



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, August 9, 2016 5:00 p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

Mark Hussman, *Chairman*
Jason Spotts, *Vice Chairman*
Don Wilcks, *Treasurer*
Barbara Henningsen, *Secretary*
Carl Spahr, *Member-at-Large*

Staff Members Present:

Mark Gonzales, *GWC Manager/Engineer*
Kristien Bennett, *GWC Financial Officer*
Chuck Zumpft, *Attorney*
Tonya Church, *Office Assistant*

Mark Hussman called the August 9, 2016 Regular Board meeting to order at 4:58 p.m.

Approval of Agenda: Don Wilcks made a motion to approve the Agenda for the August 9, 2016 Board meeting. Jason Spotts seconded the motion. Motion was approved.

Minutes of the July 12, 2016 Regular Board Meeting: Barbara Henningsen made a motion to approve the July 12, 2016 Regular Board Meeting Minutes. Jason Spotts seconded the motion. Motion was approved.

Financial Statements for July 2016: Jason Spotts made a motion to approve the Financial Statements for July 2016. Don Wilcks seconded the motion. Motion was approved.

Kristien referred to page 3, which shows a negative for the annexation fees and reviewed the following:

Refund of remaining deposits

Washoe Tribe of Nevada & California -	\$1,988.59
Richard Clark -	\$5,412.59

Kristien said Richard Clark and the Washoe Tribe were happy to get those and that one man from Washoe Tribe was thrilled to see that GWC was honest and was returning the remainder of the deposit.

Barbara Henningsen asked on what the money returned from the deposit was based. Kristien Bennett explained that Richard Clark and the Washoe Tribe each paid a deposit based on what their expenses were going to be. Modeling, labor fees, filing, etc. Some of it was not as expensive as initially planned but the budget was high. The estimate was \$15,000 for Richard Clark and \$25,000 for the Washoe Tribe.

Don Wilcks asked if things would be moved around in the Money Market accounts. Kristien said that right now everything coming due is going to go into the emergency account for the booster station and if there is anything remaining it will put it back. Barbara Henningson asked if that was why the emergency account was so high. Kristien said yes that was the case. It draws interest and helps with bank fees while it is sitting there. This month was .44% in interest.

Public Comment: There was no public comment

Agenda Item 1: Old Business:

1. Fire Booster Pump Station

Mark Gonzales passed around pictures of the progress on the booster station. They have started construction and Mark reviewed what has been accomplished:

07/08/16	Resource Concepts completed initial field staking
07/12/16	Farr Construction sent the preliminary construction schedule
07/15/16	A & A Construction began construction of de-watering wells
07/22/16	A & A Construction completed de-watering wells
07/27/16	Farr Construction began excavation for pump cans
08/01/16	Farr Construction began excavation for meter vault

Mark explained what pump cans are. The cans are in the center. Three cans for the pumps are set first because everything has to go elevation wise both horizontally and vertically from that point. That is the reference point and is the first thing they set. They dug the foundation for the pump cans and excavated down to stable material. The contractor then placed cobble material that was on site and had been screened and then added a gravel material. Then a concrete base was poured over the gravel and the cans were set plumb with the right alignment which RCI set as center line. The building is built around it, manifold section lines come in and discharge lines go out. Things are progressing and are on schedule. Today, August 9, 2016, they poured the concrete surrounding the cans within 6 inches of the finished floor of the actual booster station. Mark is happy to have Todd Connelly to help ensure everything is done correctly.

2. Well Number 2 Damage Repair

Mark Gonzales said the Well Number 2 damage repair by Central Sierra Construction was completed last week including the brick mason work. All that remains is painting the wall that was damaged on the inside and the fence on the outside that was also damaged. Today, August 9, 2016, Mark Lovelady poured the fence post. Once the post cures, the gate will be put back on and new fence wiring will be installed. GWC is waiting for final billing from Central Sierra Construction and then all the costs will be sent to the insurance company. The good news is that the damage was not as much as first anticipated. The contractor was able to salvage more of the stud wall instead of having to replace the whole stud wall.

3. Washoe Tribe and Clark Annexation

Mark Gonzales referred back to the financial section where Kristien talked about the refund of the deposits made to Richard Clark and the Washoe Tribe.

Mark Hussman noticed there were a lot of dump fees on the credit card. Mark Gonzales said that the lot had debris from past construction and a dump truck was used to take the debris to the transfer station.

Agenda Item 2: New Business

No New Business

Carl Spahr asked about an item on last month's agenda. Carl asked what portion of Park Ranch is in this area to be sent back to the planning commission. Mark Gonzales used the map on the wall to explain which area that included. It would include the back area behind Chichester.

Agenda Item 3: Attorney Report:

Chuck Zumpft had nothing to report but wants to request a change to the date of the September 13, 2016 board meeting. Chuck will not be able to make the meeting because of an educational opportunity in Lake Tahoe. There will be an item on the agenda next time that can be held over until the October board meeting. There will be some changes to the Rules and Regulations. Chuck asked if the board was willing to move the meeting to the day before, September 12, 2016. The board agreed to move the meeting to Monday, September 12, 2016.

Agenda Item 4: Manager/Engineers Report:

The following is a recap of work completed by GWC staff in the month of July 2016 along with other items of interest and projects occurring in early August 2016.

1. Meters, Plan Reviews & Impact fees
 - A. There was 121 meters set in July 2016.
 - B. There were no plan reviews completed by GWC staff in July 2016.
 - C. There was 0 in impact fees collected in July 2016.
2. Service Orders

There were 158 service orders completed by GWC staff in July 2016.
3. Locates

There were 15 locates completed by GWC staff in July 2016.
4. Monthly Staff Projects
 - A. Monthly bacteria sampling
 - B. Fire Hydrant Maintenance
 - C. Meter Replacements
 - D. Weed Spraying & Landscape
 - E. Well 2 Rehab Inspection
 - F. Fire Booster Station Inspection & Support

5. Williams Ridge Industrial Park

David Williams, owner of Williams Ridge Industrial Park, has a private water system and sewer system with water storage tanks onsite. Mr. Williams has asked if the GWC Board has an interest in taking over the Williams Ridge Industrial Park water system along with annexation of the 300 plus acres at the industrial park. Mark Gonzales recommended a feasibility study be done to see what would be involved for both Williams Ridge Industrial Park and GWC to accomplish the annexation. This would include learning of issues such as, water testing (arsenic), taking over the system already in place vs. pumping water to the site, if the system is up to specifications, cost, model analysis, properties involved with connections, fire protection system, if the water is chlorinated. It would be the responsibility of Williams Ridge Industrial Park to fund the feasibility study and any infrastructure issues involved.

Consensus of the Board is to have Mark Gonzales approach Williams Ridge Industrial Park and move forward with the feasibility study.

Agenda Item 5: Board Comments:

No Board Comments

Agenda Item 6: Adjournment:

Mark Hussman adjourned the meeting at 6:00 p.m.