



Gardnerville Ranchos General Improvement District

**Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held
Wednesday, May 6, 2026 @ 5 pm
Gardnerville, NV 89460**

Pledge of Allegiance: Led by David Nelson

Trustees Present: John Sheridan, David Nelson and Jim DeGraffeneid (acting chairman) Leann Teter and Susan Stonestreet were not in attendance.

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

Public Comment: none

Approval of the Agenda:

David Nelson motioned to approve the Agenda. John Sheridan seconded the motion. Three ayes. Motion passed.

Public Comment: none

Old Business: none

New Business:

- I. **Waterworth Presentation and Potential Future Rate Increase considerations.** A presentation from Waterworth on the long-term financial model of the District will be followed by discussions and questions and answers.

The Board discussed Waterworth power point presentation.

David Nelson motioned to adopt the Waterworth Long-term Financial model. John Sherdian seconded the motion. Three ayes. Motion passed.

II. Board discussion and possible action to adopt the **Minimum Reserve Policy** for fiscal year 2026 / 2027.

Greg reviewed the GRGID's Minimum Reserve Policy with the Board.

John Sheridan motioned to adopt the Minimum Reserve Policy for Fiscal year 2026/2027. David Nelson seconded the motion.

Three ayes. Motion passed

Public Comment: Jim McKalip stated he was at the meeting when this was established and is should be maintained.

III. **For Possible Action:** Board Discussion and possible action to adopt the 2026 / 2027 water rate structure and present that rate structure at the public hearing scheduled for May 27, 2026.

The Board discusses the new rate options. **Option A:** was a tiered rate structure and **Option B:** Lowering the Minimum from 10,000 gallons to A 7,000 Minimum.

John Sheridan motioned to approve the 2026/2027 water rate structure Option B and present that rate structure at the public Hearing scheduled for May 27, 2026. David Nelson seconded the Motion. Three ayes. Motion passed.

Public Comment: Dave Drew was in favor of Option B over tiered rates. Jim McKalip was also in favor of Option B.

IV. Board Discussion and possible action to adopt the 2026 / 2027 sewer rate structure and present that rate structure at the public hearing scheduled for May 27, 2026.

Greg briefly reviewed the proposed sewer rate increase of 35 percent for fiscal year 2026/2027.

David Nelson motioned to adopt the 2026/2027 sewer rate Structure and present that rate structure at the public hearing Scheduled for May 27, 2026. John Sheridan seconded the motion Three ayes. Motion passed.

Public Comment: none

V. Board Discussion and possible action to adopt the Business Impact Statement regarding the proposed 2026 water and sewer rate increases. David Rigdon reviewed the Business Impact Statement with the Board. A non-profit business has opposed the rate increases but it was determined that there was not a **significant** impact. The determination was the Impact to the Non-Profit was relatively small.

David Nelson motioned to adopt the Business Impact Statement Regarding the proposed 2026 water and sewer rate increases. John Sheridan seconded the motion. Three ayes. Motion passed.

Public Comment: none

VI. Board Discussion and possible action to adopt the 2026 / 2027 tentative budget. Possible Board Action to adopt the 2026 / 2027 tentative budget and to authorize the District Manager to submit the tentative budget.

Greg announced he has no changes to the Budget. The Budget hearing will be announced in the paper in a couple days.

No modifications were made to the Budget no motion was needed.

VII. Board discussion and possible action to amend the District's Policy and Procedures Manual regarding payment of fees for services.

Greg explained that upon implementation of the New Caselle payment portal, ACH fees were increased to \$2.00. GRGID currently requires that the customer be responsible for that fee. The District has received multiple complaints about the ACH fees. As an alternative, GRGID has re-implemented a bill-pay process that will treat all ACH payments once per month on an assigned day which will eliminate the fees for the customer for those that sign up for that process. Cash, check and Bill pay through the customer's bank is also available for no extra fee.

John Sheridan motioned to continue this item for a later time.

David Nelson seconded the motion. Three ayes. Motion passed.

Public Comment: none

VIII. Board discussion and possible action to adopt the 2026 Water Quality Report and authorize the District Manager to publish the report.

The Water Quality Report is ready to be published. The Report includes the latest water quality data collected in 2025.

John Sheridan motioned to approve the 2026 Water Quality Report. David Nelson seconded the motion. Three ayes. Motion passed.

Public Comment: none

IX. Board discussion and possible action to consider wage and salary adjustments for fiscal year 2026 / 2027 for the District Manager.

District Staff were awarded a 2.7% COLA and up to a 5% merit increase for fiscal year 2026/2027. This item will be to discuss a possible increase for the District Manager. John Sheridan suggested a 10 % raise COLA and Merit all together. David and Jim agreed.

John Sheridan motioned to provide the District Manager with a 10 % wage increase for the 2026/2027 fiscal year. David Nelson Seconded the motion. Three ayes. Motion passed.

Public Comment: Jim McKalip said Greg does a great job and a 10% increase is a great idea.

Consent Calendar:

Minutes:

John Sheridan motioned to approve the minutes from the April 1st, 2026 Board meeting. David Nelson seconded the motion. Three ayes. Motion passed

Public Comment: none

Check Summary:

John Sheridan motioned to approve the check summary for March 2026. David Nelson seconded the motion. Three ayes. Motion Passed

Public Comment: none

Staff Reports:

District Engineer's Report: Collin Sturge reviewed his engineers report for the month of May 2026.

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

District Manager's Report: Greg Reed reviewed his District Manager's report with the board. Greg also mentioned that he and Collin and the Operations Superintendent went to Fallon and toured the Arsenic water treatment facility. Greg found it interesting the operators of the plant were Contract workers.

Trustee Reports: none

Public Comment: none

Adjournment:

John Sheridan motioned to adjourn the meeting. David Nelson Seconded the motion. Three ayes. Motion passed.

Meeting adjourned at 6:47 pm.

By

**Dawn Hinds
Acting Secretary.**