



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, February 14, 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*
Lisa Taylor, *GWC Administrative Assistant*
Jonas Austin, *GWC Water Operations Supervisor*
Chuck Zumpft, *GWC Attorney*

Dave Ellison called the February 14, 2023, Regular Board Meeting to order at 5:00 p.m.

Public Present:

Peter & Tedora Baratti
Keith Scott

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

Minutes of the January 10, 2023, Regular Board Meeting: Doug Sonnemann made a motion to approve the January 10, 2023, Regular Board Meeting Minutes. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for February 2023: Mark suggested to table the Financial Statements until the March Meeting as Kristien was out sick.

Well 10 Tab - Ken would like Kristien to add another column titled “Projected”

Public Comment:

Keith Scott 1409 Interest Lane – purchased property from GWC which is next to GWC Well 10, a sewer line was discovered that appears to be going across his property into GWC’s Well 10. This was unknown to GWC, MGSD, or Keith Scott. Keith has no easement. He has spoken to Peter Baratti from MGSD, regarding the sewer line and the need for an easement for the line. Also, he has spoken with Mark Lovelady. Mark has indicated that GWC will provide an easement for the sewer line. Mark will also attempt to contact Joe Benigno to inform him of a possible sewer line on his property.

Agenda Item 1: Old Business

A. Well 10 CMAR Project

RDC has dug building footings, over excavation and backfill. Working on plumbing into/out of the building. Installed electrical conduits for NV Energy. Located a 6” sewer line going from Keith Scott’s

home to Hwy 395. RCI and MGSD is trying to determine what to do with the line. Meeting set with Carson Pump 2/10/23 to discuss well pump installation. Value engineering have been received however GWC & RCI disagreed with some of the numbers so RDC is working on revising those figures. GWC has requested a new schedule and billing forecast. The previously scheduled weather shutdown will be removed. RDC has assigned a new project manager Justin Williams.

B. Highway 395 @ Raley's Waterline Improvement Project

NDOT has requested more information. GWC operators have reviewed the plans. Mark meet with RCI last week to go over the project. RCI will resubmit to NDOT, after NDOT review is complete, GWC will submit it to Bureau of Safe Drinking Water.

C. NDOT Highway 395 Project

NDOT is going out to bid for the project. They should have a contract by April 2023.

D. Well 9 Rehab

Carson Pump is scheduled to rehab the well mid-March.

E. Well Meters

GWC ordered the well meters from Sierra Controls. The meters are expected mid-March.

Agenda Item 2A: Discussion and Possible Regarding Selling the GWC Old Office Located at 1394 Douglas Ave (Formally 1394 US Hwy 395 N)

Peter and Teodora Baratti (DPB LLC) have accepted the GWC Board of Directors offer to sell the GWC old office located at 1394 Douglas Ave (formerly 1394 US Hwy 395 N) APN 1220-04-101-037 at the terms listed below:

Purchase price: \$400,000

Balloon payment: 5 years

Interest rate: 5%

Down payment: 20% \$80,000

Loan: \$320,000

Monthly Loan Payment: 1,717.83

The Baratti's are requesting all legal, recording, and title fees be split 50/50.

If the GWC Board of Directors vote to sell 1394 Douglas Ave, Mark Lovelady, GWC Manager, will contact Dr. Black to notify him of GWC's intention to terminate the month-to-month lease and provide him a move out date.

Recommendation

Manager and staff recommend the Board of Directors sell the GWC old office located at 1394 Douglas Ave (formerly 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.

Consensus of the board to approve the sale of the GWC old office, located at 1394 Douglas Ave (formally 1394 US Hwy 395 N). The board agreed for Mark Lovelady, Kristien Bennett and Chuck Zumpft to put the agreement together and email to the board.

Agenda Item 3: Attorney Report – Chuck Zumpft

No Report.

Agenda Item 4: Manager's Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 6 meter(s) installed or replaced in January 2023
 - B. There were 1 plan reviews in January 2023
 - C. There were \$41,164 in impact fees invoiced in January 2023
2. Service Orders, Locates & Leak Notices
 - A. There were 9 locates completed by GWC staff in January 2023
 - B. There were 41 service orders completed by GWC staff in January 2023
 - C. There were 69 leak notices completed by GWC staff in January 2023
3. Monthly Water Operations Supervisor Update
 - A. Well 10 under construction – reviewing daily
 - B. Jonas is scheduled for D3 test on February 15th
 - C. Eamon has passed his class A driver's license on 2/3/23
 - D. Eamon and Jacob have signed up for the D2 Test on March 17th
 - E. Completed all but one large meter register replacement due to scheduling
 - F. Snow removal lots of snow removal repairing damage from heavy snow
 - G. Operators fixed main break on Waterloo Lane
4. Staff HR/Safety Courses Taken
 - A. Harassment Prevention – January
 - B. Wage and Hour Laws - February
5. Current Projects in Review
 - A. Gardnerville Station Outlet – waiting for NDOT review
6. Current Projects Under Construction
 - A. Carson Valley Medical Hospital – *the hospital and Contractor have been making changes that are not on the approved plans. Chuck Zumpft is concerned whether GWC has any responsibility per GWC Rules and Regulations. Mark said GWC will not accept for maintenance any of the changes done within this project. Chuck suggested a letter stating that and the reasons (citing GWC Rules and Regulations) be sent to CVMH when the project is complete.*
 - B. Residence 1861 Apartments
 - C. Thoroughbred Crossing Apartments
 - B. Stor-All Expansion
 - C. Village at Martins Trail
 - D. Carson Valley Veterinary
7. 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

GWC submitted the annexation packet to the PUC on February 9, 2023.

Agenda Item 6: Board Comments

No Comments.

Agenda Item 7: Adjournment

Barbara Henningsen made a motion to adjourn the meeting. Ken Deering seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:55 PM.