Gardnerville Ranchos
General Improvement District

Minutes of the
Gardnerville Ranchos General Improvement District
Board of Trustees Meeting held
November 4, 2026 at 5 PM @
931 Mitch Dr., Gardnerville Nevada 89460

Pledge of Allegiance: Led by Steve

Trustees Present: Leann Teter, Jim DeGraffenreid, Steve Seibel and John Sheridan by Zoom.

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

Public Comment: none

Approval of the Agenda:

Leann Teter motioned to approve the agenda - Old Business being heard after New Business. Steve Seibel seconded the motion. Four ayes. Motion passed.

Public Comment: none

NEW BUSINESS:

I. Board discussion and possible action on a presentation from Kathryn Moroles-O'Neil regarding Douglas County Ordinance 2026-1673 on Affordable Housing Exemption.
Action Item – District Manager and Kathryn Moroles-O'Neil

Kathryn Moroles-O'Neil was present to explain the proposed Douglas County Ordance2026-1673 on Affordable Housing Exemption. Greg stated the district's main complaint is that Douglas County did not come to the GID's for their input on the ordinance and there for he has inserted the Gardnerville Ranchos Community plan as a reminder to the Board that the future vision for the Gardnerville Ranchos is to retain the community's rural character and aesthetics. Moroles-O'Neil explained that the County did not have go to the GID's, for their input, however the County must go to the Towns because they are advisory to Community Development.

John Sheridan motioned to oppose Douglas County Ordinance 2026-1673 and Ordinance 2026-1674 and the District Manager to send a Letter to Douglas County express the Board opposition to the County and County Commissioners. Steve Seibel seconded the motion. Four ayes. Motion Passed.

Public Comment: Colleen Lawrence stated there already a high percentage of multi-use compared to commercial areas. The Ranchos already has plenty of affordable living the ranchos needs foot traffic through community activities.

Jim McKalip said the Ranchos has affordable housing but there is not enough commercial, so why should the Ranchos have more housing with out jobs nearby.

II. Board discussion and possible action on a presentation for development of Townhomes on Kimmerling Rd.

Action Item – District Manager and Gary Thurm, Jr., P.E.

Bill Nichols and Gary Thurm, of Three Castles Engineering were present do discuss their plans for townhomes on Kimmerling Road.

No motion was made; no action was taken.

Public Comment: Colleen Lawrence explained that affordable housing and workforce housing terminology is not interchangeable. Workforce housing is what the Ranchos needs homes for teachers, medical, trades, and construction workers for example.

III. 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.

Action Item – District Manager and District Engineer

Resource Development Corp. was the apparent low bidder. Four bids for the project were received and publicly opened on October 20th 2026. All bids received were within the range of $978,200.0 to 1,716,400.00, the Engineers estimate was approximately 1,044,000.00.

John Sheridan motioned to authorize the District Manager to execute a contract with Resource Development Corp. for the painting and repair of the 3.0 million Gallon water storage tank with a price not to exceed one million dollars. Leann Teter seconded the motion. Four ayes. Motion passed.

Public Comment: none

IV. 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.

Action Item – District Manager and District Engineer

Lumos & Associates has submitted a proposal for engineering service for inspection and testing on the 3.0-million-gallon water storage tank.

Leann Teter motioned to authorize the District Manager to execute a contract with Lumos and Associated for Engineering services for the painting and repair of the 3.0-million-gallon water storage tank. Steve Seibel seconded the motion. Four ayes. Motion passed.

Public Comment: none

V. Board discussion and possible action to adopt Resolution 26-03 authorizing an increase in compensation for Trustees.

Action Item – District Manager

NRS 318.385.6 increased compensation for certain GID's at the last legislative session. GID's that have the authority to oversee water, sewer, and trash can have compensation up to $14,500 per year. Trustees are currently compensating $9,000.00 per year.

John Sheridan motioned to adopt Resolution 26-03 authorizing an increase in compensation of $14,500 effective January 1, 2029. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

OLD BUSINESS:

VI. Board discussion and possible action to authorize the District Manager to send a letter to Douglas County on Douglas County's Stormwater Committee.
Action Item – District Manager

The Board reviewed the final draft addressed to the Douglas County Commissioners and Douglas County Manager regarding Douglas County's Stormwater Committee as directed to be written by the Board.

Steve Seibel motioned to authorize the District manager to send the final draft letter to Douglas County officials regarding the Douglas County's Stormwater Committee. John Sheridan seconded the motion. For ayes. Motion passed.

Public Comment: none

VII. Board discussion and 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

The Board reviewed the final draft addressed to the Douglas County Commissioners and Douglas County Manager regarding Douglas County's Water Resource Plan.

Leann Teter motioned to authorize the District Manager to send the final draft

Letter to Douglas County official regarding the Douglas County's Water Resource Plan. Steve Siebel seconded the motion. Four ayes. Motion passed.

Public Comment: James McKalip agrees with the Board's decision to send letters.

CONSENT CALENDAR:

Approval of the Minutes:

*September 10, 2026 regular meeting.
*September 30, 2026 special meeting.
*October 7, 2026 regular meeting.

John Sheridan motioned to approve the minutes from the September 10, 2026,

September 30, 2026**, and the October 7, 2026 Board meeting. Leann Teter seconded the motion. Four ayes. Motion passed.**

Public Comment: none

Check Summary:

Leann Teter motioned to approve the check summary. Steve Seibel seconded the motion. Four ayes. Motion passed.

Public Comment: none

STAFF REPORTS:

District Engineer's Report: Collin Sturge reviewed his Project Tracking report for the month of November with the Board.
District Counsel's Report: David Rigdon remined the Board that their financial disclosures will be due in January of 2027.
District Manager's Report: Greg had a very productive meeting with MGSD and would like to schedule a special meeting this month. They have significantly changed their previous proposals.

TRUSTEE REPORTS:
Board of Trustees: none

PUBLIC COMMENT: Colleen Lawrence is working with local businesses in the Ranchos trying to get community involvement for improvements. There need to be more activities like a portable drive in.

ADJOURNMENT:

John Sheridan motioned to adjourn the meeting. Leann Teter seconded the motion. Four ayes. Motion passed.

Public Comment: none

Meeting adjourned at 8 PM.

by

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Dawn Hinds
Acting Secretary