

STAGECOACH GENERAL IMPROVEMENT DISTRICT
SGID Shop, 5000 Navajo Trail, Stagecoach NV 89429

REGULAR MEETING

Thursday, February 9, 2023, 3:30 P.M.

MINUTES:

1. **Pledge of Allegiance** – James led the Pledge of Allegiance
2. **Roll Call** - __ V. Aveiro __ G. Ray __ J. Moore __ M. Gartenberg __ J. Catanzarite
All Board Members were present
3. **Public Participation** – There was none
4. **Approval of Agenda** – Gene made a motion to approve the Agenda. Marjorie seconded. None opposed. Motion passed.
5. **Approve “Posting of Meeting” Document(s)** – Marjorie made a motion to approve the Posting of the Meeting Document as presented (see Att. A). Joe C. seconded. None opposed. Motion passed.
6. **Approve Block Items** – Gene made a motion to approve the Block Items as presented. Marjorie seconded. None opposed. Motion passed.
7. **Presentation of the Proposed SH Estates Subdivision Development** – Jason Gilles, TEC Engineering representing SH Estates presented a map (See Att. B) showing preliminary plans for the proposed SH Estates subdivision located East of the Churchill Ranchos subdivision and throughout the existing sod farm property. The project will be 186 lots, minimum 2 acres in size which would connect to the GID potable water system. The owner has 135 Privilege to Connect permits which they will exercise in a rolling fashion and the possibility of 35 more which are tied to that property. They are working on getting Tentative Map approval from Lyon County and their next step will be at the Planning Commission meeting on February 14. Michael Boney, SGID Manager in Training, addressed the Board and Audience. Mike said “As per a previous agreement with our GID, Schaller Development has secured the right to service for up to 200 lots within our Service Area and has already petitioned, and been accepted, into our District Boundaries on their corresponding parcels. The GID acknowledges that Schaller Development has 135 Privilege to Connect permits securing sufficient water to service the development of 135 lots within our Service Area. Any additional lots beyond the 135 will require water rights dedication to our GID. The current dedication requirement is 0.67 acre feet per lot. Other than the ability to provide the Water and the Developer’s adherence to the requirement of Denitrification Septic Systems throughout the development, the District essentially remains neutral on the approval of any Subdivision Map. We currently lease 80 AFA of water rights to the Turf Farm. 2022 pumping numbers show the Turf Farm withdrew 145.67 AFA. SGID will not

renew the lease with the Turf Farm. These 80 AFA will be diverted back into SGID wells allowing the GID to pump the 80 AFA instead of them being pumped by the Turf Farm. Historic Static Water Levels (SWL) shows the aquifer to be stable. Current Static Water Levels were compared with static water levels at the time the wells were drilled and the results were Central Well – drilled in 1991 – SWL 106’ – 1/4/23 SWL 94.4’. Churchill Downs Well – drilled in 1971 – SWL 78’ – 1/4/23 SWL 87.9’. These levels show there has not been a significant drop in the static water levels over several decades and the pumping of water to approximately 600 lots. Staff recommends the Board allow SH Estates to move forward with presenting Engineering plans to the SGID Engineer for review with the understanding costs are at the expense of SH Estates and issuance of an Intent to Serve Letter for the SH Estates project.” There were some questions from the Board and Staff to SH Estates representatives, asking about looping water lines and would infrastructure be completed by Schaller Development or as the lots are being sold. It was stated that the lots may be sold individually or as a group or phase but the infrastructure would be done by them. The developer was asked what their plan was for the domestic and commercial wells that currently exist on the property. The answer was they would be happy to discuss that with us. It was made clear that the GID does not issue the permits for the septic tanks, the GID just requires that State Approved Denitrification Septic Systems be installed. Teri also pointed out that she believed the other Privilege to Connect permits associated with that property totaled 30, not 35 as previously stated by the developer. SGID Chair then opened up the floor for public comment. Betty Retzer asked what would happen to the water rights that other individuals lease to the turf farm. Don Smit, representing SH Estates said he wasn’t aware the GID would not be renewing their lease but he wasn’t sure what would happen with others rights and leases. He thought that would probably be between them and Cary (Yamamoto) from the turf farm. Amanda Brinnand questioned the reduction in water rights dedication to .67 ac ft. per lot. It seemed to her that it would further open up this area for more development but it would not restrict water users from using more than .67 ac ft, it would just require them to pay more to the GID if they did. She also questioned whether a ground water study had been done. Teri explained the GID had to present the State with 5 years worth of data on every single lot within our District Boundaries. It took the State over a year and a half before they agreed to allow the reduction from 1.12 to .67 ac ft per lot. Teri said “No” a groundwater study had not been done. Gene made a motion to allow SH Estates to move forward with presenting engineering plans to the SGID Engineer, at their expense, and to issue an Intent to Serve Letter for the SH Estates project. Marjorie seconded. None opposed. Motion passed.

The SGID Chair, James Moore, called for a 5-minute recess at 4:01PM. Meeting reconvened at 4:06PM.

8. **Discussion regarding the possibility of a Utility Trailer with a Generator on it that could be pulled with the Stagecoach GID work truck when needed – Mike addressed the Board. We are aware that we require a second backup Generator in order to run our system in times of power outage. There was some discussion about the last outage which lasted approximately 4 days. We had contacted our Electrician and he got us a quote on some generators that would be able to run the booster pump stations (see Att. C) this quote was for a 182 KW generator. Mike had also looked up**

some generators which were not as powerful and those were also included for the Board to look at (see Att. D). We then realized we did not require that much power and gave the Electrician different parameters to look into. We had just heard back from him this afternoon and he will get us new info on Generator costs and availability. But new information indicates that we will only require 57 KW to run the Booster Pump Stations. We also talked about the possibility of upgrading the suspension on our Trucks to safely tow our existing generator and any new generator we may purchase. Teri told the Board this will all come out with the Budget. **No Action was necessary on this item. This was discussion only.**

9. **Discussion and Decision regarding Designation of Check Signers on Stagecoach GID Bank Accounts –** With Teri's retirement coming up, Staff thought now would be the time to designate new check signers. James thought we were being premature. He felt it would be better left closer to Teri's retirement and then we could also remove her at the same time rather than having to go through the process again. Others on the Board thought this was reasonable. This item was tabled and will be brought back at the June 2023 Meeting. **No Action was taken on this item.**

10. **Discussion and Decision regarding Previous Board Action requiring Two Board Members to attend outside meetings with Staff –** Staff went over the previous meetings Decision and Action requiring 2 Board Members attendance with Staff at outside meetings. In Item 5 of the 2/8/18 Minutes of the Stagecoach GID (see Att. E) it was noted that per an OML class attended by Tina, James and Gene "Any meeting regarding District Business of two (2) or more is considered a Sub-Group. A Sub-Group Meeting must be agendized as an open meeting; you must also record and take minutes". Staff stated it would be better to just have 1 Board Member in attendance. Staff also asked how flexible the Board was on this condition. At times "meetings" happen un-planned. For example someone is driving through and stops by for a conversation. Is the Board insistent that a Board Member be present? How would they like us to handle this? It was discussed that the Board is really referring to any planned meetings. Marjorie made a motion rescinding the action taken on her motion from the Jan. 12 2023 meeting on Item 9 requiring two Board Members be involved in every meeting with Lyon County Utilities, Carson Water Subconservancy District and any other organization . Joe C. seconded. None opposed. Motion passed. The Board then directed Staff to inform the Board of any future scheduled meetings and seek participation from 1 Board Member. It was also noted that in review of the Minutes from the 2/8/18 Meeting (Att. E) it was stated "If you choose to abstain, you must disclose the reason. Any No vote must give the reason" Vicki would like clarification on the No vote as she believed a "reason" was only required on abstention. Staff will look into it and get back to the Board.

11. **Six Month Job Performance/Appraisal of GID Manager-in-Training Michael Boney –** As requested at the GID's January Meeting, Teri provided the Board with a synopsis on Mike Boney, Manager in Training's progress (See Att. F). Teri explained to the Board that they had 4 different options for review. They could use Teri's synopsis as the review for his personnel file. They could Use a Blank form and fill out as they see fit. Or they can fill out the standard Employee Performance review. All of these options would give Mike the 15% raise offered to Mike at time of Hire. The last option would

be to extend his introductory period this would not allow for the 15% raise at this time. Gene said he felt 6 months was not enough time to get a handle on things and would like to see the introductory period extended. James agreed with Gene. Marjorie thought another 6 months would be prudent. The Board asked if he would come up for review again in 6 months. The answer was yes. Joe C. stated that at the time the offer was made to Mike it was brought up that the 15% would be given at 6 months and the Board agreed to that. Therefore he felt it should be given. Joe C. made a motion to give Mike the 15% increase today at his 6 month anniversary. Vicki seconded. James called for a vote. Joe and Vicki voted in favor. Marjorie, Gene and James opposed. Motion did not pass. Gene then made a motion to extend Michael Boney's introductory period for another 6 months. Marjorie seconded. James called for a vote. Marjorie, Gene and James voted in favor. Joe C. and Vicki opposed. Motion passed.

12. **Annual Job Performance/Appraisal of GID Manager, Teri A. Hurt** – The Board went over and filled out the items on the Employee Performance Review form (see Att. G). Gene made a motion to accept the evaluation as written and approve a 2.5% Merit Increase effective 2/23/23. Joe C. seconded. None opposed. Motion passed.

13. **Information from Utility Supervisor – Information Only**
 - a. **System Update** – Joe S. said that with the weather we have been having we have been lucky to not have any leaks. Tony and Joe have been exercising valves in the system. The system has been running good but we have been having a problem with the Central Well electrical panel tripping. We are working with our Electrician and hope to have some answers, and solutions, soon.

14. **Information from Manager – Information Only**
 - a. **Admin Update** – Mike gave information on the following:
 1. We started our Random quarterly Drug and Alcohol Testing. Teri was the first name drawn.
 2. Our most recent Arsenic level at the Central Well came back at 8 ppb.
 3. We had a meeting, which James also attended, with the County regarding zoning for Public Facilities. We have some further research to do and will be re-addressing this again in the future.
 4. Significant progress has been made on the Office Lobby upgrade, there is still some work to do. We are waiting on the Window Speaker and Paint.
 5. There will be an Open Meeting Law Class in Silver Springs on 3/4/23 at 8:30am. It will also be available via Zoom. If anyone is interested, Mike can give them the information.
 6. We will be shopping our Health Insurance, if anyone is interested in participating in that discussion with our Insurance Broker let Mike know. Both Gene and Marjorie said they could be available.
 7. Our request to the State to lower our Water Rights dedication from 1.12 ac ft. to .67 ac ft. per lot was finally approved on 02/08/23.

b. Review of Meetings attended via Zoom – Mike gave highlights from the following meetings:

1. 1/19/23 BOCC – the BOCC forwarded 3 recommendations to the Governor for appointment to the empty seat on their Board. Tami Hendrix, Phillip Wooley and Arthur Schell. Andrew Haskin received a 3-year employment agreement to serve as County Manager and Lyon County Utilities has gone out to bid on a new water tank to be built on 10-mile Hill. It is expected to cost 7 million dollars.
2. 2/1/23 SCAB – SH Estates presented their project. Public concerns were Traffic, Water, Nitrates, and Mercury, to name a few. That Board voted to recommend Denial of the project.
3. 2/2/23 BOCC – No appointment by the Governor for the empty seat on their Board. Legislative session to start next week. Sheriff will be increasing patrols and the Silver Springs substation is re-opening. There was an issue with an Open Meeting Law violation in regards to Meeting Agendas not being clearly marked and understandable. The bid was awarded for the 10-mile hill water tank project. It came in at \$4,144,000.00 and is expected to be completed in November 2023.

15. **Pay Bills Over \$5,000.00** – There was none.

16. **Director's Suggestions for future Agenda Items** – There was none.

17. **Public Participation** – Mr. Walsh asked how he could get something on our Agenda for discussion. He was told he could contact the Manager and they would make sure his item was included on the Agenda for the next upcoming meeting.

18. **Adjournment** – Gene made a motion to Adjourn. Marjorie seconded. None opposed. Motion passed.

Meeting Adjourned at 5:45PM

Minutes documented by Teri A. Hurt:



Respectfully Submitted:



Victoria L. Aveiro, Secretary

(Attachments are with the original Minutes located at the SGID Office)

Stagecoach General Improvement District Board of Trustees:

James Moore – Chairman

Victoria L. Aveiro – Secretary

Gene Ray – Treasurer

Marjorie Gartenberg – Member at Large

Joe Catanzarite – Member at Large