

Best Water! Best Service!



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, May 9, 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*

Public Present:

Peter Baratti
Keith Shaffer, Engineer - RCI
Jeff Farr, Justin Williams, and Christopher Erb – RDC via Zoom

Dave Ellison called the May 9, 2023, Regular Board Meeting to order at 5:00 p.m.

Approval of Agenda: Doug Sonnemann made a motion to approve the Agenda for the May 9, 2023, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

Minutes of the April 11, 2023, Regular Board Meeting: Barbara Henningsen made a motion to approve the April 11, 2023, Regular Board Meeting Minutes. Ken Deering seconded the motion. Motion was approved.

Financial Statements for March 2023: Ken Deering made a motion to approve the March 2023 Financial Statement as presented. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for April 2023: Ken Deering made a motion to approve the April 2023 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

Block is on site for the wall and building, concrete is poured for building and generator pad, both detention basins are completed, water mains have been filed and now are getting ready to test for bacteria and pressure testing, and block wall is being prepared for construction. Received third project billing in the amount of \$345,973.88.

Well 10 Update Justin Williams-Project Manager gave an update on well 10. Building going up, then install pump, roll in the trusses then put roof on. Utilities in place underground. Next few weeks, asphalt will be poured in front then the driveway approach, the wrought iron fence will be going up as well as the CMU fence around the entire premise.

Ken Deering is concerned with depth of the footing for the fence on the North side. Keith Shaffer-Engineer gave an update on the fence footing. Keith stated we want to follow the plan that the depth is more structural than relative to wind load. The designated frost depth is 18inches in Douglas County, from the bottom of the footing, not the top of the footing.

Ken asked if any resolution with the sewer line issue. Mark Lovelady said GWC will provide an easement as the line can't be relocated across our property, we will pothole it on our side of the property line of GWC and Joe Benigno's property and pothole it at our 4inch sewer connection and get elevations to see if we can tie it in and move it off of Joe's property then provide an easement for the line. The cost would be on GWC. Keith Shaffer stated that there is not a sewer line on Interest Ln. As a condition of for approval of the parcel map there is an a sewer extension 40 ft to the South of GWC property line, at the corner of GWC property line on Interest Ln there is a manhole about 40 ft to the South and that's where the sewer line was improved. There was no lateral or main put on Interest Ln. The sewer line issue is still be investigated.

Ken and the Board have concerns regarding the electrical scheduling, supplies and permits. Also, concerned about scheduling NV Energy installation.

B. Highway 395 @ Raley's Waterline Improvement Project

GWC has submitted to Bureau of Safe Drinking Water for review. Waiting for response from BSDW and NDOT.

C. NDOT Highway 395 Project

NDOT is going out to bid for the project. No update.

D. Well 9 Rehab

Carson Pump is scheduled to rehab the well for 5/08/2023.

E. Well Meters

The wrong meter for well 2 was sent and needs to be replaced with the correct meter. GWC has received the materials for installation. Operators are working with Sierra Controls to schedule installation.

F. BLM Tank Site

Mark has instructed RCI to contact BLM in regard to the property. RCI, GWC and BLM will be scheduling a meeting to discuss the property. Overall, it looks promising to the possibility to obtain the property.

Agenda Item 2A: Discussion and Possible Action Regarding Selling 1394 Douglas Ave

On March 14, 2023 the Board of Directors approved the sale of GWC old office, located at 1394 Douglas Ave (formally 1394 US Hwy 395 N) APN 1220-04-101-037 to DPB LLC with a purchase price of \$400,000, balloon payment of 5 years, interest rate of 5%, down payment of 20% \$80,000, loan amount of \$320,000, monthly loan payment of 1,717.83, and permit Mark Lovelady, GWC Manager to sign all applicable documents.

The board approved seller financing with transfer of ownership when the property is paid in full.

Mark spoke to the buyers regarding their issue with proceeding with the sale. They said the issue was with the new banking and loan changes, if they proceeded with the sale as is and the property was not transferred into their name, they would still be responsible for obtaining a new loan with another minimum 20% down payment. Mark recommended that they write up a request for modification to the board previous decision.

Request by the buyer, DPB LLC, I understand the interests of the Water Company to protect its assets, but in the interests of my business I would need to be shown as a property owner. The agreement as presented would basically make my business a lessee as opposed to an owner. I believe the agreement should be worded in such a way that the Water Company would be able to foreclose in the event I don't hold up my obligations under the agreement. As an owner, I would be able to refinance the property whereas I would not be able to do that under the terms of the proposed agreement.

Recommendation

Manager and staff recommend the Board of Directors review the components of the agreement for a potential compromise.

Consensus of the Board, to table this for further review and thought.

Agenda Item 3: Attorney Report – Chuck Zumpft

No Report.

Agenda Item 4: Manager’s Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 33 meter(s) installed or replaced
 - B. There were 0 plan reviews
 - C. There were \$0 in impact fees invoiced

2. Service Orders, Locates & Leak Notices
 - A. There were 26 locates completed by GWC staff
 - B. There were 136 service orders completed by GWC staff
 - C. There were 61 leak notices completed by GWC staff

3. Water Consumption & Pumpage

Total Water Pumped	67,917,200
Total Acre Feet Used	208.37
Total Water Outflow	0

2023 CONSUMPTION	
January - February Total Consumption	29,422,496
March - April Total Consumption	36,383,252
May - June Total Consumption	
July - August Total Consumption	
September - October Total Consumption	
November - December Total Consumption	
GWC Authorized Usage	30,800
2023 TOTAL Consumption	65,836,548

Water Loss (Gallons)	2,080,652
Water Loss (%)	3.06%

2023	Pumped	Sold	Difference	Percentage
January - February	28,936,500	29,422,496	-485,996	-2%
March - April	38,980,700	36,383,252	2,597,448	7%
May - June	0	0	0	#DIV/0!
July - August	0	0	0	#DIV/0!
September - October	0	0	0	#DIV/0!
November - December	0	0	0	#DIV/0!
GWC Authorized Usage	0	30,800	-30,800	#DIV/0!
2023 TOTALS	67,917,200	65,836,548	2,080,652	#DIV/0!

- 4. Monthly Water Operations Update
 - A. Irrigation turn-ons - JS
 - B. Bacteria samples at Martin Meadows - JS
 - C. Well 10 inspection – JS
 - D. Replaced shop lights – JT
 - E. New meter installations – JT
 - F. Hydrant Flushing – JT
 - G. Well 10 observations and inspections: foundation concrete poured, cla valve installed, pressure tests – EW
 - H. Installation of new weed sprayer on Duramax – EW
 - I. Transported material piles from Well 1 to yard - EW

- 5. Staff HR/Safety Courses Taken
 - A. Workplace Harassment – April
 - B. Cybersecurity – Browser Safety - May

- 6. Current Projects in Review
 - A. Gardnerville Station Outlet
 - B. Martin Stahl Apartments

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

- 8. 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

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Barbara Henningsen made a motion to adjourn the meeting. Carl Spahr seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 7:33 PM.