

**Minutes of the Gardnerville Ranchos General Improvement District meeting held on  
Wednesday May 31, 2023 at 5:00 p.m.@ 931 Mitch Drive Gardnerville, NV 89460:**

Pledge of Allegiance: Led by Susan Stonestreet.

Trustees present: John Sheridan, Jim McKalip, Susan Stonestreet, and Bob McDowell.

Also Present: Greg Reed, Beth Cook, Mike Rowe and Jonathon Lesparance and the public.

Public Comment: None

Approval of the Agenda: Jim McKalip motioned to approve the agenda. Susan Stonestreet seconded the motion. All ayes. Agenda approved.

**NEW BUSINESS**

1. Possible action to approve the Nevada Pool liability insurance plan for 2023/2024 as proposed by Warren Reed Insurance.  
Alan Reed from Warren Reed Insurance was present to review the property and casualty insurance plan.  
Jim McKalip motioned to approve the Nevada Pool liability insurance renewal plan for 2023/2024 as proposed by Warren Reed Insurance. Susan Stonestreet seconded the motion. All ayes. Motion passed.  
Public Comment: None
2. Possible action to regarding the Douglas County Trails Master Plan. Board decision.  
Derek Kirkland was present to review the trail plan update. Jim McKalip stated that he would like to see a trail connection from the Ranchos to town to such places as the Community Center. John Sheridan and Greg Reed noted that connections to the trails was also a concern. Without sidewalks on Tillman and Dresslerville, there is no access to the trail head. Urban sidewalks need to be part of the trail system. Susan Stonestreet questioned if funding was secured and if there were plans to finance maintenance and enforcement. Scott Morgan stated that this was still in the planning stages and funding has not been secured yet.  
Jim McKalip motioned to have Greg Reed attend at least one public workshop and include a mailing stuffer in the July billing. Susan Stonestreet seconded the motion. All ayes. Motion passed.  
Public Comment: None
3. Introduction and presentation of the Board's new legal counsel David Rigdon of Taggart and Taggart from Carson City. David Rigdon introduced himself to the Board.

No action taken

4. Possible action to authorize the District Manager to move forward with Phase 2B of the SDPRP. Greg and Jonathan met with the NDEP to discuss Phase 2 and 3 of the SDPRP. Phase 2B is estimated at \$8.0 million. The district may be eligible for a "principal

forgiveness” loan which does not need to be repaid. In addition to that loan, NDEP can authorize up to a 40 year pay back of SRF loans at approximately 2.5%.

Jim McKalip motioned to approve moving forward with Phase 2B of the South District Pipeline Replacement Project. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: None

5. Possible action to allow for inclusion of the Long Valley Booster station retrofit as an addendum to the SDPRP or solicit low bid through the competitive bidding process. Board decision.

Q&D gave an estimate of \$1.964 million to construct the Long Valley Booster Station upgrade through the CMARS Project. Greg would like to negotiate with Q&D and create a Guaranteed Maximum Price (GMP) that would then be approved by the board.

John Sheridan motioned to proceed with Q&D for the GMP. Susan Stonestreet seconded the motion. All ayes. Motion passed.

Public Comment: None

6. Possible Board action to adopt a direction for the Water Resource Plan.

Jonathan Lesperance presented the Water Resource Plan.

Jim McKalip motioned to accept the Water Resource Plan as presented. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: None

7. Possible action to accept the 2023 Water Quality report covering the 2022 calendar year.

Susan Stonestreet motioned to accept the 2023 Water quality report covering the 2022 calendar year with the recommended corrections and additions. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: None

8. Possible Board action to open a public hearing regarding the district’s 2023/2024 tentative budget.

Jim McKalip motioned to open a public hearing regarding the district’s 2023/2024 tentative budget. Susan Stonestreet seconded the motion. All ayes. Motion passed.

9. Possible Board action to approve the 2023/2024 final budget. Greg reviewed the 2023/2024 final budget.

Susan Stonestreet motioned to adopt the 2023/2024 final budget. Jim McKalip seconded the motion. All ayes. Motion passed.

Public Comment: None

10. Possible action to close the Public Hearing regarding the District's tentative budget for fiscal year 2023/2024.

Susan Stonestreet motioned to close the Public Hearing regarding the district's tentative budget for fiscal year 2023/2024. Bob McDowell seconded the motion. All ayes. Motion passed.

## **CONSENT CALENDAR**

### **MINUTES**

Jim McKalip motioned to approve the May 3, 2023 minutes. Susan Stonestreet seconded the motion. Minutes approved

### **CHECK SUMMARY**

Bob McDowell motioned to approve the check summary. Susan Stonestreet seconded the motion. All ayes. Motion passed.

### **REPORTS:**

District Engineer: Jonathan reviewed the May tracking schedule.

District Counsel: Mike had no comments.

District Manager: Greg reviewed the District Manager report.

### **TRUSTEE REPORTS**

John will be attending a Nevada League of Cities Annual Convention in August.

Public Comment: None

### **ADJOURNMENT**

Jim McKalip motioned to adjourn the meeting. Susan Stonestreet seconded the motion. Meeting adjourned at 8:45

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Beth Cook, acting secretary