



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, January 9, 2024 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 January 9, 2024, Regular Board Meeting to order at 5:42 p.m.

Approval of Agenda: Doug Sonnemann made a motion to approve the Agenda for the January 9, 2024, Board Meeting. Ken Deering seconded the motion. Motion was approved.

Minutes of the December 12, 2023, Regular Board Meeting: Doug Sonnemann made a motion to approve the December 12, 2023, Regular Board Meeting Minutes, with the changes of adding Corley Ranch discussion. Carl Spahr seconded the motion. Motion was approved.

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

RDC is waiting to receive the pump. There are minor electrical items left for installation, once that is done, they will schedule the generator startup.

The board and Mark don’t believe the pump will arrive as indicated. Ken Deering asked that RDC attend the next board meeting to address the project and all the delays.

B. 1409 Interest Lane Sewer Line Issue

GWC exposed the sewer line and RCI surveyed the line. Mr. Scott is now working with RCI and paying all engineering invoices. Mark met with Neal Falk with Minden Lawyers. Mr. Falk reviewed the sales agreements for both sales to Mr. Scott and Mr. Benigno. Both sales agreements provided a 45 due diligence period. Mr. Falk believes GWC has no liability for the sewer line issues. Mr. Falk said to be a good neighbor, GWC can participate in the sewer line project but not accept full responsibility or liability.

Mark spoke to Mr. Scott just before the meeting and relayed that RCI determined the idea of running the sewer line along the GWC/Benigno property line will work. However, Mr. Scott said he will have too much risk running the project himself. Mark discussed with the board Mr. Scott's option to do the project when Mr. Benigno develops his property. Mark will discuss this option with Mr. Scott.

C. Highway 395 @ Raley's Waterline Improvement Project

Two bids were received. Sierra Nevada Constructions bid was \$355,007 and Four Points Engineering bid was \$1,079,000. The board was polled via email on 12/22/23, 4 yes votes were received by Dave Elisson, Doug Sonnemann, Carl Spahr, and Ken Deering.

The contract was signed and received all insurance documents.

D. Well 9 Rehab

Carson Pump found several holes and a large crack in the well screen. The well is able to be saved but will need repairs. Carson Pump will be preparing a quote for repairs.

E. Well Meters

Staff compared well meters to customer consumption during December. Wells pumped more than the customers used. Comparing 2022 pumpage to 2023 there are significant differences in the wells. Consumption went down 6% but pumpage went down 13%. Staff will be requesting Sierra Controls reprogram the well meters.

F. BLM Tank Site

The BLM specialist assigned to GWC's application reached out to RCI to verify GWC's non-profit status as this should exempt GWC paying a processing fee. RCI provided documentation of GWC non-profit status. BLM has also indicated that an Environmental Assessment will need to be drafted, which will take some time. There was an assessment done about 15 years ago for a water pipeline. The specialist has requested to their management that the assessment analysis be utilized or if a new one will be needed.

G. Sale of 1394 Douglas Ave

A for sale sign and flyers are installed. A listing is placed on forsalebyowner.com.

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
- B. There were 0 plan reviews
- C. There were \$27,284 in impact fees invoiced

2. Service Orders, Locates & Leak Notices

- A. There were 17 locates completed by GWC staff
- B. There were 65 service orders completed by GWC staff
- C. There were 37 leak notices completed by GWC staff

3. Monthly Water Operations Update

- A. Hwy 395 @ Raleys bidders on-site walk-through – JS

- B. CV Vet pressure test and bacteria testing – JS
- C. Carson Pump @ well 9 - JS
- D. Flush Wells - EW
- E. Generator checks – EW
- F. Meter replacements and audits - EW
- G. Year-end full inventory – EW/BA
- H. Meter audits – BA
- I. Assisting Jon with well 9 and CV Vet – BA

4. Water Pumpage vs Consumption

Water Loss (Gallons)		-26,812,704		
Water Loss (%)		-6.82%		
2023	Pumped	Sold	Difference	Percentage
January - February	28,936,500	29,422,515	-486,015	-2%
March - April	41,381,900	36,383,252	4,998,648	12%
May - June	91,377,350	100,097,683	-8,720,333	-10%
July - August	115,597,130	121,294,523	-5,697,393	-5%
September - October	86,011,100	106,182,637	-20,171,537	-23%
November - December	29,948,000	26,653,274	3,294,726	11%
GWC Authorized Usage	0	30,800	-30,800	0%
2023 TOTALS	393,251,980	420,064,684	-26,812,704	-17%

5. Staff HR/Safety Courses Taken

- A. Workplace Harassment – January

6. Current Projects in Review

- A. Martin Stahl Apartments
- B. Stoneridge
- C. Virginia Ranch - Muller Parkway
- D. Virginia Ranch – Collector Road

7. Current Projects Under Construction

- A. Carson Valley Medical Hospital
- B. Thoroughbred Crossing Apartments
- E. Village at Martins Trail
- F. Carson Valley Veterinary

8. Current Properties in Annexation

Bing Trust 2000 – 2.72 acres: Annexation letter of acceptance sent 8/9/23, deposit received 8/30/23, annexation agreement sent to Bing Trust 09/06/2023 – staff requested the signed agreement by 12/18/23 – Rob Anderson emailed Chuck Zumpft on 12/15/23 that the applicant now wished to utilize water rights sold to Big George by purchasing 1.5 acre-feet from Big George and dedicate those rights to GWC. The board of directors, on 8/8/2023, approved the applicant to purchase water rights from GWC. Staff believes if the applicant wants to import water rights, it will require resubmittal of the Application for Annexation and application fee. This will have to be agenized for board review.

The consensus of the board was to follow GWC Rules & Regulations regarding annexations because the applicant had not signed the annexation agreement, the application is now void. The applicant can reapply and pay the fee. Chuck Zumpft will relay this information to RO Anderson.

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 7:00 PM.