Gardnerville Ranchos General Improvement District

Board Meeting Agenda
POSTED
October 29, 2026

Copies of the finalized agenda were posted at _____: p.m._____, on or before the third day prior to the meeting date by _____, _____

Signed_____

DISTRICT MISSION STATEMENT

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT WILL PROVIDE WATER SERVICE, SEWER SERVICE, STREET MAINTENANCE AND PARKS AND RECREATION SERVICES IN A MANNER THAT WILL ENHANCE THE QUALITY OF LIFE WITHIN OUR DISTRICT

AGENDA: November 4, 2026, Wednesday, 5:00 p.m. District Office, 931 Mitch Dr. Gardnerville Ranchos

PLEDGE OF ALLEGIANCE:

NOTICE:

ALL MATTERS ON THE BOARD AGENDA ARE SCHEDULED WITH POSSIBLE BOARD ACTION:

NOTICE REGARDING NRS 237:
The Trustees of the Gardnerville Ranchos General Improvement District have adopted a policy in section 10.3.5 of the District's Policies and Procedures Manual regarding Business Impact Statements. When the Board of Trustees approves its agenda, it also approves a motion, which includes ratification of staff action taken pursuant to NRS 237.030 et. seq. with respect to items on this evening's agenda and determines that each Rule which is on tonight's agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business and each Rule which is on tonight's agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. When the individual Trustees vote on a matter on this agenda, the Trustees each certify that the matter has been reviewed and that the Trustee's vote is cast in compliance with NRS 281, NRS 318 and the District's Conflict of Interest Policy.

Notice: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

ROLL CALL:

PUBLIC COMMENT:
(NO ACTION) this portion of the meeting is open to the public to speak on any topic not on tonight's agenda and may be limited at the discretion of the Chair.

APPROVAL OF THE AGENDA:
For possible action: Board action to approve and to incorporate in the motion for approval of agenda the motion set forth in Section 10.3.5 of the District's Policies and Procedures Manual regarding Business Impact Statements, after Board discussion and public comment.

OLD BUSINESS:

I. **For Possible Action:** Board discussion and possible action to authorize the District Manager to send a letter to Douglas County on Douglas County's Stormwater Committee. *Board discussion followed by public comment.* Possible action to authorize the District Manager to send a letter to Douglas County on Douglas County's Stormwater Committee.
Action Item – District Manager (15 minutes)

II. **For Possible Action:** Board discussion and possible action to authorize the District Manager to send a letter to Douglas County regarding Douglas County's Water Resource Plan. *Board discussion followed by public comment.* Possible action to authorize the District Manager to send a letter to Douglas County regarding Douglas County's Water Resource Plan.
.Action Item – District Manager (15 minutes)

New Business:

III. **For Possible Action:** Board discussion and possible action on a presentation from Kathryn Moroles-O'Neil regarding Douglas County Ordinance 2026-1673 on Affordable Housing Exemption. *Board discussion followed by public comment.* Board Decision.
Action Item – District Manager and Kathryn Moroles-O'Neil (45 minutes)

IV. **For Possible Action:** Board discussion and possible action on a presentation for development of Townhomes on Kimmerling Rd. *Board discussion followed by public comment.* Possible action to approve the development of Townhomes on Kimmerling Rd.
Action Item – District Manager and Gary Thurm, Jr., P.E. (30 minutes)

V. **For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract for the painting and repair of the 3.0 Million Gallon water storage tank. *Board discussion followed by public comment.* Possible action to authorize the District Manager to execute a contract for the painting and repair of the 3.0 Million Gallon water storage tank.
Action Item – District Manager and District Engineer (30 minutes)

VI. **For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates for Engineering Services for the painting and repair of the 3.0 Million Gallon water storage tank. *Board discussion followed by public comment.* Possible action to authorize the District Manager to execute a contract with Lumos & Associates for Engineering Services for the painting and repair of the 3.0 Million Gallon water storage tank.
Action Item – District Manager and District Engineer (30 minutes)

VII. **For Possible Action:** Board discussion and possible action to adopt Resolution 26-03 authorizing an increase in compensation for Trustees. *Board discussion followed by public comment.* Possible action to adopt Resolution 26-03 authorizing an increase in compensation for Trustees.
Action Item – District Manager (30 minutes)

CONSENT CALENDAR: For Possible Action:

MINUTES:
For Possible Action: Board Action on Approval of the minutes of the September 10, 2026 regular meeting. Discussion and public comment.
Board Action on Approval of the minutes of the September 30, 2026 regular meeting. Discussion and public comment.
Board Action on Approval of the minutes of the October 7, 2026 regular meeting. Discussion and public comment.

CHECK SUMMARY:
For Possible Action: Board Action on Approval of the check summary for the month of September 2026. Discussion and public comment.

REPORTS:
District Engineer's Report
District Counsel's Report
District Manager's Report

REPORTS:
Board of Trustees

PUBLIC COMMENT:
(NO ACTION) This portion of the meeting is open to the public to speak on any topic not on tonight's agenda and must be limited to five minutes.

ADJOURNMENT:
Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Dawn Hinds at (775) 265-2048 in advance so that arrangements may be conveniently made. Any person wishing to obtain a copy of the information provided for the Board meeting can contact Dawn Hinds at (775) 265-2048.

This agenda has been posted on or before 9:00 a.m. on the third working day before the meeting at the following locations:

Agendas are posted at the District Office, DCSO Substation Tillman Center, and on the World Wide Web at **www.grgid.com**. The amount of time given for each item on this agenda is approximate.