

*Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held
February 7, 2024 @ 5p.m. at
931 Mitch Drive, Gardnerville Nevada 89460*

Pledge of Allegiance: Led by Leann Teter

Trustees Present: Leann Teter, Susan Stonestreet, Jim DeGraffenreid, James McKalip and John Sheridan attended via Zoom.

Also Present: Jonathan Lesperance, Dawn Hinds, David Rigdon and Greg Reed

Public Comment: none

Approval of the Agenda:

Leann Teter motioned to approve the agenda. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Public Comment: none

OLD BUSINESS:

I For Possible Action: Board Discussion and possible action to consider alternatives for Raising an additional \$1.0 Million per year for the General Fund. Board discussion Followed by public comment.

Greg delivered a letter to the State of Nevada Treasury Department to have them look at this issue during the preparation of the 2024/2025 budget process. No action was needed, no action was taken.

Public Comment: none

NEW BUSINESS:

I For Possible Action: Election of Chairman, Vice Chairman and Treasurer for calendar year 2024. Board Discussion followed by Public Comment.

John Sheridan nominated James McKalip for Chairman. Jim Degraffenreid Seconded the motion. All ayes. James McKalip is elected Chairman.

John Sheridan nominated Susan Stonestreet for Vice Chairman. Leann Teter seconded the motion. All ayes. Susan Stonestreet is elected Vice Chairperson.

Susan Stonestreet nominated John Sheridan for Treasurer. John Sheridan Seconded the motion. All ayes. John Sheridan is elected Treasurer.

Public Comment: none

II For Possible Action: Board discussion and possible action to accept and approve the 2022 / 2023 fiscal year audit presented by Silva, Sceirine & Associates Certified Public Accountants. Board discussion followed by public comment. Possible action to accept and approve the 2022 / 2023 fiscal year audit presented by Silva, Sceirine & Associates Certified Public Accountants.

The audit was not quite complete at the time of this meeting. This item was postponed and a special meeting for the Audit was scheduled for February 15, 2024 at 5:30 pm.

Public Comment: none

III For Possible Action: Review and approve general counsel's summary of tortious claims for 2023. Board discussion followed by public comment. Possible Board Action to review and approve general counsel's summary of tortious claims for 2023.

District Counsel presented the yearly mandatory Summary of Tortious Claims for 2023.

There were no claims filed against the District in 2023.

Susan Stonestreet motioned to accept the District Counsel's Summary of Tortious Claims for 2023. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

IV For Possible Action: Board discussion and possible action to update the Trustees' Bylaws regarding election of officers. Board discussion followed by public comment. Possible Board Action to authorize the District Manager to update the Trustees' Bylaws regarding election of officers.

Greg and David Rigdon reviewed the changes to the bylaws with the board regarding the election of trustees, mainly housekeeping issues.

Susan Stonestreet motioned to adopt the updates to the Trustees' Bylaws Regarding the election of officers. Leann Teter seconded the motion. All ayes. Motion passed

Public Comment: none

V For Possible Action: Board discussion and possible action regarding MGSD sewer rate increases. Board discussion followed by public comment. **Board Decision.**

Trustees and Staff discussed the proposed rate increases to the District by MGSD. GRGID's last Billing was for 2536.65 Edu's for a total of \$142838.76. The proposed new rate for GRGID would result in a total of \$197,249.90. This is a quarterly increase of approximately \$54,411 per and \$217,644 per year. For GRGID the new rates will take effect April 1, 2024. Discussion only, no action was taken.

Public Comment: none

VI Discussion Item Only: Board discussion and update on the Ranchos Sierra Project located at the south end of Tillman Lane. No Action Will Be Taken On This Item. Discussion Only.

The County Commissioners decided the developer of the Ranchos Sierra Project will need to provide a second access to the subdivision. The access will involve completing Heritage Lane south across Bently land to Dressler Lane onto Highway 88. The developer will also make improvements to the Bridge on Dressler Lane. The developer will not have to have this

complete until the second phase of the project. This item was for discussion only, no action was taken.

Public Comment: none

VII For Possible Action: Board discussion and possible action to accept changes to the Springfield Lift Station Project including the addition of the OverWatch System. *Board Discussion* followed by public comment. Possible Board Action to accept changes to the Springfield Lift Station Project including the addition of the OverWatch System.

Greg Reed recommended the elimination of the wet well in the residential neighborhood of Springfield Drive. Elimination of the wet well and installation of a new vault is the right way to approach the project for the long term.

Susan Stonestreet motioned to accept the changes to the Springfield Lift Station including the addition of the change order amount of \$300,000 for The OverWatch System. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Public Comment: none

VIII For Possible Action: Board discussion and possible action to authorize the District Manager to execute a principal forgiveness loan contract with NDEP Bureau of Safe Drinking Water (BSDW) in the amount of \$415,200 for the design of Phase III of the South District Pipeline Replacement Project (SDPRP). Board Discussion followed by public comment. Possible Board Action to authorize the District Manager to execute a principal forgiveness loan contract with NDEP BSDW in the amount of \$415,200 for the design of Phase III of the SDPRP.

Greg reviewed the information regarding the principal forgiveness loan contract with the Board.

Susan Stonestreet motioned to authorize the District Manager to execute a principal forgiveness loan contract with NDEP BSDW in the amount of \$415,200 for the design of Phase III of the SDPRP. Leann Teter seconded the motion. Four ayes. Motion passed. John was not available by zoom at the time of the motion.

Public Comment: none

IX For Possible Action: Board discussion and possible action to authorize the District Manager to execute a principal forgiveness loan contract with NDEP Bureau of SDW in the amount of \$2,084,800 for the reconstruction of the Long Valley Booster Station (LVBS). Board Discussion followed by public comment. Possible Board Action to authorize the District Manager to execute a principal forgiveness loan contract with NDEP BSDW in the amount of \$2,084,800 for the reconstruction of the (LVBS).

Greg reviewed the information regarding the principal forgiveness loan contract with the Board.

Leann Teter motioned to authorize the District Manager to execute a principal Forgiveness loan contract with the NDEP BSDW in the amount of \$2,084,800 For the reconstruction of the LVBS. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed. John Sheridan was still unavailable by zoom,

Public Comment: none

X Presentation Item Only: Presentation and training by District Counsel on Nevada’s Open Meeting Law. No Action Will Be Taken On This Item. **Discussion Only –** District Counsel

District Counsel, David Rigdon reviewed the open meeting law with the Board. Discussion only no action necessary and none was taken.

Consent Calendar:

MINUTES:

For Possible Action: Board Action on Approval of the minutes of the January 3, 2024 regular meeting.

Susan Stonestreet motioned to approve the minutes from the January 3, 2024 Board meeting. Jim McKalip seconded the motion. Three ayes. Leann

Teter

Abstained and John was unavailable by zoom.

Public comment: none

John Sheridan returned to the meeting.

CHECK SUMMARY:

For Possible Action: Board Action on Approval of the check summary for the month of December 2023. Discussion and public comment.

Susan Stonestreet motioned to approve the check summary for the month of December 2023. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

REPORTS:

District Engineer's Report: Jonathan Lesperance reviewed his project tracking schedule for February 2024.

District Counsel's Report: David Rigdon reported that the District’s scanning project is about 65% complete. The project should be done by the end beginning of the summer.

District Manager’s Report: Greg Reed reviewed his Water Pumped by month in Million Gallons spreadsheet with the Board.

REPORTS:

Board of Trustees: none

PUBLIC COMMENT: none

ADJOURNMENT:

Leann Teter motioned to adjourn the meeting. Susan Stonestreet seconded the Motion. All ayes. Motion passed.

Public Comment: none

Meeting adjourned at 7:30 pm.

By _____

Acting Secretary