

**Minutes of the  
Gardnerville Ranchos General Improvement District  
Board of Trustees meeting held  
Wednesday, May 3, 2023  
5 p.m., 931 Mitch Drive, Gardnerville, NV 89460**

**Pledge of Allegiance:**

**Trustees Present:** Leann Teter, Susan Stonestreet, Bob McDowell, Jim McKalip, and John Sheridan

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

**Public Comment:** Cade Baligad asked the Board to again consider improving the existing parking lot across from CC Meneley grade school with the vision of a park similar to Mitch Park in the GRGID property next to it.

**Approval of the Agenda:**

**Jim McKalip motioned to approve the Agenda. Susan Stonestreet seconded the motion. All ayes. Motion passed.**

Public Comment: none

**Old Business:**

I Election of Chairman, Vice Chairman and Treasurer for Calendar year 2023.

**Jim McKalip nominated John Sheridan for Chairman. Leann Teter seconded the nomination. All ayes. John Sheridan is elected Chairman for 2023/2024.**

**John Sheridan nominated Jim McKalip for Vice Chairman. Leann Teter seconded the nomination. All ayes. Jim McKalip is elected Vice Chairman for 2023/2024.**

**John Sheridan nominated Susan Stonestreet for Treasurer. Leann Teter seconded the nomination. All ayes. Susan Stonestreet is elected Treasurer for 2023/2024.**

Public Comment: none

II Presentation by Dan Saftner, Desert Research Institute.

Dan Saftner presented his study of the District aquifer and fielded questions from the Board.

**No action was taken, discussion only.**

Public Comment: none

**New Business:**

III Board discussion and possible action to consider options for continuing/discontinuing a relationship with the Nevada League of Cities.

Greg explained since last year, the League has undergone another leadership change and the process of securing lobbying assistance through the Porter Group was misrepresented to the District. Before the Affordable Care Act the District realized significant savings by being involved with the League of cities for health insurance costs.

**Jim McKalip motioned to approve another year membership with the Nevada League of Cities at the cost of \$8,500.00. Susan Stonestreet seconded the motion. All ayes.**

**Motion passed.**

Public Comment: none

**IV** Board discussion and possible action to consider any changes to the 2023/2024 Annual Budget.

The Board discussed editing the budget to not specify where the dog park would be located. They discussed building a parking lot across from CC Meneley with the idea of locating the dog park at that location. Lift Station rehab on Springfield Drive was added to the Sewer Fund.

**No motion was made. No action was needed.**

Public Comment: none

**V** Board discussion and possible action to consider options for hiring new legal counsel for the Board.

Greg interviewed the two attorneys that submitted proposals to serve as the new District Counsel. Either would be able to provide legal services to the District. One attorney represents Gardnerville Water Company and the other represents the Town of Gardnerville. Any mutual legal issue between the District and one of those other entities could not be handled by the new attorney. The Board has read the qualifications for both of the attorneys and decided to pursue Taggart & Taggart as District Counsel.

**John Sheridan motioned to allow the District Manager to pursue Taggart & Taggart as District Counsel. Leann Teter seconded the motion. All ayes. Motion passed.**

Public Comment: None

**VI** Board discussion and possible action to authorize the District Manager to contribute to the paving of the access road behind Wyatt Lane to Well #8.

Doug Englekirk, developer of Rivertree Ranch requested that the District participate in the costs of paving the access road behind Wyatt Lane to Well #8. He is asking the District to contribute \$25,000.00. Englekirk has received a bid of \$204,500.00 for the paving project. The District will benefit from the paved access over time.

**Leann Teter motioned to authorize the District Manager to contribute \$12,500.00 to the paving of the access road behind Wyatt Lane to Well #8. Jim McKalip seconded the motion. Four ayes. One Nay. Bob McDowell stood opposed. Motion passed.**

Public Comment: none

**VII** Board discussion and possible action to break Phase II of the south District Pipeline Replacement Project into Phase 2A and 2B.

Phase II of the South District Pipeline project was originally estimated at \$5 million, which was to be funded using District Water Fund Reserves. Since the original estimate the country has seen a huge loss of labor in the workforce and significant supply chain delays. As such, the estimated costs for Phase II have increased significantly to \$13.71 Million. Staff recommends breaking Phase II into Phase 2A and Phase 2B. This change would allow the District and its contractor to move forward with \$5 Million worth of work and pursue how to fund the additional Phase 2B and Phase 3 work. The worst areas (based on the number and severity of water leaks) in the district would be included in Phase 2A.

**Leann Teter motioned to authorize the District Manager to break Phase II of the South District Pipeline Replacement Project into Phase 2A and 2B, and to proceed with Phase 2A. Jim McKalip seconded the motion. All ayes. Motion passed.**

Public Comment: none

**VIII** Board discussion and possible action to schedule workshop for the Water Resource Plan for the May 31, 2023, meeting.

The Board agreed to schedule a workshop for the Water Resource Plan for May 31, 2023, along with the previously scheduled Budget Meeting.

**No motion was made. No action needed**

Public Comment: none

**IX** Board discussion and possible action to adopt the 2023/2024 Pavement Management Plan. Greg explained the waterlines will be replaced this year as part of the South District Pipeline Project Phase 2A on Monarch Lane, Bolivia Way, Franklin Lane and portions of Kingston Way and would like to include the reconstruction of those roads in the 2023/2024 Pavement Management Plan.

**Motion to adopt the 2023/2024 payment Management Plan. Seconded the motion All ayes. Motion passed.**

Public Comment: none

**Consent Calendar:**

**Approval of the Minutes:**

**Leann Teter motioned to approve the meeting minutes from April 5, 2023. Susan Teter seconded the motion. Four ayes. Bob McDowell abstained. Motion passed.**

Public Comment: none

**Susan Stonestreet motioned to approve the minutes from the April 12, 2023 board Meeting. Susan Stonestreet seconded the motion. All ayes. Motion passed.**

Public Comment: none

**Approval of the Check Summary:**

**Leann Teter motioned to approve the check summary for March 2023. Susan Stonestreet seconded the motion. All ayes. Motion passed.**

Public Comment: none

**Staff Reports:**

**District Engineer:** Jonathan Lesperance, of Lumos & Associates reviewed his project tracking schedule for the month of April 2023.

**District Counsel:** Mike Rowe reported that it was a very quiet month, nothing but reviewing minutes to report.

**District Manager:** Greg Reed reviewed his District Managers Report for May 2023

**Trustee Reports:** none

**Public Comment:** none

**Adjournment:**

**Jim McKalip motioned to adjourn the meeting. Leann Teter seconded the motion.**

**All ayes. Motion passed.**  
Meeting adjourned at 8:45 PM.

By

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Dawn Hinds  
Acting Secretary