



Gardnerville Ranchos General Improvement District

Minutes of the Gardnerville Ranchos General Improvement District Board of Trustees Meeting held July 2nd, 2025 @ 5:00 pm Gardnerville, Nevada

Pledge of Allegiance: Led by Dave Nelson.

Trustees Present: Leann Teter, Susan Stonestreet, Jim DeGraffenreid, Dave Nelson and John Sheridan.

Also Present: Greg Reed, David Rigdon, Jonathan Lesperance, Brittanie Morris and the public

Public Comment: Jim Mckalip commented on the county planning committee meeting regarding the Master plan.

Approval of the Agenda:

Jim Degraffenreid motioned to approve the Agenda. **Dave Nelson** seconded the motion. All ayes. Motion passed 5-0.

Public Comment: None.

OLD BUSINESS:

None.

New Business:

- I. **For Possible Action:** Board discussion and possible action on a request from resident Cameron Jorgenson for reimbursement of plumbing fees for his home at 870 Selkirk Circle. *Board discussion followed by public comment.* Board Decision.
Action Item – District Manager, District Counsel and District Engineer (30 minutes)

Board Discussion: The board discussed the possibility of reimbursing the homeowner of 870 Selkirk. Susan recommended that the Policy & Procedures manual be posted on the website and that it is noted to call the district in case of sewer back up.

Public Comment: Jeanne Shizuru commented on the sewer situations. Jim Mckalip commented on the sewer back up. David Ridgin recommended a release of liability if we continue with the sewer reimbursement.

John Sheridan made a motion to support the homeowner at 40 percent of cost. Seconded by Jim Degraffenreid. Motion did not pass 3-2.
Ayes: John Sheridan and Jim Degraffenreid.
Nays: Dave Nelson, Susan Stonestreet, and Leann Teter.

Dave Nelson made a motion to reject the reimbursement of the homeowner at 870 Selkirk Dr. Susan Stonestreet Seconded the motion. Motion carried 3-2.
Ayes: David Nelson, Susan Stonestreet, and Leann Teter.
Nays: John Sheridan and Jim Degraffenreid.

- II. For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with the lowest responsible bidder for the 2025 / 2026 paving maintenance project. *Board discussion followed by public comment.* Possible action to authorize the District Manager to execute a contract with the lowest responsible bidder for the 2025 / 2026 paving maintenance project.
Action Item – District Manager and District Engineer (30 minutes)

Board Discussion: The Board discussed the 2025-2026 Street paving project. John Sheridan commented on what companies came to bid.

Public comment: None

John Sheridan made a motion to authorize the district manager to execute a contract with the lowest responsible bidder, Sierra Nevada Construction at \$514,007.00 for 2025/2026 paving maintenance project. Jim Degraffenried seconded the motion. Motion carried 5-0.

- III. For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates for construction services for the 2025 / 2026 paving maintenance project. *Board discussion followed by public comment.* Possible action to authorize the District Manager to execute a contract with Lumos & Associates for construction services for the 2025 / 2026 paving maintenance project.
Action Item – District Manager and District Engineer (10 minutes)

Board Discussion: The board discussed the possible action to execute a contract with Lumos and Associates for construction services for the 2025/2026 paving maintenance project.

Public comment: None

Leann Teter made a motion to authorize the district manager to execute a contract with Lumos and associates for construction services for the 2025/2026 paving maintenance project. Dave Nelson Seconded the motion. Motion carried 5-0 all ayes.

- IV. For Possible Action:** Board discussion and possible action to consider Engineering cost overruns on the Springfield Lift Station project. *Board discussion followed by public comment.* Board Decision.
Action Item – District Manager and District Engineer (30 minutes)

Board Discussion: The Board discussed the engineering costs on the Springfield lift station project.

Public Comment: None

John Sheridan made a motion to authorize the district manager to compensate Lumos & Associates for the cost overruns of the Springfield lift station. Leann Teter Seconded the motion. Motion carried 5-0.

- V. **For Possible Action:** Board discussion and possible action on the DRI water modelling study. *Board discussion followed by public comment.* Board Decision.
Action Item – District Manager and District Engineer (30 minutes)

Board Discussion: The board discussed the DRI Modeling Study.

Public Comment: Jim McKalip commented on the DRI Modeling Study and recommended it to be published on the website. Jeanne Shizuru also commented on the DRI Modeling Study. Jim Degraffenried and Dave Nelson expressed concerns that the study indicated that in every scenario, modelled, the water in the aquifer decreased thus indicated to them that there is not enough water in the aquifer. The District Manager pointed out that the study indicates that even in the 20 year worst case scenario of maximum climate change impacts and maximum pump age increases, the model shows that the aquifer does not reach critical draw down levels. Therefore, indicating that the aquifer can sustain the worse case scenario modelled.

John Sheridan noted that the amount of water available from the model indicates that GRGID can absorb the construction of 900 to 1,400 homes over the next 20 years, without additional infrastructure or conservation.

The District Manager also noted that the scenarios modeled did not include any water contributions from well # 5. Utilization of well # 5 in the future could provide additional water resources. The model should be run in the future including well # 5.

No motion made.

- VI. **For Possible Action:** Board discussion and possible action on the Bing Pit property Purchase and Sales Agreement. *Board Discussion followed by public comment.* Board Decision.
Action Item – District Manager and District Counsel (15 minutes)

Board Discussion: The board discussed the Bing Pit property and purchase sales agreement.

Public Comment: None

No Motion made.

Consent Calendar: For Possible Action:

MINUTES:

Jim Degraffenried motioned to approve the minutes from the May 28th, 2025 Board Meeting. John Sheridan seconded the motion. All ayes. Motion passed.

Public Comment: None

CHECK SUMMARY:

Leann Teter motioned to approve the May 2025 check Summary. Jim Degraffenreid Seconded the motion. All ayes. Motion passed.

REPORTS:

District Engineer's Report: Jonothan Lesperance was present to review the monthly project tracking report.

District Counsel's Report: Nothing to report.

District Manager's Report: Greg reviewed his manager's report with the Board.

REPORTS:

Board of Trustees: John Sheridan commented on the employee that left without notice, as well as funding for the 2025/2026 South District pipeline project.

PUBLIC COMMENT: Jim Mckalip commented about the county commissioner's meeting.

ADJOURNMENT:

Leann motioned to adjourn the meeting. Dave Nelson seconded The motion. All ayes. Motion passed.

Meeting adjourned at 6:30 p.m.

By

Brittnie Morris
Acting Secretary