

Best Water! Best Service!



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, September 13, 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*

Public Present:

Calvin Coles, Waterworth

Ken Deering called the September 13, 2022, Regular Board Meeting to order at 5:00 p.m.

Approval of Agenda: Doug Sonnemann made a motion to approve the Agenda for the September 13, 2022, Board Meeting. Dave Ellison seconded the motion. Motion was approved.

Minutes of the August 9, 2022, Regular Board Meeting: Dave Ellison made a motion to approve the August 9, 2022, Regular Board Meeting Minutes with changes from Barbara Henningsen, minutes not to be posted online until approved by Board. Doug Sonnemann seconded the motion. Motion was approved.

Financial Statements for August 2022: Barbara Henningsen made a motion to approve the August 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

Obtained full approval from NDEP. Turned NDEP approvals and easements into Douglas County on 9/1/22. Waiting for Douglas County to approve the building permit.

B. 1394 Hwy 395 Parceling Project

RCI turned in revisions to Douglas County on 8/25/22. RCI turned in mylars Douglas County signatures and paid all fees on 9/7/22.

C. Highway 395 Waterline Improvement Project

GWC and RCI are reviewing tentative plans to submit to NDOT for final approval.

D. 2022 Chevy Silverado Purchase

The new 2022 Chevy Silverado, approved February 2022, will be complete on 9/16/22 then shipped to Champion Chevrolet. After it arrives, they will contact GWC to proceed with the purchase.

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 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	\$1.70
- above 20k gallons	\$1.96	\$2.25	\$2.65
Irrigation Usage Rate			
- 0 to 200k gallons	\$1.47	\$1.75	\$1.95

- above 200k gallons \$1.96 | \$2.25 \$2.65

Private Fire Fee Recommendation:

PF Meter Size	2022 Existing	2023 Proposed	2024 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

Manger and staff recommend the Board of Directors adopt an 8% rate increase for January 1, 2023 and 7% rate increase for January 1, 2024 for water user fees and private fire fees.

Calvin from Waterworth, via zoom, reviewed the Rate Study with the Board. Calvin explained that GWC as a company is doing very well and not in debt to anyone. Other water companies have not had increases for quite some time and will be in trouble when it comes to capital improvements. He explained that GWC is utilizing an Asset Management Plan to determine appropriate spending and reserve amounts.

Consensus of Board, agreed to proceed with the Rate Study as presented. They agreed to place this item on the October 11, 2022 Board Meeting agenda to allow for public comment and a final vote on October 11, 2022.

Agenda Item 3: Attorney Report – Chuck Zumpft

Working with staff on the GWC Rules & Regulations regarding Annexations. Will be bringing that to the Board at the October Board meeting.

Agenda Item 4: Manager’s Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 5 meter(s) installed or replaced in August 2022
 - B. There were 0 plan reviews in August 2022
 - C. There were \$18,707 in impact fees invoiced in August 2022
2. Service Orders, Locates & Leak Notices
 - A. There were 24 locates completed by GWC staff in August 2022

- B. There were 61 service orders completed by GWC staff in August 2022
- C. There were 67 leak notices completed by GWC staff in August 2022

3. Water Consumption & Pumpage

Total Water Pumped	452,964,300
Total Acre Feet Used	1389.69
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	128,424,214
September - October Total Consumption	94,227,373
November - December Total Consumption	34,194,564
GWC Authorized Usage	1,092,975
2022 TOTAL Consumption	448,597,546

Water Loss (Gallons)	4,366,754
Water Loss (%)	0.96%

- 4. Monthly Water Operations Supervisor Update
 - A. Jonas is scheduled for the D3 test October 13th
 - B. Maintain and monitoring the system
 - C. Finished painting all well houses
 - D. Eamon will be signing up for a CDL school in the fall
 - E. Investigate customer complaints
 - F. Assist with contractors needs
 - G. Jake continues to learn the system
 - H. Flow testing on the high side continues
- 5. Staff Safety Courses Taken
 - A. Office Ergonomics – August
 - B. Emergency Response in the Workplace - September
- 6. Current Projects in Review
 - A. Ashland Park Subdivision
 - B. Ashland Park – Muller Pkwy
 - C. Carson Valley Veterinary
 - D. Gardnerville Station Outlet
- 7. Current Projects Under Construction

- A. Carson Valley Medical Hospital
- B. Residence 1861 Apartments
- C. Thoroughbred Crossing Apartments
- E. Stor-All Expansion
- F. Village at Martins Trail

8. Current Properties in Annexation

- A. Corley Ranches LLC - The Farmstead at Corley Ranch - 130.55 acres – waiting for signed agreement
- 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. 6 applications were filed with GWC. Ballots will be mailed to eligible members by September 30, 2022. Ballots will be accepted until 2pm November 1, 2022, with ballot counting beginning after the 2pm deadline.

Board Candidates:

- George Deeble
- Ken Deering
- Daniel Hamer
- Barbara Henningsen
- Jason Johnston
- Kenneth Miller

Election Procedures: Ballots shall be counted by those board members not up for election or as delegated to other employees or members of the corporation or other designated agent.

Determination needed: Will Dave Ellison, Doug Sonnemann, and Carl Spahr count the ballots or delegate to another employee, member, or agent? Dave Ellison and Doug Sonnemann have keys and will count the ballots on November 1st.

Consensus of the Board is to have the 3 remaining Board members count and validate the ballots.

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Dave Ellison made a motion to adjourn the meeting. Carl Spahr seconded the motion. Motion was approved. Ken Deering adjourned the meeting at 6:36 PM.