



Gardnerville Ranchos General Improvement District

Pledge of Allegiance: Led by James McKalip

Trustees Present: Leann Teter, Susan Stonestreet, Jim DeGraffenried, James McKalip, and John Sheridan

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

Approval of the Agenda:

John Sheridan motioned discuss Item III, Will Serve Letter, first before other topics and motioned to approve the Agenda with changes. Leann Teter seconded the motion. All ayes. Motion passed.

Old Business:

- I. For Possible Action:** Board discussion and possible action to consider adopting the proposed water rate increases for July 1, 2025.

Calvin from Waterworth presented the Board with the proposed water rate increases. Greg asked that the Board give him permission tonight to begin the process of sending letters to the District customers and begin the advertising processes.

Susan Stonestreet motioned to move forward with the proposed water rate increases for July 1, 2025 with modifications, proceed with advertisements and allow the District Manager to publicize the Business Impact Statement process and implementation of the proposed rates. Accept Meter size flat rates, 0-7000g no flat rate change, 8-15,000g, \$.90, 16-35,000g, \$1.30, 36-50,000g, \$1.50, 51,000g plus, \$2.00. Leann Teter seconded the motion. All ayes. Motion passed.

- II. For Possible Action:** Board discussion and possible action to consider adopting the proposed sewer rate increases for July 1, 2025.

Calvin from Waterworth presented the Board with the proposed sewer rate increases. In addition, GRGID is working with MGSD to determine expected cost increases once MGSD rates changes are fully implemented.

Susan Stonestreet motioned to adopt the proposed sewer rate increase with Changes and direct the District Manager to proceed with advertisement and Business Impact Statement process. The three-year rate increases will begin July 1, 2025 with a 35% increase, 2026 35% increase and 2027 a 10% increase. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Public Comment: none

New Business:

III. For Possible Action: Board discussion and possible action to authorize the District _____, Manager to issue a Will Serve or Intent to Serve Letter for the 33-acre Serpa parcel

. located at the intersection of the Main River Road and Long Valley Road.

The Board reviewed the Will Serve issue with the Serpa representatives. John Sheridan commented that there needs to be a flashing yellow light at the Riverview, Dresslerville intersection. Greg commented that there should be two water mains feeding the subdivision.

John Sheridan motioned to authorize the District Manager to issue a will serve to Intent to Serve Letter for the 33-acre Serpa parcel located at the Intersection of Main River Road and Long Valley Road. Susan Stonestreet Seconded the motion. All ayes. Motion passed.

Public Comment: Dave Nelson owns the property immediately next door to the Proposed subdivision and commented the proposed size lots are not compatible with the 1 ½ acre properties they will border.

IV. For Possible Action: 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.

The Board previously agreed to compensate the developer of the homes at the end of Wyatt Lane \$12,500 for paving up to Well #8 that the district would benefit from. The paving is complete and the paved portion vs. what was actually paved does not seem to benefit the District.

Leann Teter motioned NOT to authorize the District Manager to contribute to the paving of the access road behind Wyatt Lane to Well #8. Susan Stonestreet seconded the motion. All ayes. Motion passed.

Public Comment: none

V. For Possible Action: Board discussion and possible action to adopt the updated Special Assessment rate.

Jonathan Lesperance reviewed his draft update for the Special Fee Assessment.

John Sheridan motioned to adopt the updated Special Assessment rate. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Public Comment: none

VI. For Possible Action: Board discussion and possible action to adopt the 2025 Trustees' Calendar.

The Board reviewed the Trustee Schedule for 2025.

Jim DeGraffenreid motioned to adopt the 2025 Trustees' Calendar. Susan Stonestreet seconded the motion. All ayes. Motion passed.

Public Comment: none

Consent Calendar:

Minutes:

For Possible Action: Board Action on Approval of the minutes of the November 6, 2024 regular meeting.

John Sheridan motioned to approve the minutes from the November 6, 2024 Board of Trustees meeting. Susan Stonestreet seconded the motion. All ayes.

Motion passed.

Public Comment: none

Check Summary:

For Possible Action: Board Action on Approval of the check summary for the month of October 2024.

Susan Stonestreet motioned to approve the Check Summary for the month of October 2024. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

Staff Reports:

District Engineer's Report: Jonathan Lesperance reviewed his Project Tracking Schedule for the month of December.

District Counsel's Report: David Rigdon reminded the Board to submit their required financial disclosures reports to the Secretary of States Office.

District Manager's Report: Greg Reed reviewed his Managers Report with the Board.

Trustee Reports:

Board of Trustees: The Trustees all thanked Jim McKalip for his service on the Board as this was his last meeting as a trustee.

Jim McKalip thanked staff and the Board for all that they do and stated it was a pleasure working with everyone.

Public Comment: none

Adjournment:

Jim McKalip motioned to adjourn the meeting. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Meeting adjourned at 7:30 p.m.

By

**Dawn Hinds
Acting Secretary**