



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, April 11, 2023 5:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

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

Staff Members Present:

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

Dave Ellison called the April 11, 2023, Regular Board Meeting to order at 5:00 p.m.

Approval of Agenda: Ken Deering made a motion to approve the Agenda for the March 14, 2023, Board Meeting. Doug Sonnemann seconded the motion. Motion was approved.

Minutes of the March 14, 2023, Regular Board Meeting: Doug Sonnemann made a motion to approve the March 14, 2023, Regular Board Meeting Minutes. Barbara Henningsen seconded the motion. Motion was approved.

Financial Statements for March 2023: Tabled until the May Board Meeting. They are not accurate. Kristien will reach out to Caselle for resolution.

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 some major weather delays but are still working on the project. They have billed GWC for their second project billing in the amount of \$73,362.07.

B. Highway 395 @ Raley's Waterline Improvement Project

GWC has submitted to Bureau of Safe Drinking Water for review. RCI and Mark are discussing removing the waterline going across Hwy 395 to Kingslane. RCI and GWC meeting Thursday, April 6 to discuss project.

C. NDOT Highway 395 Project

NDOT is going out to bid for the project. They should have a contract soon.

D. Well 9 Rehab

Carson Pump is scheduled to rehab the well for 4/10/2023.

E. Well Meters

GWC has received the well meters from Sierra Controls.

F. Sale of Old Office

Staff provided the buyers with the draft contract for sale on 03/15/23. The buyers responded with a draft deed of trust not a contract for sale which was approved by the board March 14, 2023. The documents provided by the buyer is an entirely new design and new document. It appears that GWC is carrying a note secured by a deed of trust, which means we transfer the property at close of escrow (signing of contracts and transfer of down payment).

On 3/20/23 staff responded to the buyer, after consulting Chuck Zumpft, the following: The requested changes have been reviewed and denied. The changes in the proposed documents are not consistent with the approval by the board. The board approved seller financing with transfer of ownership when the property is paid in full. They made it clear to our attorney of their wishes which were sent to you in the previous agreements. If you wish to request another option, it would have to be reviewed by the board at the April board meeting. Of course, you always have the option of securing financing and GWC will proceed in a traditional property sale agreement. Please let us know how you wish to proceed. Currently staff has not heard back from the buyers.

Agenda Item 3: Attorney Report – Chuck Zumpft

No Report.

But Chuck informed the Board that he is running for council for GRID (Gardnerville Ranchos Improvement District). There has been no conflict with GRID in the 28 years he has represented GWC, if it were to happen, Chuck would decline to represent either company.

Agenda Item 4: Manager's Report

1. Meters, Plan Reviews & Impact fees

- A. There were 4 meter(s) installed or replaced in March 2023
- B. There were 0 plan reviews in March 2023
- C. There were \$0 in impact fees invoiced in March 2023

2. Service Orders, Locates & Leak Notices

- A. There were 18 locates completed by GWC staff in March 2023
- B. There were 59 service orders completed by GWC staff in March 2023
- C. There were 31 leak notices completed by GWC staff in March 2023

3. Monthly Water Operations Update

- A. Nitrate and Nitrite samples - JS
- B. Pressure test at Martin Meadows - JS
- C. Well meter parts research and ordering – JS
- D. Hot Tap at Martin Meadows – EW
- E. Well house rain gutters – EW
- F. Shop organization - EW
- G. Backhoe maintenance – JT
- H. Hydrant repair on Pinenut Rd – JT
- I. Monthly generator maintenance - JT

4. Staff HR/Safety Courses Taken
 - A. Confined space and trench safety - Operators
 - B. Workplace Harassment – April
5. Current Projects in Review
 - A. Gardnerville Station Outlet
 - B. Martin Stahl Apartments
6. Current Projects Under Construction
 - A. Carson Valley Medical Hospital
 - B. Residence 1861 Apartments
 - C. Thoroughbred Crossing Apartments
 - C. Stor-All Expansion
 - D. Village at Martins Trail
 - E. Carson Valley Veterinary
 - F. Ashland Park
7. Current Properties in Annexation
 - A. Corley Ranches LLC - The Farmstead at Corley Ranch - 130.55 acres – submitted 2/15/23
 - B. Ashland Park - 13.72 acres – submitted 2/15/23
8. Staff and Board Luncheon

Thursday, April 20, 2023 @ 11:30am - Tri tip, potato salad, salad, & dessert

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Ken Deering made a motion to adjourn the meeting. Carl Spahr seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:15 PM.