



Gardnerville Water Company  
Regular Board Meeting Minutes  
Tuesday, August 13, 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*  
Carl Spahr, *Treasurer*

Staff Members Present:

Mark Lovelady, *GWC Manager*  
Kristien Bennett, *GWC Financial Officer & HR*  
Mikayla Webb, *GWC Administrative Assistant*  
Chuck Zumpft, *GWC Attorney*

Dave Ellison called the August 13, 2024, Regular Board Meeting to order at 5:02 PM.

**Public Present:** Edwin James, CWSD.

**Approval of Agenda:** Doug Sonnemann made a motion to approve the Agenda for the August 13, 2024, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

**Minutes of the July 9, 2024, Regular Board Meeting:** Barbara Henningsen made a motion to approve the July 9, 2024, Regular Board Meeting Minutes. Doug Sonnemann seconded the motion. Motion was approved.

**Presentation by Ed James of Carson Water Subconservancy District**

Ed James from the Carson Water Subconservancy District presented to the board the Carson River Watershed 30 – Year regional Drought and Water Sustainability Plan. This plan covered Carson Valley, Eagle Valley, Dayton Valley, and Churchill Valley. Ed stated this plan will not take anyone's water rights away, will not propose any changes to the Alpine Decree or Nevada Water Law, and will not change any water purveyor's water master plans. Many graphs were presented, and allowed the board to see the future water demand growth is estimated at 0.54%. Based on the estimations GWC is equipped with the well capacity currently running to meet future demands.

**Financial Statements for July 2024:** Doug Sonnemann made a motion to approve the July 2024 Financial Statements. 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 completing minor items to finalize the project. GWC staff will start the landscaping. GWC is still waiting for the BSDW to approve the well so it can be put into the system.

*Dave Ellison questioned what it will take for the well site to be up and running this month. Mark Lovelady made the Board Members aware that the Bureau of safe drinking water is the current biggest delay.*

**B. 1409 Interest Lane Sewer Line Issue**

A draft agreement was sent to Mr. Yates for review. Mr. Yates sent requested modifications to Chuck Zumpft for review.

*The requested changes were sent to the board for review. Some items of contention are the clauses about a 90 day plus 1 year warranty from completion of the sewer line project and other subjective items. Mark Lovelady to discuss with Mr. Scott the issues of getting agreement upon modifications to contract.*

**C. BLM Tank Site**

No further information has been received by RCI.

**D. Well 7 Generator**

Mark Lovelady received a quote from Cashman to repair the generator. The price was \$53,950.04. Cashman will not provide a warranty for its repairs. Mark is obtaining quotes for a new generator, transfer switch, and estimated installation costs.

*Dave Ellison, Ken Deering, and Mark Lovelady had a meeting in which it was discussed to bid out for a new generator and service contract. 2 Bids have come in thus far. A bid by Global Power at a total of \$102,510.72 with taxes and when the taxes are removed it would put the amount under 100,000. The second bid from Cashman with a total of \$131,803.*

**E. Office Solar Repair**

The parts were ordered on 7/10/24. The parts were installed on 7/17/24. The solar system is now working properly.

**Agenda Item 2A: Discussion and Possible Action Regarding Rate Study**

Staff recommends an approximate 7% rate increase for 2025, 2026, and 2027. These increases will provide increasing revenue to provide for operations and maintenance expenses, asset replacement, inflation, reserves, and future population changes. This item was placed on the July 9, 2024, Board Meeting agenda to provide for customer input. A Rate Increase Newsletter was mailed with July 1<sup>st</sup> water bill to inform the customers of the upcoming rate change.

Rate Recommendation:

Meter Size	2024 Existing	Service Charges		
		2025 Proposed	2026 Proposed	2027 Proposed
3/4"	\$41.00	\$43.50	\$46.00	\$48.50
1"	\$69.00	\$73.00	\$77.00	\$81.00
1 1/2"	\$137.00	\$145.00	\$154.00	\$162.00
2"	\$219.00	\$232.00	\$246.00	\$260.00
3"	\$410.00	\$435.00	\$460.00	\$485.00
4"	\$684.00	\$725.00	\$767.00	\$809.00

6"	\$1,025.00	\$1,210.00	\$1,408.00	\$1,617.00
8"	\$1,107.00	\$1,337.00	\$1,556.00	\$1,985.00
Commodity Rate				
Residential Usage Rate				
- 0 to 8k gallons	Included	Included	Included	Included
- above 8k gallons	\$1.60	\$1.70	\$1.90	\$2.00
Commercial Usage Rate				
- 0 to 20k gallons	\$1.70	\$1.80	\$1.95	\$2.10
- above 20k gallons	\$2.65	\$2.80	\$2.95	\$3.10
Irrigation Usage Rate				
- 0 to 200k gallons	\$1.95	\$2.05	\$2.25	\$2.50
- above 200k gallons	\$2.65	\$2.80	\$2.95	\$3.30

Private Fire Fee Recommendation:

PF Meter Size	2024 Existing	2025 Proposed	2026 Proposed	2027 Proposed
3/4"	\$6.72	\$7.06	\$7.41	\$7.78
1"	\$8.97	\$9.42	\$9.89	\$10.38
1 1/2"	\$13.45	\$14.12	\$14.83	\$15.57
2"	\$17.93	\$18.83	\$19.77	\$20.76
2 1/2"	\$22.41	\$23.53	\$24.71	\$25.94
3"	\$26.91	\$28.26	\$29.67	\$31.15
4"	\$35.87	\$37.66	\$39.55	\$41.52
6"	\$53.80	\$56.49	\$59.31	\$62.28
8"	\$71.73	\$75.32	\$79.08	\$83.04
Private Hydrant	\$53.80	\$56.49	\$59.31	\$62.28

#### Recommendation

Manager and staff recommend the Board of Directors adopt an approximate 7% rate increase for January 1, 2025, 2026, and 2027 for water user fees and private fire fees.

**Carl Spahr made a motion to approve the rate increase of approximately 7% for 2025, 2026, and 2027. Doug Sonnemann 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 8 meter(s) installed or replaced
  - B. There were 1 plan reviews – Douglas County Restrooms
  - C. There were \$23,485 in impact fees invoiced
2. Service Orders, Locates & Leak Notices
  - A. There were 26 locates completed by GWC staff
  - B. There were 108 service orders completed by GWC staff
  - C. There were 64 leak notices completed by GWC staff
3. Monthly Water Operations Update
  - A. Well 3 fuse - JS
  - B. Construction supervision – JS
  - C. Maverik plan review – JS
  - D. Meter installations – EW
  - E. OSHA 30 completed – EW/BA
  - F. Hydrant flows – EW/BA
  - G. Cleaned well 10 storage building – BA
4. Current Projects in Review
  - A. Stoneridge
  - B. Virginia Ranch – Well 11
  - C. Maverik Gas Station
  - D. Dr Gray Tenant Improvement
5. Current Projects Under Construction
  - A. Thoroughbred Crossing Apartments
  - B. Village at Martins Trail
  - C. High Sierra Storage
6. 2024 Board of Directors Elections

Notice of elections was published in the Record Courier and posted on the GWC website. Board of Director applications are accepted until August 9<sup>th</sup>.

### **Agenda Item 5: Board Comments**

No comments.

### **Agenda Item 6: Adjournment**

**Carl Spahr made a motion to adjourn the meeting. Barbara Henningsen seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:31 PM.**