



Gardnerville Water Company
Regular Board Meeting Minutes
Tuesday, July 9, 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*

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 July 9, 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 July 9, 2024, Board Meeting. Barbara Henningsen seconded the motion. Motion was approved.

Minutes of the June 11, 2024, Regular Board Meeting: Doug Sonnemann made a motion to approve the June 11, 2024, Regular Board Meeting Minutes. Barbara Henningsen seconded the motion. Motion was approved.

Financial Statements for June 2024: Ken Deering made a motion to approve the June 2024, Financial Statements. Doug Sonnemann 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 was provided a punch list by RCI. RDC plans to have a crew on site 7/24/24 and projects it will take 5 business days to complete the list. RCI and RDC are planning a meeting to coordinate the completion of the punch list items.

Dave Ellison requested a projected timeframe for when well 10 will be online and running. Mark Lovelady stated that the punch list should not take too much time to complete so the hope is well 10 will be up and running by mid-August 2024. Dave Ellison would like to ensure the Board Members get an update after 07/24/24.

B. 1409 Interest Lane Sewer Line Issue

A draft agreement was sent to the board for review. Once the board agrees to the agreement, Chuck will send it to Mr. Yates for review.

C. BLM Tank Site

No further information has been received by RCI.

Agenda Item 2A: Discussion Only 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 would be placed on the July 9 and August 13, 2024, Board Meeting agendas to provide for customer input. A Rate Increase Newsletter will be mailed with July 1st water bill to inform the customers of the upcoming rate change. A final vote would occur at the August 13, 2024, Board Meeting.

Rate Recommendation:

Meter Size	Service Charges			
	2024 Existing	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	\$3.10

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

No public comment was received.

Agenda Item 3: Attorney Report – Chuck Zumpft

A drafted agreement was presented to the Board Members for consideration prior to supplying Mr. Yates and/ or Mr. Scott with the agreement. On page 2 item J there is a phrase “and maintain as serviceable” in which the Board Members interpret as GWC will maintain this service line. Per Chuck Zumpft when looking at the whole item J section his understanding is that it means there will be access available to provide maintenance to the sewer line. Chuck Zumpft made the Board Members aware these are recitals which are part of the agreement not components of the agreement. A previous estimate of \$11,500 not including materials was provided, but Mark Lovelady stated he will need to go back to Western Nevada Supply to get a new quote on parts, as well as get a quote from a contractor which would be more due to the busy season. Mark Lovelady gave a rough estimate of around 20-25 thousand dollars.

The consensus of the Board Members is to supply the agreement to Mr. Yates and Mr. Scott as written with then minor change of removing the above referenced phrase.

Ken Deering made a motion to approve of Chuck Zumpft to supply the agreement to Mr. Yates, and Mark Lovelady to supply the agreement to Keith Scott. Doug Sonnemann seconded the motion. Motion was approved.

Agenda Item 4: Manager’s Report

1. Meters, Plan Reviews & Impact fees
 - A. There were 12 meter(s) installed or replaced
 - B. There were 1 plan reviews

C. There were \$35,105 in impact fees invoiced

2. Service Orders, Locates & Leak Notices

- A. There were 28 locates completed by GWC staff
- B. There were 104 service orders completed by GWC staff
- C. There were 96 leak notices completed by GWC staff

3. Monthly Water Operations Update

- A. Construction Standards– JS
- B. Final fixture count CV Vet – JS
- C. Supervisor education course – JS
- D. Generator checks - EW
- E. Meter audits – EW
- F. Hydrant flows – EW/BA
- G. Removed sample station from travel plaza – BA
- H. Weed control – BA
- I. Muller hydrant class – BA

4. Current Projects in Review

- A. Stoneridge
- B. Virginia Ranch – Well 11
- C. High Sierra Storage
- D. Maverik Gas Station
- E. Dr Gray Tenant Improvement

5. Current Projects Under Construction

- A. Carson Valley Medical Hospital
- B. Thoroughbred Crossing Apartments
- C. Village at Martins Trail

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 9th.

7. Water Pumpage vs Consumption

Water Loss (Gallons)		17,065,384		
Water Loss (%)		8.73%		
2024	Pumped	Sold	Difference	Percentage
January - February	27,872,800	25,829,584	2,043,216	7%
March - April	50,937,500	42,632,542	8,304,958	16%
May - June	116,669,300	105,469,090	11,200,210	10%
July - August	0		0	
September - October	0		0	
November - December	0		0	
GWC Authorized Usage	0	4,483,000		
2024 TOTALS	195,479,600	178,414,216	21,548,384	

8. Well 7 Generator

During the last power outage, the generator overheated and caused two cylinders to fill with antifreeze. The operators cleaned this out, put a new hose on, and refilled the fluids. They then ran a

test run and it was found to be out of commission. Cashman came out and verified the problems. Cashman will provide an estimate for repairs and a new generator.

Mark Lovelady stated that he is in hopes of hearing back from the company to be told they have one they can give at a discounted rate otherwise it would be an estimated cost of \$113,000. It is known that a new transfer switch is needed in 2025 so this can be done together. No current money budgeted for this generator, but \$80,000 was budgeted for the SCADA system which this is not needed so those funds can be transferred to the cost of the generator, but GWC will wait for final quote. Ken Deering ensured that even during a power loss GWC will be able to supply enough water to the customers as this well is on the Low-Pressure side.

9. Office Solar Fix

There has been a loss in half of the office's Solar System due to a faulty Inverter estimated 15 years old. A quote of \$5,340 was provided by Bryant Electric to replace the part.

Barbara Henningsen made a motion to approve replacement of the Solar System in the amount of \$5,340 to Bryant Electric. Doug Sonneman seconded the motion. Motion was approved.

10. CSD

Ed James would like to make a presentation on what the Conservancy District has been doing for other counties. This would be a 30–45-minute presentation.

The Board Members would like to hear this presentation. Ed James is penciled in for the August 13th meeting, and Mark Lovelady will verify this will take place.

Agenda Item 5: Board Comments

No Comments.

Agenda Item 6: Adjournment

Ken Deering made a motion to adjourn the meeting. Barbara Henningsen seconded the motion. Motion was approved. Dave Ellison adjourned the meeting at 6:30 PM.