Gardnerville Ranchos
General Improvement District

Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees meeting held
Wednesday, August 5, 2026 @ 5 pm
931 Mitch Drive, Gardnerville, Nevada

Pledge of Allegiance: Led by David Nelson

Trustees Present: John Sherdan, David Nelson, Jim Degraffenreid, Susan Stonestreet and Leann Teter

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

Public Comment: none

Approval of the Agenda:

> **Leann Teter motioned to approve the agenda. David Nelson seconded the motion. All ayes. Motion passed.**

Public Comment: none

Old Business: none

New Business:

I. Board discussion and possible action to adopt the 2026 Capital Funding Plan. *Board discussion followed by public comment.* **Action Item –** District Manager and Marty Johnson, JNA Consulting. (30 minutes)

Marty Johnson, JNA Consulting Group attended by Zoom to review and the 2026 Capital Funding Plan with the Board and staff. This plan will authorize the district to borrow $4 Million to augment the $2 Million EPA Grant.

> **John Sheridan motioned to authorize the District Manager to adopt the 2026 Capital Funding Plan and authorize the District Manager to proceed with all aspects of the plan. Dave Nelson seconded the motion. All ayes.**

Motion passed.

Public Comment: James McKalip is in favor of the Capital Funding Plan.

II. Board discussion and possible action to adopt the Well 5 Arsenic Treatment Preliminary Engineering Report from Lumos & Associates. *Board discussion followed by public comment.* Report from Lumos & Associates.

Action Item – District Manager and District Engineer (45 minutes)

Collin Sturge reviewed his Well 5 Arsenic Treatment Preliminary Engineering Report. The Board reviewed their options and decided to continue this item.

John Sheridan motioned to adopt the Well 5 Arsenic Treatment Preliminary Engineering Report from Lumos & Associates based on the redraft of The Douglas Disposal costs with MGSD. Leann Teter seconded the motion All ayes. Motion passed.

Public Comment: Jim McKalip thinks the district is on the right path with all the development in the works.

III. Board discussion and possible action to authorize the District Manager to reject all bids received and re-bid the 2026 / 2027 paving maintenance project. *Board discussion followed by public comment.*

Action Item – District Manager and District Engineer (20 minutes)

All of the bids were opened on June 30th. Collin Sturge explained there was a substantial difference between the received bid and the Engineer's OPCC (approx. 8.5% higher.) It is recommended to reject all the bids received and re-bid the 2026/2027 paving project at a future date perhaps in December so the project can be completed before the fiscal year end. The other option would be to combine the 2026/2027 maintenance project with the upcoming 2027/2028 street maintenance project.

Dave Nelson motioned to authorize the District Manager to reject all bids Received and re-bid the 2026/2027 paving maintenance program. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

Consent Calendar:

Minutes:

Jim DeGraffenreid motioned to approve the minutes of the July 1, 2026 Board meeting. Dave Nelson seconded the motion. All ayes. Motion passed.

Public Comment: none

Check Summary:

Leann Teter motioned to approve the check summary. Dave Nelson seconded The motion. All ayes. Motion passed.

Public Comment: none

Staff Reports:

District Engineer's Report: Collin Sturge of Lumos and Associates reviewed his project tracking schedule for the month of July.

District Counsel's Report: David Rigdon informed the Board that the street sweeper dispute has been settled for $500.00.

District Manager's Report: Greg Reed reviewed his manager's report dated August 5, 2026. The District Manager stated he will be out of town at a conference on the regularly scheduled meeting date, September 2, 2026. He asked the Board if they would like to reschedule. The meeting was rescheduled for September 10, 2026 at 5 pm.

Trustee Reports:
John Sheridan asked for an agenda item so the Board can discuss the Douglas County's Stormwater issue.

Public Comment: none

Adjournment:

> **Dave Nelson motioned to adjourn the meeting. Leann Teter seconded the Motion. All ayes. Motion passed.**

Meeting adjourned at 6:44 pm.

By

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Dawn Hinds
Acting Secretary