



Gardnerville Ranchos General Improvement District

**Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held on
Wednesday, November 5, 2025 @ 5 PM
931 Mitch Dr., Gardnerville, NV 89460**

Pledge of Allegiance: led by Jim DeGraffenreid

Trustees Present: Jim DeGraffenreid, John Sheridan, Susan Stonestreed and Dave Nelson.
Leann Teter did not attend

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

Public Comment: A resident residing on Sierra Vista Dr. asked how it has come about that there are canyon size cracks in the roads in his area. Does the District plan to fix the cracks in the near future?

Approval of the Agenda:

**John Sheridan motioned to approve the Agenda. Jim DeGraffenreid
Seconded the motion. Four ayes. Motion passed**

Public Comment: none

Old Business:

- 1. Board discussion and possible action to authorize the District Manager to take action on the due diligence process for the Purchase and Sales Agreement for the Bing Pit
Property – District Manager (30 minutes)**

District Staff has met with the Division of Water Resources to discuss water rights and toured the property. District Staff will be meeting with property owners to discuss ongoing maintenance at the site and also requested a map of the property with the areas marked to indicate locations of equipment and infrastructure during the operation of the pit. core samples and water samples will be taken and analyzed in the coming weeks.

Update only; no motion needed, no motion was made.

New Business:

2. **Public Hearing on the intention to authorize medium-term obligations of the Gardnerville Ranchos General Improvement District in the maximum principal amount of \$5,500,000 for the purposes of furnishing recreational facilities, as provided on NRS 318.143, and facilities for water, as provided in NRS 318.144.**

John Sheridan motioned to open the public hearing. Jim DeGraffenreid Seconded the motion. Four ayes. Motion passed.

The Public Hearing was opened and public comment called for.

The Boardroom was packed with concerned residents. Out of the 10 residents that spoke only one had a truly positive comment. She lives across the road from Bing Pit and suggested buying and developing area would be good for property values and bring life back to the area. Comments and concerns ranged from evaporation; to no guarantee of water rights; debt and taxes, where is the money coming from, what will the impacts be to water and sewer rates in the future.

Maintenance of the property and not enough personnel to maintain it was another concern. Some thought they could be on board if there was more time answer the big questions, What is the rush? What happens if the district does not buy the pit?

Dave Nelson does not like the appraisal done on the Bing Pit property. It is not comparable to other properties in the area. Joe Stella from Bing Materials stated that the appraisal on the pit is from when Jerry Bing passed away and the district has a right to get a newer appraisal as a part of the due diligence.

Jim DeGraffenreid motioned to close the public hearing. Dave Nelson seconded the motion. Four ayes. Motion passed.

3. **Board discussion and possible action on Resolution 25-06 authorizing medium-term obligations in an amount of up to \$5,500,000 for the purposes of furnishing recreational facilities, as provided on NRS 318.143, and facilities for water, as provided in NRS 318.144; Directing the officers of the District to forward materials to the Department of Taxation of the State of Nevada; providing certain details in connection therewith; authorizing the sale of the obligations; and providing other matters relating thereto. Action Item – District Manager**

Kendra Follett from Taft Law and Marty Johnson from JNA Consulting Group were present Via video conference to field questions.

John Sheridan motioned to adopt Resolution 25-06 authorizing medium-term obligations in an amount of up to \$5,500,000 for the purposes of furnishing recreational facilities, as provided on NRS 318.143 and facilities for water, as p provided in NRS 318.144; Directing the officers of the District to forward material to the District for forward materials to the Department of Taxation of the State of Nevada; providing certain details in connection therewith; authorizing the sale of the obligations; and providing other matters relating thereto. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

4. **Board discussion and possible action to authorize the District Manager to purchase a new pickup as approved in the 2025 / 2026 budget. Action Item – District Manager (15 minutes)**

Greg explained that the purchase of a new pickup was previously approved in the budget. This pickup will replace a current one that is costing the district a lot of money in repairs.

Dave Nelson motioned authorize the District Manager to purchase a new Pickup as approved in the 2025/2026 Budget. Jim DeGraffenreid seconded the Motion. Four ayes. Motion passed.

Public Comment: none

Consent Calendar:

Minutes: Board action on Approval of the minutes of the October 1, 2025, regular meeting. Discussion and public comment.

Board Action on Approval of the minutes of the October 15, 2025, meeting. Discussion and public comment.

John Sheridan motioned to approve the October 1, 2025 and October 15, 2025 Board meetings. Four ayes. Motion passed.

Public Comment: none

Check Summary: Board Action on Approval of the check summary for the month of September 2025. Discussion and public comment.

Dave Nelson motioned to approve the check summary from September 2025. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Staff Reports:

District Engineer's Report: Jonathan Lesperance reviewed his project tracking schedule for October 2025.

District Counsel's Report: David Rigdon had nothing more to report.

District Manager's Report: Greg Reed reviewed his manager's report for the month of October.

Trustee Reports:

Jim DeGraffenreid stated that he was glad that the OSHA visit went well.

Dave Nelson asked for a new appraisal to be conducted on Bing's Pit.

Public Comment: none

Adjournment:

John Sheridan motioned to adjourn the meeting. David Nelson seconded the Motion. Four ayes. Motion passed.

By

Dawn Hinds
Acting Secretary

