



Gardnerville Water Company  
Regular Board Meeting Minutes  
Tuesday, February 10, 2026 4:00p.m.  
Board Room  
1579 Virginia Ranch Rd  
Gardnerville, NV 89410

Board Members Present:

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

Staff Members Present:

David Bruketta, *GWC Manager*  
Kristien Bennett, *GWC Financial Officer*  
Mikayla Webb, *GWC Administrative Assistant*  
Chuck Zumpft, *GWC Attorney*  
Jon Summers, *GWC Operations Supervisor*

Doug Sonnemann called the February 10, 2026, Regular Board Meeting to order at 4:01 p.m.

**Public Present:** Reed Cozens; CWSD & Lindsay Budija; CWSD.

**Approval of Agenda:** Ken Deering made a motion to approve the Agenda for the February 10, 2026, Board Meeting. Carl Spahr seconded the motion. Motion was approved.

**Minutes of the January 13, 2026, Regular Board Meeting:** Barbara Henningsen made a motion to approve the January 13, 2026, Regular Board Meeting Minutes. Dave Ellison seconded the motion. Motion was approved.

**Operations Supervisor Quarterly Report:**

*Jon Summers made the Board Members aware that the operations staff has had a busy past couple of months. The team handled the leak at the overland in which they were assisted by Mountain West Construction, a fire hydrant repair by the French Bar in which the stem had to be replaced due to it breaking upon impact, replaced booster 1 motor, and the VFD at Well 1 went out. It was explained that the cause of the Overland leak was that when the main was replaced on 395 all the service lines were to go up until the meter pit, but instead they stopped prior to the pit and tied onto old valves leaving galvanized pipe in place. Jon also instructed a class for David, Eamon, and Brian. The class consisted of the operators being given a scenario and the size of a pipe needing repaired, then they would have to gather the correct parts to repair the incident. Brian completed his Ken Kerri classes and will be testing for his grade 3 in March. Things to come in the upcoming months is painting a couple of the well house floors, hydrant & dead-end flushing, PFAS testing, clean up of Well 10 barn, and attending the water conference in Reno. The 2<sup>nd</sup> round of Well 10 testing was done, but parts of it will have to be redone due to FedEx not transporting them to the testing facility in time.*

**Presentation by Lindsay Budija of Carson Water Subconservancy District**

*Lindsay Budija from the Carson Water Subconservancy District presented to the board a summary of the Carson*

River Watershed 30 – Year regional Drought and Water Sustainability Plan. This plan covered Carson Valley, Eagle Valley, Dayton Valley, and Churchill Valley. Lindsay 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 January 2026: Ken Deering made a motion to approve the January 2026 Financial Statement as presented. Carl Spahr seconded the motion. Motion was approved.**

*Kristien Bennett also presented the GWC financial plan update. She showed projected income and expenses as well as future CIP projects. She indicated that GWC had 14 new residential customers, 1 new commercial customer, and 1 new irrigation customer in 2025. In the next 25 years GWC will need to spend \$19.5 million on replacing assets, and that is an average of \$750,000 a year. Rasing rates will be what allows GWC to manage the costs of replacing the assets. The Board Members have already approved a 7% rate increase for 2027, and with predictions Kristien said that we will need another 7% increase in 2028. From 2029 on doing a 4-5% increase will allow for expenses to be covered and an increase of cash flow. There will be some Financial Plan modifications of adding a depreciation line, and a Total Operations & Management Expense line. There will also be a Contingency Reserve established. Kristien will also be working on creating financial policies, reviewing asset management plan, condition/ critically review, and a rate study.*

**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 11 Water Right Protest

On December 24, 2025, RCI delivered a letter to State Engineer requesting that the Nevada Division of Water Resources proceed with its review of protested application (no. 93802). No new update.

B. Minden Well 12 Project

David is working on setting up a February meeting with JD to get an update on their Well 12 activities. An update will be provided at the board meeting.

*David was not able to coordinate a February meeting with JD. An update will be provided at the March meeting.*

C. High Sierra Storage

Douglas County issued a site improvement permit. David is working with the applicant to address NDEP approval, different plan set approvals, owed impact fees, easements and updated plan set to GWC.

D. SCADA Ignition Project

In January, the Boad approved a contract with Sierra Controls to upgrade the GWC SCADA system to Ignition. David will provide monthly updates on the progress of this project.

*The project is on track and moving forward.*

E. Emergency Response Plan

The Risk and Resilience Plan was approved by the Board on January 13 and self-certified on January 14 with the EPA. GWC has until July 14 to complete the Emergency Response Plan and certify completion with the EPA. David will provide monthly update on the progress of the Plan.

**F. Contract with Lumos & Associates for On Call Engineering and Support Services**

In January, the Board approved a contract with Lumos & Associates for six tasks: 1. General Engineering Assistance; 2. GWC System Mapping Analysis; 3. Water Modeling Analysis; 4. Construction Standards & Standard Details Updates; 5. Minden Well 12 Assistance and 6. GWC Well 2 Assistance. David will provide monthly updates.

**G. Fill Station Fuel Master Upgrade**

The Fuel Master materials were ordered. Typical lead times for equipment are 5-6 weeks. LA Perks will reach out once in receipt of the equipment package to schedule the installation. Installation should take no longer than 1-2 days.

**Agenda Item 2A: Discussion and Possible Action Regarding Water Storage Tanks Cleaning and Inspection Award**

GWC has been scheduling maintenance inspection of the 1.5 and 2.6-million-gallon water storage tanks on a 2-year cycle for the past 20 years. These inspections involve hiring qualified scuba divers to dive each tank, inspect the interior of each tank for any major or minor repairs necessary, complete minor repairs, video the interior, and remove sediment from the tank bottom. The tanks were last cleaned and inspected in 2024.

On December 29, 2025 a request for proposals was sent to nine tank diving contractors, 5 quotes were received.

**Bid Award**

The following bids were received:

Company	Bid
Potable Divers	\$3,800
MIT Diving and Coating	\$5,900
Advanced Diving	\$7,194
Midco Diving	\$14,518
Cross Marine Projects	\$26,500

Potable Divers, the low bid, has completed work for GWC in 2005 through 2024. They have always completed the work in a very thorough and professional manner.

**Recommendation**

Staff recommend the Board of Directors award the water storage tanks cleaning and inspection contract to Potable Divers Inc. in the amount of \$3,800. Additionally, allow completion of any spot repairs to the interior of the tanks on a time and material basis for \$250 per hour plus \$20 per tube of epoxy.

**Barbara Henningsen made a motion to award the water storage tanks cleaning and inspection contract to Potable Divers Inc. in the amount of \$3,800. Additionally, allow completion of any spot**

repairs to the interior of the tanks on a time and material basis for \$250 per hour plus \$20 per tube of epoxy. Ken Deering seconded the motion. Motion was approved.

**Agenda Item 2B: Discussion and Possible Action Regarding Well 1 VFD Replacement Award**

The Well 1 VFD was installed in 2020 by Bryant Electric at a cost of \$19,776. This cost included upgraded wiring. The expected service life of a VFD is approximately 15 years.

In early January, the VFD failed due to a power supply failure. Bryant Electric contacted ABB, the VFD manufacturer, and was informed that the model is no longer supported. ABB referred Bryant Electric to Webco, an authorized distributor, to determine whether a replacement power supply might be available. Webco was contacted; however, the power supply is no longer available.

Based on this information, Bryant Electric determined that the VFD must be replaced. Staff requested a quote from Bryant Electric for replacement of the VFD. The quoted cost for equipment, installation labor, and startup is \$10,701.

**Recommendation**

Staff recommend awarding the Well 1 VFD to Bryant Electric in the amount of \$10,701.

**Ken Deering made a motion to award the Well 1 VFD to Bryant Electric in the amount of \$10,701. Carl Spahr seconded the motion. Motion was approved.**

**Agenda Item 2C: Discussion and Possible Action to award a contract to JUB Engineers for an NFPA 70E Arc Flash Hazard Assessment**

To comply with the National Fire Protection Association (NFPA) 70E Standard for Electrical Safety in the Workplace, the Gardnerville Water Company is required to identify and evaluate arc flash hazards in electrical systems.

An arc flash hazard assessment is an engineered analysis of an electrical system that:

- Identifies locations where arc-flash hazards exist
- Calculates the incident energy workers may be exposed to
- Determines arc-flash boundaries that define safe approach distances
- Specifies the required PPE and labeling so qualified workers can safely perform tasks

This assessment is a core requirement of NFPA 70E and is necessary to ensure electrical safety compliance

Proposals to complete the assessment have been received from three companies.

Company	Cost
JUB Engineers, Inc.	\$28,953
IAS Engineering	\$38,245
Electrical Reliability Services	\$47,350

Upon review of the proposals, JUB Engineers, Inc., was determined to provide the most reasonable and responsive proposal.

**Recommendation**

Staff recommend awarding a contract to JUB Engineers, for \$28,953, for an Arc Flash Hazard Assessment.

**Barbara Henningsen made a motion to award a contract to JUB Engineers, for \$28,953, for an Arc Flash Hazard Assessment. Ken Deering seconded the motion. Motion was approved.**

**Agenda Item 3: Attorney Report – Chuck Zumpft**

*Chuck Zumpft advised the Board Members that he sent a letter to the Custom Craft party instructing them they are now failure to comply. The party has 2 more days to reply and from there they will be in breach of contract and, GWC, will have to take further action. There could be the possibility of putting a lien on the property, but everything will be further discussed between David and Chuck if no response id received from Custom Craft in the specified timeframe.*

**Agenda Item 4: Manager’s Report**

1. Meters, Plan Reviews & Impact fees
  - A. There were 8 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 16 locates completed by GWC staff
  - B. There were 117 service orders completed by GWC staff
  - C. There were 22 leak notices completed by GWC staff
  
3. Monthly Water Operations Update
  - A. Overland leak – JS/EW/BA
  - B. Mapping review – JS
  - C. Generator maintenance – JS
  - D. Well 4 roof leak – EW
  - E. Meter replacements – EW
  - F. Booster pump replacement - EW
  - G. Remove and clean up electrical in barn, add light fixtures – BA
  - H. Cross connection class – BA
  - I. Mock leak repair and dry tap - BA
  
4. New Manager Activities
  - A. Consumer Confidence Report. David is working on Report which is due before July 1.
  - B. Cottonwood Village. Obstructed access to water meters. Meter pits were installed in back yards and under fences and are obstructed by overgrown bushes. Final Map granted a public utility easement for water infrastructure. On January 26, David sent certified letter to homeowner’s association requesting they take corrective measures to correct obstruction by March 1. – *David made the Board members aware that the disadvantage that GWC is at is because this was not handled when the fence was initially put in place, so now 40 or so years later they could argue that we have no grounds. In case of emergency this could cause some issues with getting emergent access, and not causing even more disruption to the customers.*
  - C. Ashland Park Subdivision. Received email from NDEP stating their approval to construct has been revoked and the applicant will need to resubmit application. Notified Douglas County, Matt Carter and Wilson Engineers. - *David does not want to get involved with the lawsuit. This matter is between NDEP, Douglas County, and Matt Carter.*
  
5. Current Projects Under Review or Construction
  - Belly Acres – Site Improvement Permit Review:

- 8/25 - Received application.
- 8/28 - Submitted internal comments to Lumos.
- 9/2 - Mtg with Lumos to review our comments and their comments.
- 9/4 - Lumos review letter to Wilson Engineers.
- 11/12 – Received second submittal from Wilson Engineers.
- 11/25 – Second plan review response emailed to Wilson Engineers.
- 1/6 – Received 3<sup>rd</sup> submittal from Wilson Engineers.

Update: 1/12 – Lumos review letter to Wilson Engineers. 1/14 – Received 4<sup>th</sup> submittal from Wilson Engineers. 1/15 – Comments have been addressed. Before issuance of approval to construct, need Lumos to run model. Wilson will then submit application and plans to NDEP for approval. Once GWC receives approval from NDEP, all fees have been paid, PUCN approves annexation and GWC is provided with an update printed plan set, GWC can issue approval to construct letter.

## 6. Current Annexations

- Custom Craft – 1300 Centerville Ln –
  - 3/04 - Submitted to the PUCN.
  - 3/19 - Published in Record Courier.
  - 6/24 - Site visit by PUCN staff.
  - 7/29 - PUCN approved request.
  - 8/28 - Received updated service area map and legal description from RCI. Delay to file map with PUCN due to cybersecurity shutdown of the State's system.
  - 9/5 – email to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights.
  - 9/9 - Filed updated service boundary with PUCN.
  - 10/2 – PUCN approved annexation request
  - 10/6 - email to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights.
  - 11/10 – email and phone call to Rob Anderson requesting Agreement for Water Service Conditions and provide 2 AF of Water Rights. Client wants to sell property and have new owner provide water right.
  - 11/21 – met with Rob Anderson to discuss Annexation Agreement. Parties need to sign Agreement for Water Services Conditions and record against property or provide 2 AF of water rights. Rob will discuss with client.
  - 12/30 – follow up email to Rob and client. Parties need to sign Agreement for Water Services Conditions and record against property or provide 2 AF of water rights.
  - 1/13 – Board discussion about breach of contract and getting Chuck involved.

Update: 1/14 – David followed up with email to Rob and client. Need to resolve matter or it will be turned over to attorney. 2/2. Letter from Chuck declaring breach of contract and they have 10 days to contact David to resolve or further legal action may happen.

- Belly Acres LLC –
  - 8/27 - Draft application completed in-house and sent to Lumos & Associates for review, modeling, and map creation.
  - 10/23 - Submitted application to PUCN.

- 10/27 – PUCN issued Notice of Application and assigned docket no 25-10018. Noticed in RGJ. Parties can comment, protest or petition before 11/19.

Update: 1/29 – Received data request from PUCN. 2/3 – Responded to data request.

**Agenda Item 5: Board Comments**

*The Board Members all agreeably thanked David and Kristien for their hard work on all the current and future projects.*

**Agenda Item 6: Closed Session**

No report.

**Agenda Item 7: Adjournment**

**Dave Ellison made a motion to adjourn the meeting. Barbara Henningsen seconded the motion. Motion was approved. Doug Sonnemann adjourned the meeting at 6:32 p.m.**