

Best Water! Best Service!



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, August 9, 2022 5:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

Ken Deering, *Chairman*
Dave Ellison, *Vice Chairman*
Doug Sonnemann, *Treasurer*
Barbara Henningsen, *Secretary*
Carl Spahr, *Member-at-Large*

Staff Members Present:

Mark Lovelady, *GWC Manager*
Kristien Bennett, *GWC Financial Officer*
Lisa Taylor, *GWC Administrative Assistant*
Chuck Zumpft, *GWC Attorney*

Ken Deering called the August 9, 2022, Regular Board Meeting to order at 5:00 p.m.

Approval of Agenda: Barbara Henningsen made a motion to approve the Agenda for the August 9, 2022, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

Minutes of the July 12, 2022, Regular Board Meeting: Doug Sonnemann made a motion to approve the July 12, 2022, Regular Board Meeting Minutes. Dave Ellison seconded the motion. Motion was approved.

Financial Statements for June 2022: Dave Ellison made a motion to approve the June 2022 Financial Statement as presented. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for July 2022: Dave Ellison made a motion to approve the July 2022 Financial Statement as presented. Carl Spahr seconded the motion. Motion was approved.

Public Comment: (No Action) – This portion of the meeting is open to the public to speak on any topic not on tonight’s agenda, limited to three minutes.

Agenda Item 1: Old Business

- A. Well 10 CMAR Project
Waiting for Douglas County to finish the building permit.

- B. 1394 Hwy 395 Parceling Project
Waiting for Douglas County to finish the parceling.

- C. Highway 395 Waterline Improvement Project
GWC and RCI is working on coordinating plans with NDOT.

- D. GWC Mission Statement
Current mission statement:

The Gardnerville Water Company is committed to providing water in a courteous and accountable manner, for the long-term benefit of our customers, above and beyond the standards set for public health, safety, and the environment.

Suggestion:

MISSION STATEMENT

To provide clean water with great customer service all at an affordable price.

VISION STATEMENT

Continued commitment to our customers, personnel, and water resources to meet the needs of our community.

GWC VALUES

- **SERVICE:** Provide clean, reliable water while providing great customer service.
- **PERSONNEL:** Build a competent, effective, and dedicated staff.
- **ACCOUNTABILITY:** Manage GWC responsibly while planning for the future.

Consensus of the Board to table this item to be discussed at a later date.

Agenda Item 2A: Discussion only Regarding Rate Study

Staff recommends 8% rate increase for 2023 and 7% for 2024. This will allow improving the asset replacement schedule replacement costs, expenses forecast, inflation, reserves, and future population changes. A Rate Increase Newsletter will be mailed with September 1st water bill to inform the customers of the upcoming rate change. This item would be on the September 13 and October 11, 2022 Board Meeting agendas to provide for any customer input. A final vote would be at the October 11, 2022 Board Meeting.

Rate Recommendation:

| Meter Size | Service Charges | | |
|------------|-----------------|---------------|---------------|
| | 2022 Existing | 2023 Proposed | 2024 Proposed |
| 3/4" | \$35 | \$38 | \$41 |
| 1" | \$60 | \$64 | \$69 |
| 1 1/2" | \$117 | \$127 | \$137 |
| 2" | \$188 | \$203 | \$219 |
| 3" | \$387 | \$407 | \$410 |
| 4" | \$586 | \$634 | \$684 |
| 6" | \$740 | \$874 | \$1,025 |
| 8" | \$810 | \$966 | \$1,107 |

| Commodity Rate | | | |
|------------------------|----------|----------|----------|
| Residential Usage Rate | | | |
| - 0 to 8k gallons | Included | Included | Included |
| - above 8k gallons | \$1.37 | \$1.50 | \$1.60 |
| Commercial Usage Rate | | | |
| - 0 to 20k gallons | \$1.37 | \$1.50 | \$1.60 |
| - above 20k gallons | \$1.96 | \$2.25 | \$2.50 |
| Irrigation Usage Rate | | | |
| - 0 to 200k gallons | \$1.47 | \$1.75 | \$1.90 |
| - above 200k gallons | \$1.96 | \$2.25 | \$2.50 |

Private Fire Fee Recommendation:

| PF | 2022 | 2023 | 2024 |
|-----------------|----------|----------|----------|
| Meter Size | Existing | Proposed | Proposed |
| 3/4" | \$5.66 | \$6.17 | \$6.72 |
| 1" | \$7.55 | \$8.23 | \$8.97 |
| 1 1/2" | \$11.32 | \$12.34 | \$13.45 |
| 2" | \$15.09 | \$16.45 | \$17.93 |
| 2 1/2" | \$18.86 | \$20.56 | \$22.41 |
| 3" | \$22.65 | \$24.68 | \$26.91 |
| 4" | \$30.19 | \$32.90 | \$35.87 |
| 6" | \$45.28 | \$49.36 | \$53.80 |
| 8" | \$60.37 | \$65.81 | \$71.73 |
| Private Hydrant | \$45.28 | \$49.36 | \$53.80 |

Recommendation

Provide direction to Manager and staff regarding Board’s direction of rate increase.

In the newsletter, Ken Deering suggested the word “questions” be changed to “thoughts”

Board agreed to proceed with the Rate Study as presented. They agreed to send a Rate Increase Newsletter to the customers in September with their next water bill, place this item on the September 13 and October 11, 2022 Board Meeting agendas to allow for public comment and a

final vote on October 11, 2022 Also, requested to have a representative from Waterworth, via zoom, to provide additional insight at the September 13, 2022, Board Meeting.

Agenda Item 3: Attorney Report – Chuck Zumpft

No Report

Agenda Item 4: Manager’s Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 1 meter(s) installed or replaced in July 2022
 - B. There were 0 plan reviews in July 2022
 - C. There were \$10,000 in impact fees invoiced in July 2022

2. Service Orders, Locates & Leak Notices
 - A. There were 16 locates completed by GWC staff in July 2022
 - B. There were 50 service orders completed by GWC staff in July 2022
 - C. There were 40 leak notices completed by GWC staff in July 2022

3. Water Consumption & Pumpage

| | |
|-----------------------------|--------------------|
| Total Water Pumped | 265,363,500 |
| Total Acre Feet Used | 814.14 |
| Total Water Outflow | 0 |

| 2022 CONSUMPTION | |
|---------------------------------------|--------------------|
| January - February Total Consumption | 27,169,902 |
| March - April Total Consumption | 51,586,910 |
| May - June Total Consumption | 111,901,608 |
| July - August Total Consumption | |
| September - October Total Consumption | |
| November - December Total Consumption | |
| GWC Authorized Usage | 354,300 |
| 2022 TOTAL Consumption | 191,012,720 |

| | |
|-----------------------|-------------------|
| Water Loss | |
| (Gallons) | 74,350,780 |
| Water Loss (%) | 28.02% |

4. Monthly Water Operations Supervisor Update
 - A. Jonas submitted application for d3 test waiting on acceptance
 - B. Maintain and monitoring out system
 - C. Fix and reply to customers complaints
 - D. Removed three dead trees around office and replaced with tall grass
 - E. Help with contractor needs
 - F. Eamon is waiting on conformation from DMV about class for class b license
 - G. Jake continues to learn the system
 - H. Painting all the well houses exterior

5. Staff Safety Courses Taken
 - A. Ladder Safety – July
 - B. Office Ergonomics - August

6. Current Projects in Review
 - A. Ashland Park Subdivision
 - B. Ashland Park – Muller Pkwy
 - C. Village at Martins Trail
 - D. Carson Valley Veterinary
 - E. Gardnerville Station Outlet

7. Current Projects Under Construction
 - A. Residence 1861 Apartments
 - B. Thoroughbred Crossing Apartments
 - C. Stor-All Expansion
 - D. Carson Valley Medical Hospital

8. Current Properties in Annexation
 - A. Corley Ranches LLC - The Farmstead at Corley Ranch - 130.55 acres
 - B. Ashland Park - 13.72 acres – Signed agreement June 10, 2022

9. 2022 Board of Directors Notice of Elections

Ken Deering and Barbara Henningsen positions on the GWC Board of Directors is up for re-election. Candidate applications are accepted June 24, 2022, through August 12, 2022. In the case of a full election is required, ballots will be mailed to eligible members by September 30, 2022. Ballots will be accepted until 2pm November 8, 2022, with ballot counting beginning after the 2pm deadline.

Candidate Applications:

- George Deeble
- Ken Deering
- Kenneth Miller

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Doug Sonnemann made a motion to adjourn the meeting. Carl Spahr seconded the motion. Motion was approved. Ken Deering adjourned the meeting at 6:45 PM.