

**Minutes of the Gardnerville Ranchos General Improvement District Board meeting held  
Wednesday, October 4, 2023 @ 5:00 pm at 931 Mitch Drive, Gardnerville, NV**

Trustees Present: John Sheridan, Jim Mckalip, Susan Stonestreet and Leann Teter.

Also Present: Greg Reed, Beth Cook, David Rigdon, Mike Bennett and the public.

Pledge of Allegiance: Led by Susan Stonestreet

Public Comment: None

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

**OLD BUSINESS**

1. Possible action to consider alternatives for raising \$1.0 million per year for the General Fund. Greg explained that the recent Pavement Management Plan will need an additional \$1.0 million per year to maintain the roads at the current 75 PCI (Pavement Condition Index). He would like to send a letter to the County regarding Ad Valorem and maxing it out for additional revenue. He also suggested possibly sending out a survey in the bills. Also, he would like the Board to consider possibly raising the water rates.  
No action taken.  
Public Comment. None

**NEW BUSINESS**

2. Possible action to appoint a new Trustee to replace Robert McDowell who submitted his resignation from the Board effective September 30, 2023.  
Jim DeGraffenreid submitted a resume and answered some questions from the Board.  
Jim Mckalip motioned to appoint Jim DeGraffenreid to take the trustee position on the Board.  
John Sheridan seconded the motion. All ayes. Motion passed.  
Public Comment: None
3. Possible action to award the replacement of the Long Valley Booster Station (LVBS) to Q&D Construction as part of the CMARS South District Pipeline Replacement Project contingent upon GRGID receiving principal forgiveness loan from NDEP. Greg stated the GRGID is on NDEP'S October agenda for the Board for Financing Water Projects for a \$2.5 million principal forgiveness loan for the replacement of the LVBS and design of Phase III of the SDPRP.  
Jim Mckalip motioned to award the replacement of the (LVBS) to Q&D Construction as part of the CMARS SDPRP contingent upon receiving principal forgiveness loan from NDEP.  
Susan Stonestreet seconded the motion. All ayes. Motion passed  
Public Comment: None
4. Possible action to approve the continuation of the Sewer Trunk Line project with MGSD and Q&D Construction.  
Greg stated the MGSD has proposed the GRGID bear 50% of the cost of this project instead of the proposed 60% that is stipulated in the contract. A particular area of the sewer main sees more MGSD flows and they feel it is appropriate to adjust the cost accordingly

Leann Teter motioned to approve the continuation of the sewer trunk line project with MGSD and Q&D Construction at 50% of the cost of the extension. Susan Stonestreet seconded the motion. All ayes. Motion passed.

Public Comment: None

5. Possible action to authorize the District Manager to execute a contract with Lumos and Associates for the design of Phase III of the SDPRP to be reimbursed through the State Revolving Fund Principal Forgiveness Program.

Greg explained that a portion of the Principal Forgiveness Loan could be used for the design of Phase 3 of the SDPRP.

Susan Stonestreet motioned to award a contract to Lumos & Associates for \$415,200 for design of Phase 3 of the SDPRP to be paid for from the \$2.5 million Principal Forgiveness Loan from the Board for financing water projects. Leann Teter seconded the motion. All ayes. Motion passed

Public Comment: None

6. Possible action to execute a contract with Lumos and Associates for construction oversight of the LVBS Project at a cost of \$164,600 contingent upon GRGID receiving a principal forgiveness loan from NDEP. Greg explained that a portion of the Principal Forgiveness Loan could be used for the construction oversight of the LVBS.

Jim McKalip motioned to execute a contract with Lumos & Associates for construction oversight of the LVBS project at a cost of \$164,000 contingent upon GRGID receiving a principal forgiveness loan from NDEP. Susan Stonestreet seconded the motion. All ayes. Motion passed.

Public Comment: None

7. Possible action to engage the services of Taggart & Taggart to convert our legal files to electronic format at a cost not to exceed \$6,500.00.

Taggart & Taggart is going to convert all GRGID'S paper legal filed to electronic format. This will improve the ability for staff to search for old legal documents.

Susan Stonestreet motioned to engage the services of Taggart & Taggart to convert our legal forms to electronic format at a cost not to exceed \$6,500.00. Leann Teter seconded the motion.

All ayes. Motion passed.

Public Comment: None

## **MINUTES**

Jim McKalip motioned to approve the minutes of the September 6, 2023 Board meeting. Susan Stonestreet seconded the motion. All ayes. Minutes approved

Public Comment: None

## **CHECK SUMMARY**

Susan Stonestreet motioned to approve the check summary for the month of August 2023. Jim McKalip seconded the motion. All ayes. Check summary approved.

Public Comment: None

**REPORTS**

District Engineer: Mike Bennett reviewed the September project tracking report.

District Counsel: David Rigdon had nothing to report

District Manager: Greg reviewed his manager's report.

**TRUSTEE REPORTS**

Susan Stonestreet attended the Douglas County Strategic Plan Workshop.

John Sheridan will attend the League of Cities convention in Atlanta, Georgia.

Public Comment: None

**ADJOURNMENT**

Jim McKalip motioned to adjourn the meeting. Susan Stonestreet seconded the motion All ayes.  
Meeting adjourned at 6:45

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Beth Cook, Acting secretary

Public Comment: