Gardnerville Ranchos General Improvement District

Board Meeting Agenda
POSTED
August 29, 2024

Copies of the finalized agenda were posted at _____: p.m._____, on or before the third day prior to the meeting date by _____, _____

Signed_____

DISTRICT MISSION STATEMENT

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT WILL PROVIDE WATER SERVICE, SEWER SERVICE, STREET MAINTENANCE AND PARKS AND RECREATION SERVICES IN A MANNER THAT WILL ENHANCE THE QUALITY OF LIFE WITHIN OUR DISTRICT

AGENDA: September 4, 2024, Wednesday, 5:00 p.m. District Office, 931 Mitch Dr. Gardnerville Ranchos

PLEDGE OF ALLEGIANCE:

NOTICE:

ALL MATTERS ON THE BOARD AGENDA ARE SCHEDULED WITH POSSIBLE BOARD ACTION:

NOTICE REGARDING NRS 237:
The Trustees of the Gardnerville Ranchos General Improvement District have adopted a policy in section 10.3.5 of the District's Policies and Procedures Manual regarding Business Impact Statements. When the Board of Trustees approves its agenda, it also approves a motion, which includes ratification of staff action taken pursuant to NRS 237.030 et. seq. with respect to items on this evening's agenda and determines that each Rule which is on tonight's agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business and each Rule which is on tonight's agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. When the individual Trustees vote on a matter on this agenda, the Trustees each certify that the matter has been reviewed and that the Trustee's vote is cast in compliance with NRS 281, NRS 318 and the District's Conflict of Interest Policy.

Notice: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

ROLL CALL:

PUBLIC COMMENT:
(NO ACTION) this portion of the meeting is open to the public to speak on any topic not on tonight's agenda and must be limited to five minutes

APPROVAL OF THE AGENDA:
For possible action: Board action to approve and to incorporate in the motion for approval of agenda the motion set forth in Section 10.3.5 of the District's Policies and Procedures Manual regarding Business Impact Statements, after Board discussion and public comment.

OLD BUSINESS:
New Business:

I. **For Possible Action:** Board discussion and possible action to authorize the District Manager to move forward with a rate change analysis. *Board discussion followed by public comment.* Possible action to authorize the District Manager to move forward with a rate change analysis.
Action Item – District Manager and Waterworth Representatives. (60 minutes)

II. **For Possible Action:** Board discussion and possible action to authorize the District Manager to move forward with negotiations with the owners of the property at 804 Wheeler Way for the sale of the property abutting their lot. *Board discussion followed by public comment.* Possible action to authorize the District Manager to move forward with negotiations with the owners of the property at 804 Wheeler Way for the sale of the property abutting their lot.
Action Item – District Manager and District Counsel (30 minutes)

III. **For Possible Action:** Board discussion and possible action to authorize the District Manager to reimburse the owners at 936 Riverview for costs associated with connection to the District's sewer system. *Board discussion followed by public comment.* Possible action to authorize the District Manager to reimburse the owners at 936 Riverview for costs associated with connection to the District's sewer system.
Action Item – District Manager (30 minutes)

IV. **For Possible Action:** Board discussion and possible action to authorize the District Manager to move forward with the proposal prepared by the owners of the Bing Pit property to continue discussions for purchase of the property. *Board discussion followed by public comment.* Possible action to authorize the District Manager to move forward with the proposal prepared by the owners of the Bing Pit property to continue discussions for purchase of the property.
Action Item – District Manager and District Engineer (60 minutes)

V. **For Possible Action:** Board discussion and possible action to create a subcommittee to continue discussions with the owners of the Bing Pit property. *Board discussion followed by public comment.* Possible action to create a subcommittee to continue discussions with the owners of the Bing Pit property.
Action Item – District Manager (10 minutes)

Consent Calendar: **For Possible Action:**

MINUTES:
For Possible Action: Board Action on Approval of the minutes of the August 7, 2024 regular meeting. Discussion and public comment.

CHECK SUMMARY:

For Possible Action: Board Action on Approval of the check summary for the month July 2024. Discussion and public comment.

REPORTS:
District Engineer's Report
District Counsel's Report
District Manager's Report

REPORTS:
Board of Trustees

PUBLIC COMMENT:
(NO ACTION) This portion of the meeting is open to the public to speak on any topic not on tonight's agenda and must be limited to five minutes.

ADJOURNMENT:
Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Dawn Hinds at (775) 265-2048 in advance so that arrangements may be conveniently made. Any person wishing to obtain a copy of the information provided for the Board meeting can contact Dawn Hinds at (775) 265-2048.

This agenda has been posted on or before 9:00 a.m. on the third working day before the meeting at the following locations:

Agendas are posted at the District Office, DCSO Substation Tillman Center, and on the World Wide Web at **www.grgid.com**. The amount of time given for each item on this agenda is approximate.