



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, September 9, 2025 4:00p.m.
Board Room
1579 Virginia Ranch Rd
Gardnerville, NV 89410

Board Members Present:

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

Staff Members Present:

David Bruketta, *GWC Manager*
Kristien Bennett, *GWC Financial Officer & HR*
Jon Summers, *GWC Operations Supervisor*
Chuck Zumpft, *GWC Attorney*

Doug Sonnemann called the September 9, 2025, Regular Board Meeting to order at 4:00 p.m.

Public Present: JD Frisby; Town of Minden & Brian Anderson; DOWL Engineering.

Approval of Agenda: Barbara Henningsen made a motion to approve the Agenda for the September 9, 2025, Board Meeting. Ken Deering seconded the motion. Motion was approved.

Minutes of the August 12, 2025, Regular Board Meeting: Barbara Henningsen made a motion to approve the August 12, 2025, Regular Board Meeting Minutes. Carl Spahr seconded the motion. Motion was approved.

Financial Statements for August 2025: Ken Deering made a motion to approve the Financial Statements for August 2025. Dave Ellison 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.

Water Operations Supervisor Quarterly Update: Jon Summers prefaced that the Maverick plans were problematic. Many corrections had to be made to benefit GWC. Bollards were installed around the Sani hut as there have been 2 incidents that have caused replacement being made. Well 4 sheetrock was replaced with plywood. Generator 7 is running good with no issues. The operators have been working on replacing meters and mxus.

Agenda Item 1: Old business

A. Generator Maintenance Plan

David and Ken meet on 8/19 to discuss the generator maintenance proposal and NFPA 70E electrical standards. Ken had good and thoughtful suggestions for improvements. David will work with Cat to address some of Ken's questions before presenting a final recommendation / proposal and will work on updating the GWC safety plan to incorporate NFPA standards.

David Bruketta and Jon are working on this with hopes of having resolution by the October 14th, 2025 Board Meeting.

B. Well 11 Water Right Protest

David and Doug met with Randy Wallstrum and Frank Godecke on 8/18/25 to discuss agreement. Randy and Frank did not support connecting to system and proposed well curtailment. On 8/19/25 Randy and Frank removed well curtailment and proposed connecting to system and free water for life. On 8/19/25 had Teams meeting with Bruce Scott and staff. They think GWC is in a good position and that our offer is more than reasonable. They don't think the State would require curtailment. Doug contacted Randy with our position, i.e. sticking with our initial offer, and giving them ~two week (until 9/5/25) to decide whether to accept it or not.

Doug Sonnemann and David Bruketta met with Bruce Scott in which made them aware that GWC is in a very good standing. He feels as though GWC offered a very generous agreement from the start and that GWC has truthfully tried to make it right. The sticking point from the conversation was that the Wallstrums and Goedeckes want free water. Chuck Zumpft made the Board Members aware that he does not believe that would sit well with the PUC as they state users must pay their way and that includes consumption. The parties were given the deadline in which no agreement was made, and the parties would like to now check with their engineer again which would delay this process another 2 or more weeks. From Doug's standpoint he believes that their opinions will not change. There are multiple options the Board Members can take from here such as withdrawing offer, giving an extension of time, still make other offers as redrilling or lowering the well, or going to Don Smit the developer and placing the responsibility onto him as he needs the well for development, so he needs to take care of this. Ultimately Bruce Scott agrees GWC has the upper hand, and the agreement is very good. If it does result in a hearing GWC would be in good standing.

Consensus of the Board is to have a letter drafted to the parties that we are unable to come to an agreement and that the agreement is now expired and we will now allow for the State Engineer to make the final decision.

C. Minden Well 12 Project

Representatives from the Town of Minden will be attending the 9/9/25, GWC Board Meeting to present and discuss their proposed well site, which is approximately 1,000 feet from GWC Well 2. Minden staff will address potential impacts and outline measures they would take to mitigate any issues for GWC related to this proximity.

D. Well 1 Solar

The weekend of 8/23-24 the solar tripped again due to power fluctuations caused by lightning and thunderstorms in the area. Jon Summers replaced the fuse again, and the system started working. Jon spoke to Jim Bryant of Bryant Electric, GWC Electrician, to discuss a possible surge protection to stop the disruption. Jim is not sure if it will work but we could try it. He will give us a cost estimate to determine GWC's next steps.

Ken Deering does not believe a surge protector is going to help. It may need something within the inverter.

E. Risk and Resiliency Plan / Emergency Response Plan

National Rural Water Association is working on updating our plans to current standards and they anticipate the draft plans to be completed by the end of September.

Agenda Item 2A: Discussion Only Regarding Town of Minden's Well 12

JD Frisby, from the Town of Minden, will provide an update to the Gardnerville Water Company (GWC) Board on the Minden Well 12 Project, discuss proposed solutions and/or mitigations if there was an impact to GWC Well 2, and initiate discussion of a draft agreement.

The proposed location for Well 12 is situated at the end of Snaffle Bit Drive next to Mountain View Pond (APN 1320-33-210-032) within the Town of Gardnerville. This site lies approximately 1,000 from GWC Well 2. The Property was deeded to Minden in 2012 specifically for the development of a municipal water well and related improvements. The property is zoned Communication, Transportation, and Utility Property.

In November 2024, the Minden Town Board approved a contract with DOWL Engineering to proceed with the design of the Well 12 Project. During Spring of 2025, staff from both Minden and GWC met to discuss the Project. Subsequently, in April 2025, the GWC Board issued a formal response to the Town of Minden expressing concerns that the proposed well site will negatively impact production at GWC's Well 2. The letter also declined the offer to receive supplemental water from Minden should such an impact occur.

Mr. Frisby requests that the GWC Board reconsider its position and allow the GWC General Manager and staff to work through the details of an agreement. Mr. Frisby attached a draft agreement for discussion.

Exhibits:

- Map showing the location of Minden wells and GWC wells.
- April 8, 2025, letter to Town of Minden from GWC Board Chair
- Draft Agreement from the Town of Minden.

Staff Recommendation:

1. Move to direct GWC staff to collaborate with the Town of Minden staff and bring back a finalized agreement to the Board for further discussion and potential approval; or
2. Move to reaffirm the Board's original position; or
3. Take no action.

JD Frisby with the Town of Minden gave background information that this proposed well site has been known for 10 years or more when they were given the property though nothing has been pursued until now. He began with making the Board members aware that the proximity to any of GWC wells was unknown, but with them having this property they believe it to be the best location for a well with target pumpage being around 1500-1800 gallons per minute. This well is not being planned as a main production well, but a redundancy well to prevent issues in the future.

About 2 or so years ago a well of theirs went down which had caused them to need a large amount of water from the GWC system, this had additionally happened within the last month or two where their SCADA went down, and their system started pulling from the intertie to supply their demand. As a preventative measure it is best believed that a new well in this location will allow for future emergencies to care for solely through the Town of Minden water supply rather than them having to rely on our water supply. The well site was budgeted into the Town of Minden budget last year, and prior to the start of the project JD believed it would be best to reach out to GWC to see if an agreement could be reached. He understands how a possible impact could affect GWC's well 2 but is hopeful that there will not be any. Along with the site being the

Town of Minden's property JD is hopeful that with having a well located in this location it will allow for them to keep the well within a place with good quality water.

Jon Summers, Kristien Bennett, and Dave Ellison met with JD Frisby, Minden Town Manager, and Larry Walsh, Minden Town board chairman in early 2025. In this meeting it was discussed why that location was chosen for a well site. JD said that it was determined as a good location when the development was being planned and built. They indicated that they don't have another location available. JD suggested that the Town of Minden could provide GWC water through the intertie. Minden was to prepare engineering and proposed agreement. An engineer from DOWL Engineering contacted Kristien to request well 2 data, specifically static levels, running levels, gallons per minute, and pumpage. After discussing it with Jon, we determined that was privileged information that needed the board's approval before it was sent. After further review with staff, a pro vs con listing was created to better assist the board in making an informed decision.

The Town of Minden sent over an agreement to David Bruketta but all progress on the well site was halted as JD felt it would be best to further discuss between GWC and Town of Minden what the future can look like as he believes that if there is an impact to GWC's well 2 the new well 12 that is proposed could help supplement any loss imposed. He is also hopeful that within communicating between the two water utilities all concerns could be addressed up front and action plans could be set in place with an agreement.

Ken Deering then questioned what drilling a test well would look like. Brian Anderson, DOWL Engineering, notified the Board Members that drilling a test well could give very quick notes on if the proposed well would impact GWC's well 2 at all. A large well would have to be drilled to be able to get the goal pumpage. Ken questioned if there was a cheaper option in which could be looked at prior. Brian stated with data analysis on paper it can be drafted to see the projected impact, and to improve the accuracy he would need access to Well 2 data like the water levels when the well is pumping. He would like to see a period where the well is on and pumping for a 24-hour period to provide the best results, and other wells within the proximity could be analyzed/ monitored as well. Ken requested a ballpark estimate of drilling the test well, monitoring, and the data analysis. Per Brian's breakdowns the estimated cost would be \$50,000 or less.

An alternative option would also be to install a new Cla-valve where the two systems are connected on Gilman Avenue as that was previously budgeted, but later turned down by management of Town of Minden. JD Frisby stated that this would not ultimately be a good solution as they would still be relying on our water supply to care for their demand.

Dave Ellison requested the GWC staff bring up the most critical concerns they have previously brought to the Town of Minden's attention. Jon Summers said that the thing he is upmost concerned about is if there is a blown sample after the transfer of water that could be that the system in which it was transferred from could have caused the issue and then it is on the utility that water was transferred to. JD Frisby responded that this is a current issue and not just with the production of the well as the GWC system and the Town of Minden systems are already linked. Jons next concern is if the state comes and then notifies GWC they must chlorinate, JD responded that would be up to the states decision and it would not be forced upon by Town of Minden.

Dave Ellison questioned that if the GWC system were to need water from Town of Minden due to the impact from this well if there would be a cost associated. JD quickly responded making the Board Members aware that there would be no cost as this would be a supplement to the GWC allowing the production of the well to continue. Dave was also concerned if this well would become a future production well within the growth of the Town of Minden service area. JD stated that a current analysis was completed on their production

compared to demand of their water system and they have enough water to cover future growth, but they just truly need this well for redundancy in case of future issues with any of their other wells.

Kristien Bennet then questioned JD that with their current budget they have \$19,000,000 in the Town of Minden Reserves and \$9,000,000 in their water reserves why a different location would be selected, and property bought to produce this well. JD stated that they had previously looked at other sites, but there is no vacant land, and all the land is David Park and it is currently unavailable. Kristien then brought up an alternative further East in Heyborne meadows, which JD agreed that could possibly be a good spot but as previously stated they already have this current land at the proposed site and that there would not be too large difference in the proximity to the current site.

Ken Deering vocalized that from what he is hearing he believes it would be best to start with analyzing and monitoring to see if there would be any impact to the current GWC well 2 because if there is not then there is no issue, but if there is then something will need to be further discussed and determined. He just currently sees too much financial impact and further growth opportunities can be halted by the PUC if they think the GWC system can't keep up with their current demand if they have to rely on Town of Minden to supplement.

The thoughts of David Bruketta were requested by the Board Members. David stated that he believes as coming from more of an outsider as this has been happening since before, he joined the GWC that the biggest thing is the loss of control by GWC. He believes that within the regulation standpoint GWC will still have a good case, but he truly just gets the feeling it is the loss of control from the letter sent to Town of Minden. He believes it would be best to work with Town of Minden hopeful an agreement could be reached.

Consensus of the Board Members is to have studies done with Town of Minden and GWC to see what the model says, monitoring 2 wells at minimum, cost to be on Town of Minden. GWC is not giving up the right to protest any water rights. Chuck Zumpft to create and review the agreement.

Agenda Item 2B: Discussion and Possible Action Regarding Adding Security Cameras

The security camera system was originally installed when the office was built in 2009. In 2019, NuSystems replaced six cameras along with the Network Video Recorder (NVR). Recently, NuSystems was contacted to confirm that the cameras and NVR remain in proper working condition.

Outdoor security cameras typically have a lifespan of 5 to 10 years, while NVR systems generally last 3 to 5 years.

NuSystems has provided a proposal to enhance coverage by:

- Adding five new cameras around the office building to cover the entire parking lot, construction water fill station, both solar panel arrays, and the shop gate.
- Relocating one existing camera for improved coverage.
- Replacing the current NVR with a larger unit capable of supporting additional cameras and increased storage capacity.

To obtain the best coverage, a 20' pole would need to be installed near the shop fencing. Curtis and Sons Construction was contacted to obtain a quote for installation.

Recommendation

GWC management and staff recommend approval of NuSystems Quote #2525 in the amount of \$3,039.57 to install five new security cameras and a new NVR system and Curtis and Sons quote dated 08/28/25 in the amount of \$1,200 to install a 20" pole.

Carl Spahr made a motion to approve the NuSystems Quote #2525 in the amount of \$3,039.57 to install five new security cameras and a new NVR system and Curtis and Sons quote dated 08/28/25 in the amount of \$1,200 to install a 20” pole. 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 10 meter(s) installed or replaced
 - B. There were 1 plan reviews
 - C. There were \$187.50 in impact fees invoiced
2. Service Orders, Locates & Leak Notices
 - A. There were 25 locates completed by GWC staff
 - B. There were 100 service orders completed by GWC staff
 - C. There were 46 leak notices completed by GWC staff
3. Monthly Water Operations Update
 - A. Maverik waterline inspections, flushing & sampling – JS/EW/BA
 - B. Belly Acres plan review – JS
 - C. Service orders - JS
 - D. Cybersecurity class – EW
 - E. Generator checks with David & Jon – EW
 - F. Painted well 3 & replaced faded signs – EW/JS
 - G. Installed bollards at fill station – BA
 - H. Changed oil in vehicle – BA
 - I. Installed cla-valve at Maverik - BA
4. Manager activities in progress
 - A. Safety plan improvements to include NFPA electrical safety standards- *Updating safety plan & staff education*
 - B. B. Cybersecurity concerns related to existing SCADA system- *Alternatives to connect SCADA- Cloud based. SCADA, License through Sierra Controls, cost is about \$75,000 initially with \$13,000 annual fee. GWC would not have to replace the SCADA server with a cost associated of \$30,000.*
 - C. C. Using Douglas County’s GIS platform for GWC infrastructure- GIS mapping- *Currently using paper maps vs. electronic maps, \$25,000 in budget, can add asset management in the future.*
 - D. GWC water standards and standard detail
5. Current Projects Under Construction
 - A. Walmart remodel
 - B. Maverik Gas Station
 - C. Juice it Up
 - D. Belly Acres – Site Improvement Permit Review: Received application 8/25 – submitted internal comments to Lumos 8/28 – had mtg with Lumos to review our comments and their comments 9/2- Lumos review letter to Wilson Engineers 9/4
6. Current Annexations
 - A. Custom Craft – 1300 Centerville Ln – Submitted to the PUC 03/04/2025 – published in Record Courier on 3/19/25 – Site visit occurred 06/24/25 – PUCN approved request 7/29/2025 – Received

updated service area map and legal description from RCI 8/28/2025. Unable to file with PUCN due to cybersecurity shutdown of the State's system. It is not known when the system will be back up and running.

- B. Belly Acres LLC – Draft application completed inhouse and sent to Lumos & Associates for review, modeling and map creation - 8/27/2025.

7. Save the Date

Gardnerville Christmas Kickoff – Thursday December 4, 2025

Carson Valley Parade of Lights - Saturday December 6, 2025

GWC Christmas Dinner Party - Saturday December 13, 2025 – Cook'd 5:30pm

Agenda Item 5: Board Comments

No Comment.

Agenda Item 6: Adjournment

Barbara Henningsen made a motion to adjourn the meeting. Dave Ellison seconded the motion. Motion was approved. Doug Sonnemann adjourned the meeting at 7:40 p.m.