wednesday, October 5, 2022,  
At 5:00 PM @ 931 Mitch Drive, Gardnerville, NV 89460**

**Pledge of Allegiance:**

**Trustees Present:** John Sheridan, Jim McKalip, Brad Newlon and Bob McDowell. Leann Teter was not present.

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

It was requested that Item II be heard before Item I.

**Approval of the Agenda:** John Sheridan motioned to approve the Agenda with changes. Jim McKalip seconded the motion. Four ayes. Motion passed.

**New Business:**

**II Presentation:** Presentation by Dan Saftner, Desert Research Institute. No action will be taken.

Dan Saftner and Rishi Parashar of Desert Research Institute updated the Board on the progress of their Groundwater Sustainability Assessment Report. The report included well field inspections, monitoring well drilling, well 5 pumping test and Isotope sampling. Dan reviewed the preliminary results of Geology Modeling and also his preliminary results of the Ranchos Aquifer Characterization, seasonality of local groundwater levels and local pumping effects.

**I Presentation:** Presentation by Wesley Harper, Nevada League of Cities. No action will be taken.

Wesley Harper Executive Director of the Nevada League of Cities gave a presentation regarding the direction the League of Cities is taking and an invitation for the Gardnerville Ranchos to join the League's One Nevada Plan.

**III For Possible Action:** Board discussion and possible action to authorize the District Manager to move forward with the sale of the property at 1389 Langley Drive.

The District advertised the sale of 1389 Langley Drive. No bids were received by the time of the September Board meeting. Greg is asking if the Board would like to go back through the appraisal and advertising process a second time and this time expand the reach of advertising for the sale. The Board can also take it off the market and try to sell it again at a later date.

Bob McDowell thinks it is the wrong time in the economy to sell. Jim McKalip asked if the District had any use for the property. Greg said it could possibly be a dog park, but is that the best use for that area? Probably not. This is just more unused open space to maintain.

**John Sheridan motioned to table this item until a future date. Bob McDowell seconded the motion. Four ayes. Motion passed.**

**Public Comment:** none

**IV For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates to update the Water Master Plan and Water Resource Plan.

Jonathan Lesperance of Lumos & Associates was present to review Water Master Plan Update – Proposal for Engineering Services. The GRGID’s water master plan was originally completed in 2017. The Master Plan recommends periodic updates to be prepared at 5-year intervals in order to reflect current conditions and to re-evaluate the short-term and long-term Capital Improvement Plan (CIP). John Sheridan asked if the water plan is the property of the District. Jonathan confirmed that the District does own the Water Master Plan.

**Bob McDowell motioned to authorize the District Manager to execute a Contract with Lumos & Associates to update the Water Master Plan and Water Resource Plan at a cost not to exceed \$80,800 dollars. Jim McKalip seconded the motion. Four ayes. Motion passed.**

**Public Comment:** none

**V For Possible Action:** Board discussion and possible action to award the interconnection of Suncrest Court with Holstein Court to Carson Valley Sweeping (CVS) at a cost not to exceed \$50,000.00.

Greg explained that this a piece of waterline which will connect Holstein Court to Suncrest Court at an estimated cost of \$63,140.00. The District received three bids.

Knox Excavating	\$62,983.25
Swede	\$52,113.00
CVS (Carson Valley Sweeping)	\$48,857.31

Greg recommends awarding the bid to the low bidder CVS at an amount not to exceed \$50,000.00.

**Jim McKalip motioned to award the construction of the intersconnect of Suncrest Court with Holstein Court to Carson Valley Sweeping (CVS) at a cost not to exceed \$50,000.00. John Sheridan seconded the motion. Four ayes. Motion passed.**

**Public Comment:** none

**VI For Possible Action:** Board discussion and possible action to adopt the new Nevada One Plan and the dues associated therewith.

The District has been paying their dues to The Nevada League of Cities. The question is whether the amount of money the District pays to the Nevada League of Cities is fruitful. Greg has brought the One Nevada Plan structure to the Board tonight for their consideration.

Greg suggested a statement that “the District has paid their dues under the old format and will continue to pay under the old format until the District is convinced it is staying in the League long-term. In the interim the District is willing to increase dues to \$8,500.00 pending a satisfactory outcome in the upcoming year.”

**John Sheridan motioned to adopt the new One Nevada Plan with modified one time Increase to this year’s dues already paid in the amount not to exceed \$8,500.00. Bob McDowell seconded the motion. Four ayes. Motion passed.**

**Public Comment:** none

**Consent Calendar:**

**Jim McKalip motioned to approve the minutes from the September 7, 2022 Board Meeting. Bob McDowell seconded the motion. Four ayes. Motion passed.**

**Public Comment:** none

**Bob McDowell motioned to approve the Check Summary from August 2022. Jim McKalip seconded the motion. Four ayes. Motion passed.**

**Public Comment:** None

**Staff Reports:**

**District Engineer:** Jonathan Lesperance, Lumos & Associates, reviewed his project tracking schedule for the month of September 30, 2022.

**District Counsel:** Mike Rowe spent a quiet month working on administrative duties.

**District Manager:** Greg Reed reviewed his Manager’s report dated October 5, 2022.

**Trustee Reports:** none

**Public Comment:** none

**Adjournment:**

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

Meeting adjourned at 7:45 p.m.

By

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Dawn Hinds, Acting Secretary

