



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, December 10, 2024 5:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

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

Staff Members Present:

Kristien Bennett, *GWC Financial Officer & HR*
Chuck Zumpft, *GWC Attorney*

Dave Ellison called the December 10, 2024, Regular Board Meeting to order at 5:02 PM.

Public Present: None

Approval of Agenda: Ken Deering made a motion to approve the Agenda for the December 10, 2024, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

Minutes of the November 12, 2024, Regular Board Meeting: Ken Deering made a motion to approve the November 12, 2024, Regular Board Meeting Minutes with a modification to Old Business #B. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for November 2024: Ken Deering made a motion to approve the October 2024 Financial Statements. Doug Sonnemann seconded the motion. Motion was approved.

Water Operations Supervisor Quarterly Updates:

Jon Summers notified the Board of Directors that in the past quarter the operators witnessed the sewer potholing and the final inspections for well 10. Eamon completed the Ken Kerri college course to permit him to take the D-3 test at the conference in March. Brian is studying in order to take the D-2 test. He has stated he may try taking the test before the conference. Operators will turn inside during the winter. They will be doing well, shop, and equipment cleaning and maintenance. Ken asked Jon about the well meters. Jon explained they are all working. We have had only one instance where we sold more water than pumped. Jon discussed with the board how the fire department does not inform GWC about when they get water or training sessions. The board would like to see a new training program set up when the new chief starts next year. Dave Ellison asked Jon about the morale of the staff. Jon said everyone is happy and getting along very well.

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

Item completed:

- Final inspections with Douglas County 11/22/24
- Retention payment 11/26/24
- Locks changed 12/3/24

B. 1409 Interest Lane Sewer Line Issue

Mountain West Construction performed the potholing as well as surveyed the area. Mr. Scott's plan A is to stay on GWC property, go across the PUE and angle down to the MGSD 395 sewer. Since that sewer line is pretty deep, Mr. Scott's sewer may be able to slope around 2 - 2-1/2%. Plan B would go directly from GWC property where potholed to the 8" sewer in a straight line where Well 10 sewer lateral is currently installed (assuming GWC could abandon our lateral). This route would be in the 1.7% slope range. If there is an easement covering that route, that would simplify that project. Mr. Scott's attorney is drafting a new agreement, and review and drafting new easements.

Ken Deering showed the board a map of the new sewer location and how it will run along GWC and Mr. Benigno's property. Most of the project will be located within the public utility easements. Ken, Mr. Scott, Mark Lovelady, and Mr. Benigno earlier however Mr. Benigno had a medical emergency and Mark was sick. Mr. Scott met with Mr. Baratti, Manager of MGSD, to discuss the sewer project. Mr. Baratti does not see any issues and believes this plan will work properly. Mr. Baratti also told Mr. Scott that Mountain West Construction is one of the best contractors to do sewer projects. Chuck Zumpft reviewed the contract and had one requested change. Within the warranty period, it states that any repairs will be fixed within 48 hours. Chuck is concerned that if something happens at 8pm on a Friday night that any repairs might not be within those 48 hours. He requested the word "should" be added to provide a little leeway for repairs. Barbara Henningsen suggested that if Mr. Scott has an issue with that change that maybe we could add that GWC would reimburse lodging expenses of up to 1 week. Ken agreed to speak to Mr. Scott about the contract.

Consensus of the board: permit Mark to sign the agreement, hire a contractor, and execute the contract.

C. Well 7 Generator

As of 10/21/24 Empire-Cat has ordered the parts and will schedule a visit to pull the engine once everything is in. The transfer switch was order was confirmed 10/24/24, delivery is 4-8 weeks.

Kristien Bennett requested an update from Mark Lovelady, however it was not received before the meeting.

D. Sensus FlexNet

Sensus is re-running the propagation study to determine if we can replace the current base station. The estimate for replacing the current base station is \$97,000. The estimate to replace the current base station and install a second at well 1 is \$171,000. Both estimates are rough estimates until the propagation study comes back and Sensus will determine how long it will actually take for installation and project management.

E. Well 11 Water Right Protest

Doug Sonnemann and Mark Lovelady had a meeting with Frank Godecke. Doug and Mark discussed options for removing the protest by offering a solution of GWC installing monitors on the wells and if

Well 11 effected the wells, GWC would correct the problem by lowering the pump in the well or deepening the well and lowering the pump.

Randall Wallstrum was not present as he was out of town. Mark did have a phone conversation with him about the DWR Protest and he agreed with solutions.

An agreement will be drafted by RCI, signed by all parties, and notarized. Once the agreement is completed, Mr. Godecke and Mr. Wallstrum will withdraw their protests.

Kristien Bennett requested an update from Mark Lovelady, however it was not received before the meeting. Doug Sonnemann said that the meeting was very productive. Both Mr. Godecke and Mr. Wallstrum have newer wells, possibly 2015 with static water levels of 50-100 feet. They agreed that a monitoring device would be installed by GWC, read by GWC staff, and if there is an issue with the wells, GWC could increase the depth and lower the pump.

Agenda Item 2: Attorney Report – Chuck Zumpft

No report.

Agenda Item 3: 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 \$0 in impact fees invoiced

2. Service Orders, Locates & Leak Notices
 - A. There were 14 locates completed by GWC staff
 - B. There were 103 service orders completed by GWC staff
 - C. There were 36 leak notices completed by GWC staff

3. Monthly Water Operations Update
 - A. Well 10 sewer – JS
 - B. Well 10 cla valve – JS
 - C. Well 1 storage room cleanup – JS
 - D. Laid rock at well 10 – EW/BA
 - E. Well 6 generator radiator reservoir repair – EW/BA
 - F. Meter/mxu replacements - EW/BA
 - G. Meeting with Clint from Western Nevada Supply regarding meter issues - EW/BA
 - H. Cleaned well houses and booster station - BA

4. Current Projects in Review
 - A. Stoneridge
 - B. Virginia Ranch – Well 11
 - C. Maverik Gas Station

5. Current Projects Under Construction
 - A. Village at Martins Trail

6. Current Annexations
 - A. Custom Craft – 1300 Centerville Ln

7. Save The Date

A. Christmas Kickoff – Thursday December 5, 2024

B. GWC Christmas Dinner – Carson Valley Country Club - Saturday December 14, 2024

Agenda Item 4: Board Comments

Ken asked Kristien about the status of the annexation in process. She replied that Mark said it was 80% done. Ken said the property is for sale and probably needs to be completed before the sale.

Barbara suggested that GWC buy another popcorn machine, have more pre-popped popcorn on hand, a banner with the name of the company and logo, and beanies or Santa hats with the GWC logo. Kristien said she will work on that.

Agenda Item 5: Adjournment

Barbara Henningsen made a motion to adjourn the meeting. Doug Sonnemann seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:36 PM.