

Best Water! Best Service!



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, July 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*
Lisa Taylor, *GWC Administrative Assistant*
Chuck Zumpft, *GWC Attorney*

Public Present:

Keith Scott

Dave Ellison called the July 11, 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 July 11, 2023, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

Minutes of the June 13, 2023, Regular Board Meeting: Barbara Henningsen made a motion to approve the June 13, 2023, Regular Board Meeting Minutes, with changes regarding Pro West, as to hardware and tool cost, what that would be. Ken Deering seconded the motion. Motion was approved.

Public Comment:

Keith Scott 1405 Interest Ln - Keith is still very concerned as he is no closer to any answers. He has not been able to contact Peter Baratti with MGSD. He will attempt to see Peter on Wednesday. He would like Peter to run dye in his sewer to see where it goes. Keith hopes Peter will attend another board meeting to help get this settled. Keith is worried about the sale of Joe Beningo's property, not knowing what may be built. He would like a line to run from the back of his property out to Interest Ln if it's even possible. He thinks that an easement would solve his issue with Joe's property for sale.

Agenda Item 1: Old Business

A. Well 10 CMAR Project

The roof was completed without the skylight. No further progress has been made. No updates have been received.

B. Highway 395 @ Raley's Waterline Improvement Project

GWC has resubmitted to Bureau of Safe Drinking Water with corrections.

C. NDOT Highway 395 Project

Sierra Nevada Construction was the low bidder. Project should start in the fall of 2023.

D. Well 9 Rehab

Scheduling for rehab will occur winter 2023/2024 or spring 2024.

E. Well Meters

GWC is scheduling installation.

F. BLM Tank Site

No further information since the last meeting update.

G. Sale of 1394 Douglas Ave

Staff purchased a for sale sign and flyers tube. A flyer and listing on Zillow.com and forsalebyowner.com will occur once Mark have obtained pictures of the inside and outside of the property.

Agenda Item 2A: Discussion and Possible Action Regarding GIS System

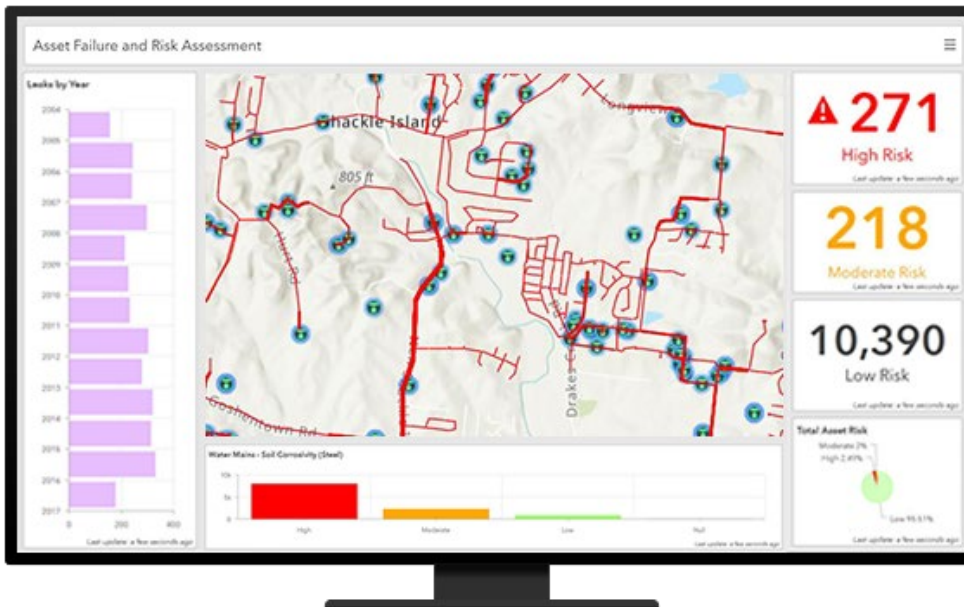
A geographic information system (GIS) is a system that creates, manages, analyzes, and maps all types of data. GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there). This provides a foundation for mapping and analysis that is used in science and almost every industry. GIS helps users understand patterns, relationships, and geographic context. The benefits include improved communication and efficiency as well as better management and decision making.

Hundreds of thousands of organizations in virtually every field are using GIS to make maps that communicate, perform analysis, share information, and solve complex problems around the world. This is changing the way the world works.

Utilities need to manage assets, analyze data, and make data-driven decisions. ArcGIS empowers utilities to do this with a modern data model, out-of-the-box analytics tools, and easy-to-use maps and applications. It supports digital twins, provides data in real time, and makes sharing data across the enterprise easy. ArcGIS consumes external data, includes artificial intelligence and machine learning tools, and can increase effectiveness in every corner of the utility.

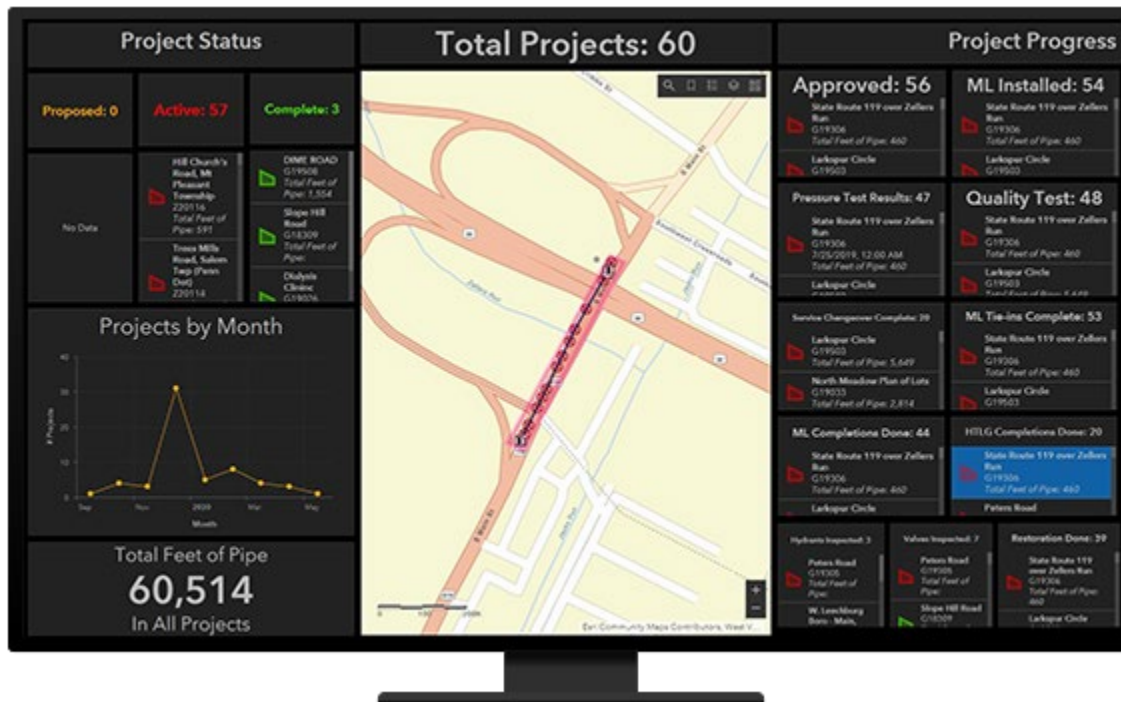
Asset management

Esri's ArcGIS supports a holistic approach to asset management. Our location-based technology provides fresh insights about asset performance, risks, resources, and costs.



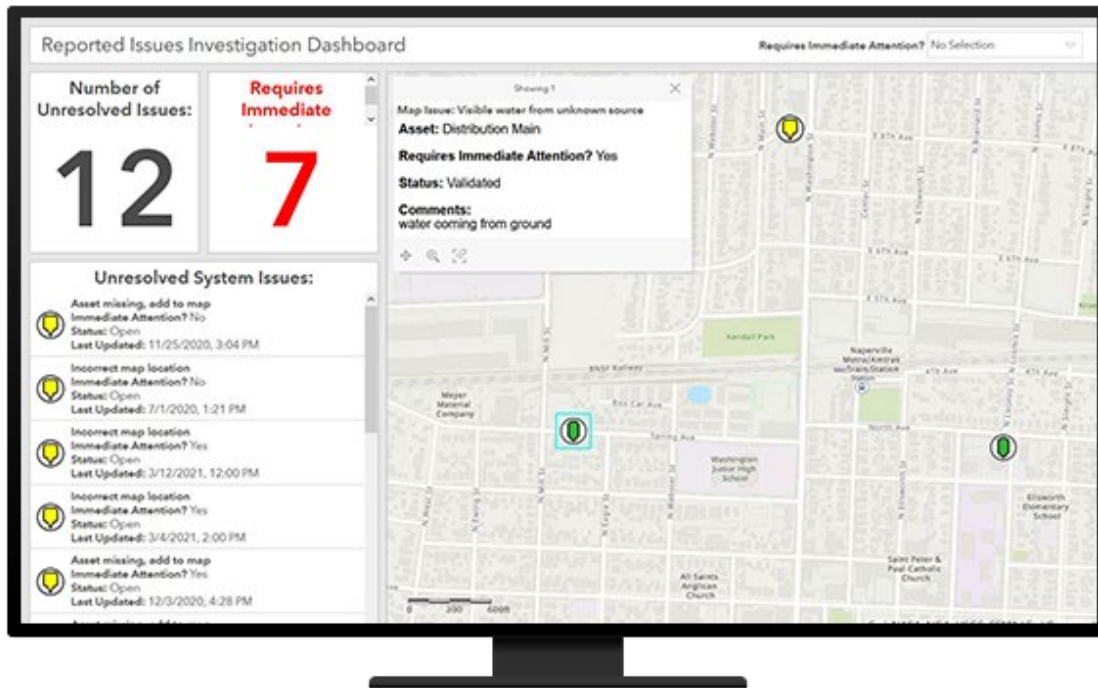
Operational intelligence

Enable innovative ways to get insights for operations management. Increase situational awareness, reveal inefficiencies, and make informed decisions.



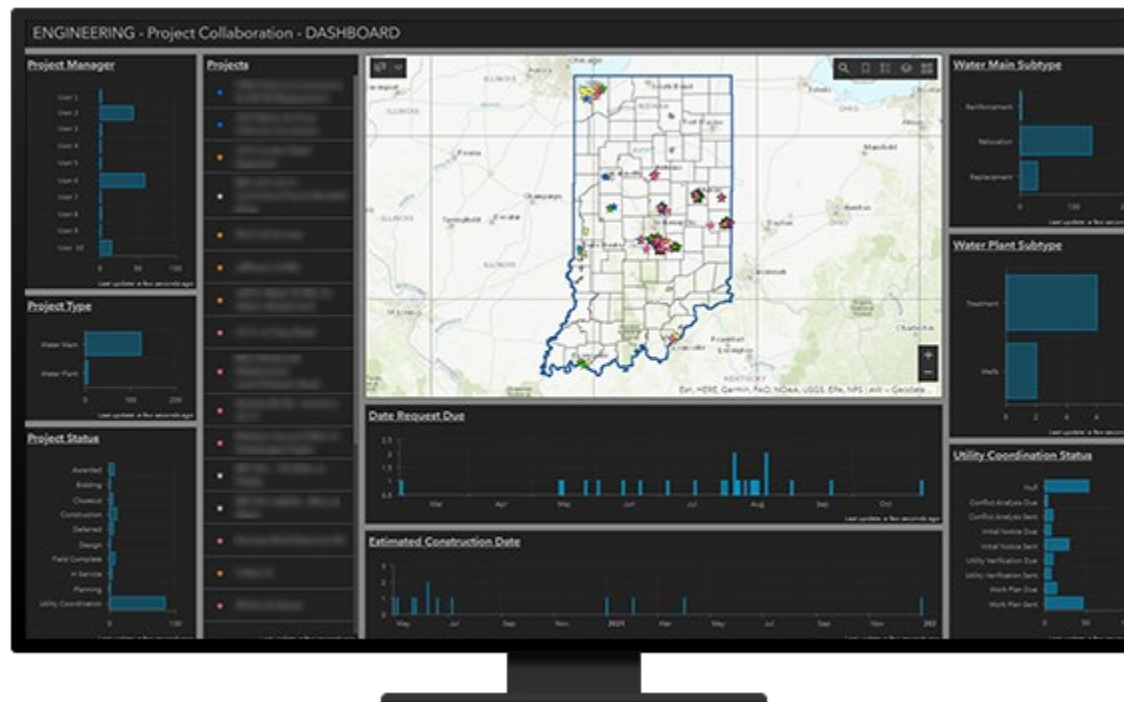
Gain operational awareness

Web maps and apps connect staff inside and outside the office. Dashboards display operational views of work, specific to the user's needs. Seeing mobile activities in real time improves workflows, resulting in more work completed in less time.



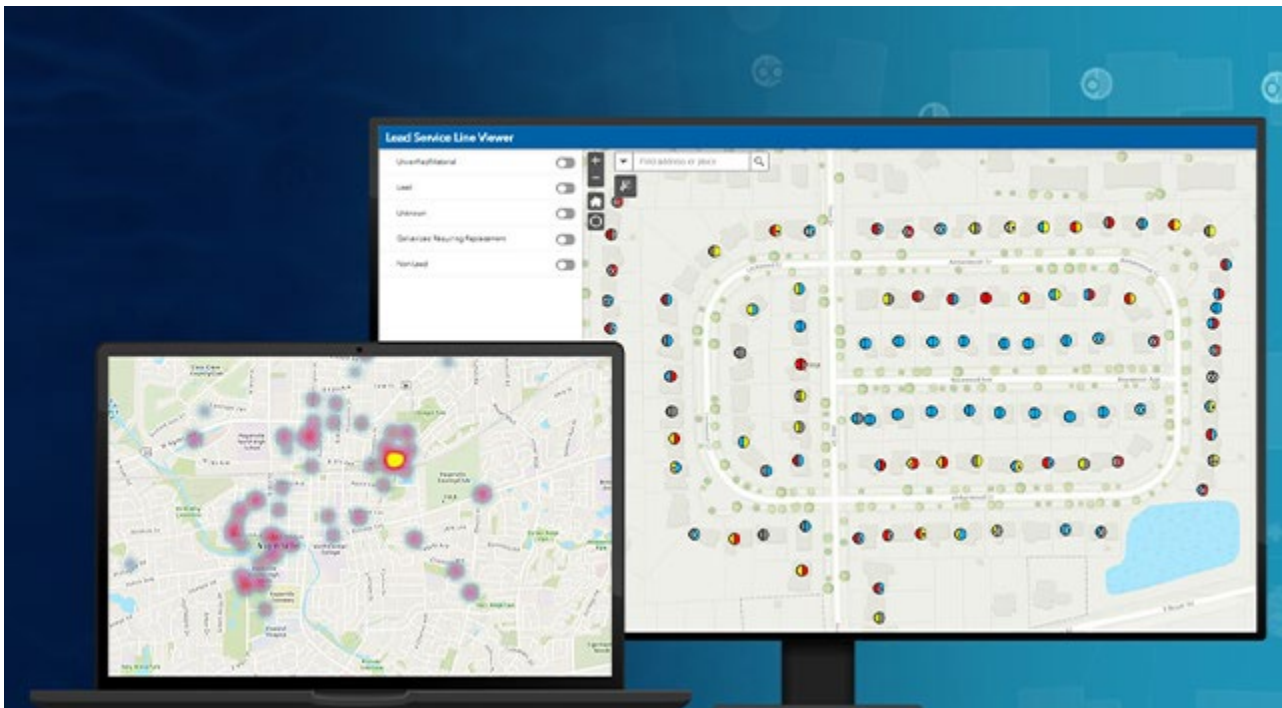
Planning and engineering

Deliver workflows, designs, and solutions that increase the bottom line. Analyze projects, deliver essential workflows, and share asset information with your stakeholders.



Planning for lead service line replacement

ArcGIS can help water systems staff meet lead service line replacement requirements using analytics, mapping, mobile apps, dashboards, and more. Quickly get started identifying lead in your system, validating lead material from the field, and sharing this information with stakeholders. Esri's Lead Service Line Inventory solution provides a jump start to compliance.



Pro-West proposes configuring 4 solutions for the management of utility asset data. The data layers will be based upon the files provided to PWA and available in both mobile and office applications. The applications will be designed to utilize ArcGIS Online for an inventory of utility data and create a workflow for the management of the assets. The applications include:

- Field Collection Solution:
 - Field Maps will be configured for the collection (editing and viewing) of desired assets in the field.
- Office Management Solution:
 - Web-based, desktop (in-office) management solution, which will provide edit access and allow users to view and filter asset data and information.
- Asset Dashboard:
 - A dashboard to display key performance indicators that will show operation and asset information for the ‘big picture’ view of asset data.
- Asset Management Center:
 - A solution to embed management applications of utility data, for a single destination of editing and an inventory.

The one-time cost for Pro-West is \$14,416.43. Additionally, ESRI has a one time-cost of \$1,980 for licenses.

Recommendation

Manager and staff recommend the Board of Directors approve the quote with ProWest & Associates in the amount of \$14,416.43 and ESRI in the amount of \$1,980.

Consensus of the Board, to table to next meeting. The board wants more information regarding license renewal cost and training cost. The board agrees this is a great tool, however they want to know if there are other vendors and what they would charge.

Agenda Item 2B: Discussion and Possible Action Regarding Asphalt Sealing

The 2019 GWC Capital Improvement Program includes a budget of \$20,000 for asphalt sealing and crack sealing. Nevada Paving paved the 1579 Virginia Ranch Rd asphalt in 2019 for \$6,070.

Multiple companies were contacted regarding the project. Asphalt Protectors was the only bid submitted.

Project proposal includes:

Crackseal asphalt pavement cracking.

We will seal cracks with Elastoflex 650 (unless otherwise specified), a high-quality hot-pour pavement crack and joint sealant designed for your climate. Elastoflex 650 in PolySkin Meltable Packaging is the only product known in the market to reduce waste through it's usage of 100% of the packaging material in the installed product.

Crack and joint sealant seals out water and forms a long-lasting resilient seal, which is flexible and extensible at sub-zero temperatures and resists cracking in hot temperatures.

We will apply two coats of Pitch Black® asphalt emulsion sealcoat. We will install a premium commercial grade emulsion pavement sealer, Pitch Black® which is a custom rubberized asphalt emulsion blended with select minerals, polymers and chemicals to produce the finest product. Each additive was selected for its characteristics that ultimately produce a sealcoat with the deepest and longest lasting color, firmest body, and greatest durability. It is extraordinarily tough, flexible and water repellent.

Asphalt Protectors, Inc has been manufacturing and installing Pitch Black® asphalt emulsion sealcoat for over 25 years. Pitch Black has been tested and found to be absolutely FREE of PAH's (known carcinogen) making it a wise choice for the environmental and public health conscious.

We will clean the asphalt surface to be sealed with blowers and brooms or other mechanical methods to ensure proper bonding of the coating. Sealer will not bond to polished stone, heavily soiled areas, or oil spots. We will scrub and apply an oil spot primer to oil spots to help seal to attempt to bond to these areas.

Bid prices:

Well #3 \$1,188.72

1394 Douglas Ave \$2,577.37

1579 Virginia Ranch Rd \$7,580.32

Total bid: \$11,346.41

Recommendation

GWC Manager and staff recommend awarding asphalt sealing to Asphalt Protectors in the amount of \$11,346.41.

Barabara Henningsen made a motion to approve asphalt sealing to Asphalt Protectors in the amount of \$11,346.41. Ken Deering seconded the motion. Motion was approved.

Agenda Item 2C: Discussion and Possible Action Regarding Roof Replacement at Well 10 Storage

During the May 2023 regular board meeting Mark Lovelady recommended the Well 10 storage (old milk barn) roof replacement as it is in very poor condition.

Multiple companies were contacted regarding the project. Two companies submitted bids: Ponderosa Roofing and BGS Roofing.

Both bids included removing the current roof, disposal fees, install drip edge, install Tahoe Blue Sky Line metal roofing, permits, and cleanup. The differences are that Ponderosa is charging \$35,557 for the bid plus an additional \$6,335 for plywood. BGS included high temp ice shield and plywood as they said the current plywood is in poor condition and will need to be replaced.

Bid prices:

BGS Roofing \$32,000

Ponderosa Roofing \$41,892

Recommendation

GWC Manager and staff recommend awarding roof replacement at Well 10 Storage to BGS Roofing in the amount of \$32,000.

Doug Sonnemann made a motion to approve roof replacement at Well 10 Storage to BGS Roofing in the amount of \$32,000. Ken Deering 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 4 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 20 locates completed by GWC staff
 - B. There were 60 service orders completed by GWC staff
 - C. There were 61 leak notices completed by GWC staff

3. Water Consumption & Pumpage

Total Water Pumped	159,294,550
Total Acre Feet Used	488.72
Total Water Outflow	0

2023 CONSUMPTION	
January - February Total Consumption	29,422,496
March - April Total Consumption	36,383,252
May - June Total Consumption	100,097,683
July - August Total Consumption	
September - October Total Consumption	
November - December Total Consumption	
GWC Authorized Usage	30,800
2023 TOTAL Consumption	165,934,231

Water Loss (Gallons)	-6,639,681
Water Loss (%)	-4.17%

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	91,377,350	100,097,683	-8,720,333	-10%
July - August	0	0	0	0%
September - October	0	0	0	0%
November - December	0	0	0	0%
GWC Authorized Usage	0	30,800	-30,800	0%
2023 TOTALS	159,294,550	165,934,231	-6,639,681	-5%

4. Monthly Water Operations Update
 - A. Final fixture counts - JS
 - B. Inventory - JS
 - C. Weed spraying– JS
 - D. Replaced 2” valve at Hass Center– JT
 - E. Fire hydrant flows - completed all of Arbor Gardens, Stodick Ln, Well 10/ Tires Plus area, and currently are halfway done with Industrial area – JT
 - F. Spray weeds and drag property around office – JT
 - G. Painted/ maintenance on fire hydrants in 1861 neighborhood– EW
 - H. Located, dug up, and raised valved in the Rite Aid parking lot, had been buried under the asphalt for 10+ years with Jake, and Jon – EW
 - I. Attended precon meeting for the Carson Valley Vet - EW

5. Staff HR/Safety Courses Taken
 - A. Cybersecurity Awareness for Employees - June
 - B. Customer Service Over the Phone - July

6. Current Projects in Review
 - A. Martin Stahl Apartments

7. Current Projects Under Construction
 - A. Carson Valley Medical Hospital
 - B. Thoroughbred Crossing Apartments
 - B. Village at Martins Trail
 - C. Carson Valley Veterinary
 - D. Gardnerville Station Outlet at Mission Street

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

Ken Deering will not be attending the September Board Meeting. The October Board Meeting will begin at Well 10 for a tour.

Agenda Item 7: Adjournment

Ken Deering made a motion to adjourn the meeting. Barbara Henningsen seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 7:30 PM.