

Best Water! Best Service!



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, June 8, 2021 5:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

Ken Deering, *Chairman*
Dave Ellison, *Vice Chairman*
Barbara Henningsen, *Secretary*
Doug Sonnemann, *Treasurer*

Staff Members Present:

Mark Lovelady, *GWC Manager*
Kristien Bennett, *GWC Financial Officer*
Amber Ambrose, *GWC Administrative Assistant*
Chuck Zumpft, *GWC Attorney*

Public Present:

Ed James, *Carson City Water Subconservancy District*
Shane Fryer, *Carson City Water Subconservancy District*
Debbie Neddenriep, *Carson City Water Subconservancy District*

Ken Deering called the June 8, 2021 Regular Board meeting to order at 5:00 p.m.

Approval of Agenda: Doug Sonnemann made a motion to approve the Agenda for the June 8, 2021 Board meeting. Barbara Henningsen seconded the motion. Motion was approved.

Minutes of the May 11, 2021 Regular Board Meeting: Dave Ellison made a motion to approve the May 11, 2021 Regular Board Meeting Minutes with the correction suggested by Barbara Henningsen. Doug Sonnemann seconded the motion. Motion was approved.

Financial Statements for May 2021: Barbara Henningsen made a motion to approve the May 2021 Financial Statements. Doug Sonnemann seconded the motion. Motion was approved.

Agenda Item 1: Presentation Only by CSWD – Water Connects Us All

The Carson Water Subconservancy District (CWSD) is releasing the second video, “Water Connects Us All”, in its “I Am Carson River Watershed” PSA campaign, to inform Nevadans about the importance of protecting the health of their drinking water and their watershed. The video incorporates more than 40 local and recognizable faces who share with viewers where our drinking water comes from, and the steps individuals can take to protect the quality of their drinking water (See attached link https://www.youtube.com/watch?v=z3D_nNH77a0)

The “I Am Carson River Watershed Campaign” is funded through Clean Water Act 319(h) funds with support from Nevada Division of Environmental Protection and CWSD. It is designed to increase watershed awareness and education. The “Water Connect Us All” video showcases simple actions we can all undertake to benefit the drinking water in our watershed. This video stresses how important it is for each of us to protect our groundwater since it is our main source of drinking water. By taking a couple of simple actions every day, we can make sure our drinking water stays protected.

Shane Fryer gave a presentation on a second video, “Water Connects Us All”, in its “I Am Carson River Watershed” PSA campaign, to inform Nevadans about the importance of protecting the health of their drinking water and their watershed.

Agenda Item 1B: Presentation Only by CSWD – Carson River Water Marketing Study

In 2018, CWSD received a grant from the Bureau of Reclamation to evaluate ways to enhance water sustainability through various programs such as water marketing, water banking, and water storage. CWSD hired Lumos & Associates to conduct this study. Lumos evaluated the water trends throughout the watershed, evaluated water use by the various water purveyors in the watershed, evaluated groundwater use and supply in each groundwater basin, and evaluated how water marketing could be developed to enhance water sustainability. Mr. James will give a brief overview of the study and discuss the next steps in evaluating the water supply for the entire Carson River Watershed.

Ed James gave a brief overview of the study and discuss the next steps in evaluating the water supply for the entire Carson River Watershed.

Dave asked about intertying water lines with GRID and how it would be beneficial to GWC. Ed explained that it could save either utility in the long run in the event of low water levels. Mark explained that on the GWC side, it would benefit the high side of the GWC service area, including the hospital.

Agenda Item 2: Old Business

A. House Sale

The house is in escrow. The buyer required an extension on time for the inspection as they could not get an inspector due to everyone is busy. It is scheduled to close by the end of June.

B. Well 10 CMAR Project

- Design and Construction Documents – Ongoing – Delays due to electrical service support from NV Energy (see below).
 - All elements of the project are under Design Development phase with design team. This includes pump sizing, electrical design, structural design, security design including fencing considerations.
 - Coordination with RDC (CMAR) for: Development of GMP Costs and Schedule -
 - Pump manufacture and layout -Preliminary Sizing complete and reviewed with Electric Engineer.
 - Generator sizing and supplier – Ongoing Electrical Engineering is in process – but there has been some delay or long turnaround from NV Energy.
 - Building Subcontractor determination and bids – Process is ongoing with the CMAR.
- CMAR – Schedule and Not to Exceed (GMP) Cost Analysis – Ongoing
 - Updated GMP and Schedule is expected by end of June – Pending information from NV Energy.
 - There have been some minor delays in getting the pump specified and acquired which is the critical path.
 - NV Energy Electrical Supply – request for service has been requested. Still awaiting proposal and agreement from NV Energy.
- NDEP Permitting – Expect to make initial submittal by end of June.
- County Building Permitting – Submittal is pending details from pump and generator and electrical.

C. Highway 395 Waterline Improvement Project

NDOT is still planning to redo Hwy 395. In the process, they are working on putting in a storm drainage system. There is a lot of conflicts with the water mains. I have Chuck Zumpft and Bruce Scott working on this with me trying to resolve the issue of who is paying for the relocation of our infrastructure. Chuck sent a letter to NDOT and received a letter back from State Attorney's office. He has since responded after we had a meeting with the three of us. The cost of the relocation of the infrastructure is looking to be on us. We are exploring some different avenues, hopefully thru NDOT to receive some grant money. This is a Federally Funded Hwy and are looking to NDOT for some help. We do not have any information from NDOT to make even a guess on costs yet. This process with NDOT will continue to take some time.

Dave asked who is financially responsible for the project, Chuck and Mark explained that they are still working to figure that out. Ken mentioned federal grants that were just passed for infrastructure, Mark explained that they do not apply to this project.

D. SCADA Server

The SCADA server and workstation are scheduled for installation June 8th.

Ken asked if the update includes new alarm systems, Mark said yes and more security.

E. Well 1 & 3 Complete Rehab

Carson Pump had completed rehab of Well #1 and has moved to well #3.

Ken asked what condition Well 1 is in, Mark said it is in great shape.

F. 1.5 MG Tank Interior Painting and Rehabilitation Project

RDC made access into the tank. The painting is to be completed by mid-June and is on track.

Ken asked if there were any additional charges, Mark said no.

G. 1394 Hwy 395 Parceling Project

- Tentative Parcel Map application – On track for Admin Hearing Panel June 10th.
- Approved by Town of Gardnerville with conditions to improve sidewalk.

H. GWC Masterplan

Bruce Scott is still working on the updated GWC Masterplan.

Agenda Item 3: Attorney Report – Chuck Zumpft

Chuck reported that he is still working on the annexation agreements.

Agenda Item 4: Manager's Report

The following is a recap of work completed by GWC staff in the month of May 2021.

1. Meters, Plan Reviews & Impact fees

- A. There were 2 meters replaced in May 2021
- B. There were 0 plan reviews in May 2021
- C. There were \$0 in impact fees invoiced in May 2021

2. Service Orders
There were 48 service orders completed by GWC staff in May 2021
3. Locates
There were 36 locates completed by GWC staff in May 2021
4. Leak Notices
There were 77 leak notices completed by GWC staff in May 2021
5. Monthly Water Operations Supervisor Update
 - A. 1.5 MG tank crew are welding the door shut and finishing up the last of painting
 - B. All irrigation accounts are turned on
 - C. Eamon has signed up for another D1 test
 - D. Well 1 rehab has been completed and waiting for results on 2 non-compliant samples before putting back on line
 - E. Started flow testing of fire hydrants
 - F. Weed control of all properties
6. Current Projects in Review
 - A. Maverik Gas Station
 - B. Ashland Park
 - C. Village at Martins Trail
7. Current Projects Under Construction
 - A. Great Life Church
 - B. Residence 1861 Apartments
 - C. Thoroughbred Crossing Apartments
8. Current Properties in Annexation
 - A. Town of Gardnerville - Hellwinkle Ranch - 19.61 acres
 - B. Stoneridge Villas Manufactured Home Community - 29 acres
 - C. Corley Ranches LLC - The Farmstead at Corley Ranch - 130 acres
 - D. Ashland Park - 23.64 acres
9. Staff and Board Luncheon
Friday, June 11 @ 11:30 - 1pm
10. Upcoming Vacations
Mark - June 28 - July 9 and July 26 - July 30

Agenda Item 6: Board Comments

Barbara asked if Stoneridge annexing in with GWC is allowed due to them not wanting to annex to the Town of Gardnerville or be a part of the Town of Gardnerville. Kristien explained, and Chuck concurred, that they can annex into GWC's service area as GWC Rules state that property does not have to be contiguous or within the Town of Gardnerville.

Ken said he hopes to see CMAR prices at the next meeting. Mark also explained he will be working on a price list between now and the next meeting to get parts coming sooner than later.

Agenda Item 7: Adjournment

Barbara Henningsen made a motion to adjourn the meeting. Dave Ellison seconded the motion. Motion was approved. Ken Deering adjourned the meeting at 7:12 PM.