



Gardnerville Ranchos General Improvement District

*Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held
March 4, 2026 at 5:00 pm
931 Mitch Drive, Gardnerville NV 89460*

Pledge of Allegiance: led by Jim Degraffenreid

Trustees Present: Leann Teter, Susan Stonestreet, Jim Degraffenreid, Dave Nelson and John Sherdan by Zoom.

Also Present: Greg Reed, David Rigdon, Dawn Hinds, Collin Sturge and the public.

Public Comment: none

Approval of the Agenda:

Dave Nelson motioned to approve the agenda. Leann Teter seconded the Motion. All ayes. Motion passed.

Old Business: None

New Business:

Board discussion and possible action to amend the District's Personnel Manual by adding a section on Educational Assistance.

The district does not currently have an employee education assistance program. This program would assist employees of the district for costs incurred for college, vocational school or correspondence school.

The Board asked staff to make some changes to the Career Development program and add a limit to annual costs covered: \$2,500 up to no more than \$3,000 annually. The Board decided to continue the item to the next meeting. No motion was made.

Public Comment: none

Board discussion and possible action to reclassify the Operations Supervisor position to that of Operations Superintendent.

Greg has requested that the Operations supervisor position be reclassified to Operations Superintendent. Operations Supervisor is not currently required to have a Water Operators license. The newly created Operations Superintendent position requires a Class III Water

Distribution Operator's license and requires that the position be the responsible Operator of record for the district.

Jim DeGraffenreid motioned to approve reclassifying the Operations Supervisor position to that of Operations Superintendent with the addition of a T1 Treatment License requirement. Leann Teter seconded the motion All Ayes. Motion passed.

Public Comment: Jim McKalip stated this in an important step for the district to take before Greg retires.

Board discussion and possible action to amend the District's Personnel Manual by adding June 19th to the list of observed holidays.
Greg explained that Juneteenth is not currently named in the Policies and Procedures Manual as an observed Federal Holiday. This item will add the holiday to the manual.

Dave Nelson motioned amend the District's Personnel Manual by adding June 19th to the list of observed holidays. Jim DeGraffenreid seconded the motion. All ayes. Motion passed.

Public Comment: none

Board discussion and possible action to consider potential water and sewer rate increases for the 2026 / 2027 budget.
Greg requested the Board consider raising the water/sewer rates beginning July 1, 2026. Proposed increases are Water 8% and Sewer 35%.

Jim DeGraffenreid prefers a tiered water structure. Greg stated that staff will bring options back to the Board at a later meeting including a tiered water rate structure. John asked for a 10% increase on large meters and high demand meters.

Leann Teter motioned to authorize the district staff to develop a Business Impact Statement with potential 10% water increases and 35% Sewer increases for the 2026/2027 Budget. Dave Nelson seconded the motion. All ayes. Motion passed.

Public Comment: Jim McKalip thinks the rate increase is necessary however the customers may not be happy and there may be backlash.

Greg asked for direction on two 2026/2027 budget items. Salary increases and which borrowing plan from Lumos shall he peruse. The Board suggested a tentative 2.7 cost of living and up to 5% merit for employees. The Board opted to pursue the 4 million loan option for Waterline project Phase 2B.

Consent Calendar: For Possible Action:

Minutes:

Leann Teter motioned to approve the minutes from the February 4, 2026 Board meeting. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed. Susan abstained she was not present at the February meeting.

Public Comment: None

Check Summary:

Leann Teter motioned to approve the check summary for January 2026.

Jim DeGraffenreid seconded the motion. Four ayes. Motion passed. John

Sheridan had to leave the meeting early.

Public Comment: None

Staff Reports:

District Engineer's Report: Collin Sturge of Lumos & Associates was present and reviewed his project tracking schedule for the Month of February 2026.

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

District Manager's Report: Greg submitted his Managers Report and had nothing else to report.

Trustee Reports: none

Public Comment: none

Adjournment:

Jim DeGraffenreid motioned to adjourn the meeting. Leann Teter seconded

The motion. Four ayes. Motion passed.

Public Comment: none

Meeting adjourned at 6:30 pm

By

Dawn Hinds, Acting Secretary