



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, January 10, 2023 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 January 10, 2023, Regular Board Meeting to order at 5:50 p.m.

Approval of Agenda: Ken Deering made a motion to approve the Agenda for the January 10, 2023, Board Meeting. Barbara Henningsen seconded the motion. Motion was approved.

Minutes of the December 13, 2022, Regular Board Meeting: Doug Sonnemann made a motion to approve the December 13, 2022, Regular Board Meeting Minutes, adding Dave Ellison. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for December 2022: Ken Deering made a motion to approve the December 2022 Financial Statement as presented. Barbara Henningsen seconded the motion. Motion was approved.
Kristien let the board know that the Tab for Well 10 has been added.

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

RDC has begun digging the building footings. Updated value engineering has yet to be received. Currently in weather delay. New tab in board binder labeled “Well 10” includes schedule, budget vs expenses, contract, and value engineering.

B. 1394 Hwy 395 Parceling Project

Mark has spoken to the potential buyer. They are interested in potentially buying the 1394 Hwy 395 property. They are currently meeting with their accountant and lawyer before proceeding with notifying GWC of their final decision. They want to schedule a walkthrough of the property. Mark will schedule a date and time and notify the current tenant.

C. Highway 395 @ Raleys Waterline Improvement Project

Waiting on NDOT review. After NDOT review is complete, GWC will submit it to Bureau of Safe Drinking Water.

D. NDOT Highway 395 Project

Chuck Zumpft and Mark has reviewed the proposed contract and disagree with that there is no warranty. NDOT is not willing to change the contract. RCI has requested an updated contract.

Agenda Item 2A: Discussion and Possible Regarding Well 9 Rehab

The GWC Asset Management Plan has all wells on a 10-year cycle to be rehabbed. By rehabbing the well every 10 years, it helps keep the well clean and disinfected, determines the condition and reveals potential future problems. Well 9, located on Southgate Drive, was last rehabbed in 2012.

Well number 9 was drilled and placed in service in 1989. The well is 400 feet deep and is equipped with a 100-horsepower vertical turbine pump that is capable of producing 1200 gallons per minute in volume.

The attached proposal from Carson Pump would include completion of the following:

1. Completion of a video of the well casing interior to determine the condition of the well perforations and well casing prior to cleaning.
2. Brushing and swabbing of casing and perforations to remove initial crustations that form around the sides of the casing and perforated screens.
3. Addition of Cotey Liquid Acid Descaler to help break loose any remaining crustations from the casing and screens.
4. Second swabbing of casing and screens.
5. Cleaning remaining debris from well.
6. Complete new video of cleaned well and disinfect well.

In addition to cleaning the well casing and screens, Carson Pump would inspect the existing pump impellor, wiring, and column pipe (water supply pipe) to determine if any repair or replacement is necessary to these parts of the operation while they have pulled this equipment out of the well.

Recommendation

Manager and staff recommend the Board of Directors award the contract to Carson Pump, LLC for the rehabilitation of well number 9 in the amount of \$56,925. Also authorize the Manager to obtain any equipment repair and replacement costs, if needed, from Carson Pump or others and poll the Board for approval.

Carl Spahr made a motion to approve Carson Pump, LLC for the rehabilitation of well 9 in the amount of \$56,925. Also, authorize the Manager to obtain any equipment repair and replacement costs, if needed, from Carson Pump or others and poll the Board for approval. Ken Deering seconded the motion. Motion was approved.

Agenda Item 2B: Discussion and Possible Action Regarding Well Meter Replacements

GWC's efforts to correctly report the water pumpage vs consumption has proven there is a problem with some or all of the well meters reading correctly. Correct reading is required to properly determine how much water was pumped by GWC wells. This information is required by NDEP on a monthly basis as well as an annual water audit.

The meters will be installed by GWC staff. Attached is a proposal from Sierra Controls for purchase of the meters and programming.

Recommendation

Staff recommends the Board of Directors approve the quote from Sierra Controls for purchase of the well meters and programming in the amount of \$51,404.

Doug Sonnemann made a motion to approve Sierra Controls for the purchase of the well meters and programming in the amount of \$51,404. Carl Spahr seconded the motion. Motion was approved.

Agenda Item 3: Attorney Report – Chuck Zumpft

No Report.

Agenda Item 4: Manager’s Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 3 meter(s) installed or replaced in December 2022
 - B. There were 0 plan reviews in December 2022
 - C. There were \$0 in impact fees invoiced in December 2022

2. Service Orders, Locates & Leak Notices
 - A. There were 11 locates completed by GWC staff in December 2022
 - B. There were 115 service orders completed by GWC staff in December 2022
 - C. There were 0 leak notices completed by GWC staff in December 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%

2022	Pumped	Sold	Difference	Percentage
January - February	31,986,300	27,169,902	4,816,398	15.1%
March - April	57,994,400	51,586,910	6,407,490	11.0%
May - June	108,070,600	111,901,608	-3,831,008	-3.5%
July - August	129,163,400	128,424,214	739,186	0.6%
September - October	93,961,100	94,227,373	-266,273	-0.3%
November - December	31,788,500	34,194,564	-2,406,064	-7.6%
GWC Authorized Usage	0	1,092,975	-1,092,975	0.0%
2022 TOTALS	452,964,300	448,597,546	4,366,754	1.0%

4. Monthly Water Operations Supervisor Update
 - A. Well 10 project has started
 - B. Jonas still waiting on state acceptance
 - C. Eamon has started CDL training
 - D. Completed all but 1 large meter register replacements
 - E. Snow removal, maintenance repairs, and helping customers as needed

5. Staff HR/Safety Courses Taken
 - A. Integrity in the workplace – December
 - B. Harassment Prevention - January

6. Current Projects in Review
 - A. Gardnerville Station Outlet – waiting for NDOT review

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

8. Current Properties in Annexation
 - A. Corley Ranches LLC - The Farmstead at Corley Ranch - 130.55 acres – signed agreement December 12, 2022
 - B. Ashland Park - 13.72 acres – Signed agreement June 10, 2022

Both annexations are almost ready to submit to the PUC. Mark, RCI, and PUC representative had a meeting 01/04/23 to discuss the errors in the preliminary submittal. RCI will make the changes and prepare for final submittal to the PUC.

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Carl Spahr made a motion to adjourn the meeting. Doug Sonnemann seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:55 PM.