

## **FACTS ABOUT STAGECOACH GENERAL IMPROVEMENT DISTRICT**

**An ordinance passed May 10, 1984 by the Lyon County commissioners creating the General Improvement District to provide water service to the customers of bankrupt Stagecoach Utilities.**

**The Improvement District took over operation of the water system February 7, 1985 with the first order of business billing the customers for January 1985's water use, the meters having been read by the Public Service Commission which was in charge of the utility in the interim.**

**The General Improvement District was given a total of \$280,000.00 in grant money to upgrade the system. With that money, four wells were upgraded, two storage tanks were built, some old lines were replaced, two booster pumps were installed, and a telemetry system was installed.**

**At the time the General Improvement District began operation, there were 198 customers and there was a building moratorium due to the lack of storage and the inability of the system to pump water to people living at the higher elevations in Unit III.**

**After the initial improvements were completed, the moratorium was lifted at 12:01 A.M. on January 10, 1986.**

**In 1986 the District received \$32,500.00 in community Development Block Grant money and matched with \$15,000.00 of its own to install the minimum necessary fire hydrants. With the installation of the fire hydrants, the fire zone changed for the area thus reducing the insurance premiums for residents.**

**In September of 1987 the District had to pay the Bankruptcy Court \$74,808.00. This was for the judgment handed down by District Court for \$51,000.00 that they felt Stagecoach Utilities was worth when condemned plus interest at 12% per year. In connection with this judgment, the District had to pay \$2,580.50 for Stagecoach Utilities' attorney's fees and \$5,000.00 to hire an appraiser to go to court for the District. The District had to borrow \$35,000.00 to be able to pay the Bankruptcy Court and did so from the Interim Finance Committee of the State of Nevada. This loan was for a three-year period and was interest free.**

**In January 1991 the negotiations began to drill a new central well to provide more water to the rapidly growing community. The cost of this well was \$130,429.00 plus \$6,400.00 in engineering fees. The District had \$80,000.00 to spend on the well so it borrowed an additional \$50,000.00. That loan was paid in full in June of 1996.**

**In July of 1991, the District received permission from Water Resources to expand the service area to provide water to people living outside the original**

**district boundaries. One of the reasons for doing this was to cut down on the number of private wells being drilled thereby lessening the chance for contamination to the ground water.**

**Beginning in January 1993, the District started an application to the Division of Water Planning for a grant in the amount of \$660,000.00 to upgrade the system to meet SDWA standards. This upgrade included looping all dead-end lines in the system and replacing old lines.**

**At the same time, it started negotiations with FmHa for a combination grant/loan not to exceed \$893,900.00 to build another storage tank, run a separate transmission line from the Central Well to the storage tank and install the balance of the necessary fire hydrants within the district.**

**In order to get the money from the Division of Water Planning and FmHa, it was necessary for the District to increase the water rates from \$25.00 for 25,000 gallons to \$32.50 for 22,000.**

**All of the requested funds were approved.**

**Phase I of the system upgrade was completed in April 1995, which consisted of looping dead-end lines and installing some fire hydrants. The construction cost of Phase I was \$233,940.00.**

**Phase II, which consisted of installation of the main transmission line, building a 290,000 gallon storage tank and installing the balance of the hydrants was completed in October 1995 at a cost of \$436,725.00.**

**Engineering fees for the two phases and work on additional construction totaled \$219,358.08 as of June 30, 1996.**

**Since \$649,277.00 was left of the grant and loan money the SGID decided to acquire another large production well and upgrade the booster pumps thus creating Phase III.**

**In February 1996 the upgrade to the booster pumps was completed at a cost of \$59,439.00.**

**After lengthy planning and negotiations a new well was acquired on Boyer Lane, plans drawn for the transmission line from that well and construction began in April of 1997.**

**With the acquisition of the new well the District added a new 50 lot subdivision to its service area and with the installation of the transmission line from Boyer Lane north to Iroquois Trail and then east to Raindance added one other four lot subdivision besides opening up the potential for all of the growth along Iroquois Trail.**

**Once Phase III was completed there was money left in the USDA (formerly FmHa) grant to build our own office.**

**From the time that Water Resources gave permission for the District to expand its service area without additional water rights 13 lots have been included in the boundaries without water rights and an additional 28 have been developed after dedicating water rights to the District. There have also been water rights dedicated to the District for an additional 200 lots, but no development has been done on them. These lots do not include any of the new ones that will be added after the well and transmission line are complete.**

**In 1996 the District had 360 customers, which is a growth rate of 45% since 1985.**

**Over the past eleven years 22 people have served on the Board as VOLUNTEERS. These 22 people have contributed 1500 hours of their time to the District. However, beginning in September 1996 the Board started getting compensation of \$50.00 per meeting.**

**The County Commissioners passed a resolution in February 1997 to allow the Improvement District to broaden its scope to include wastewater.**

**Phase III was completed in October 1997 for a total cost of \$402,618.28. With \$121,992.45 left from the grant funds plans were started for a new office building.**

**In May of 1998 the District again expanded its service area to include all of Stagecoach basin from 10-mile hill on the west to Stagecoach Hill on the east, and from the Storey County line on the north to the Carson River south. This was done to preclude any other water utilities from coming into the area and also to gain some control of the type of developments allowed in the area.**

**The office building was completed in November of 1998 for a total cost of \$150,639.66. The District had to use \$28,647.21 from the sinking fund to complete the office project, and no shop was built due to lack of funds.**

**After two years of lengthy discussions and meetings with the County Commissioners the SGID acquired the Churchill Ranchos Water Company from John DeCarlo. Mr. DeCarlo did not want to run a water system and it was necessary for the Commissioners to pass an ordinance including the Churchill Ranchos in the boundaries of the Stagecoach General Improvement District. This ordinance was passed October 14, 1998. And the SGID took over the system in November. Rates were set for the Ranchos' customers at \$45.00 for 35,000 gallons and \$1.50 per thousand over the base. This rate was determined so that the SGID could pay for the three quarters of samples that will be required after Mary Cioffi of the Churchill Ranchos Water Company tests for the 1<sup>st</sup> quarter round.**

**It is anticipated that after June of 2000, the rates will be the same as set for the original SGID customers.**

**With the acquisition of the Churchill Ranchos the total number of customers rose to 405 for December 1999.**

**The rates were raised to \$35.00 for 25,000 gallons and \$1.50 per thousand over the base for the customers of Routes 1-5 effective with the water bills for January 2000's usage and the advalorem tax was eliminated beginning in July 2000. To replace the tax a Service Availability Fee (SAF) of \$8.50 a month was established. This SAF will be billed by the Treasurer's office on every property owner's tax bill beginning in July 2000. It was felt that the SAF was more equitable than a tax based on assessed value.**

**The SGID purchased a back-hoe in December 1999 which will reduce expenses related to new installations and repairs to the system and will make it possible for the District to possibly extend some water lines thereby reducing the costs to potential new customers.**

**In February 2000 a commercial meter was installed to serve 5 homes on a 6-acre parcel on Sioux Lane.**

**As of March 2000, 19 lots have been included in the boundaries without water rights and an additional 38 have been developed after dedicating water rights to the District.**

**In December 2000 a developer extended the water line from the corner of Cimarron and Sioux down to and part way down Cochise Trail. The SGID hired a contractor to run the line from that point to a point on Cheyenne Trail thus looping the lines.**

**Plans were also under way to build a shop after acquiring a short-term loan.**

**The first six months of 2001 brought numerous changes to the District. A new service vehicle was purchased to replace the old #89 which finally quit running.**

**Three of the District's smaller wells and one private well that was given to the District in lieu of a hook-up fee were abandoned with grant money from NDEP. Wells 2, 3, and 4 had high nitrate levels and it was determined that the sampling costs and electrical costs were too high for the small volumes of water the wells produced.**

**The shop was built with "Storage Fund" money since getting a loan required too much red tape with the Department of Taxation. The shop was completed in June.**

**The pump, motor and starter quit working in the Central Well so all of those parts were replaced.**

**In June of 2001 the number of customers in the District was 436. The Churchill Ranchos grew the most with an increase of 8 from the same time the previous year.**

**June of 2002 found the District with 455 customers with a total of 62 in the Churchill Ranchos.**

**We finally looped our lines at Cheyenne, Cochise and Sioux to install a pressure-reducing valve, which made service available to 14 more potential customers. We also installed electrical equipment necessary for generator compatibility at all of our well sites and booster station. The cost of these projects was approximately \$100,000.00. We were able to do all these projects without raising rates. Thanks to a grant from NDEP Wellhead Protection, we will soon have larger signs at both ends of the valley reminding people of our Program.**

**Also with grant money from NDEP, we purchased antenna balls, magnets and coolies to remind people of the Wellhead Protection Plan.**

**2002 will be an interesting election year with 3 positions on the Board up for election and 4 people having filed to run.**

**The election was interesting, as predicted. People not living within the District boundaries were allowed to vote for the District Board members. The SGID complained to the Clerk/Treasurer, but nothing came of it. Lori Cline, Mel Earls and Patrick McIntyre were elected. Donald Schalla was unable to retain his seat on the Board.**

**Lori and Patrick won the four-year terms.**

**With grant money from NDEP we placed large signs at both ends of the valley for our Wellhead Protection area and also constructed buildings over the well sites in the Churchill Ranchos.**

**We received a grant from AB198 in the amount of \$43,123.60 for the wiring of the Central Well to run a generator and for a generator. The generator was purchased for a cost of \$61,844.00. Our Well #4 site was sold and that money was used for the difference.**

**For the past two years the GID has been involved in a pilot test with Narasimhan Consulting Services (NCS) to determine the effectiveness of POE and POU arsenic removal units. To this date testing is on going. Results so far show that the POU under the sink units are removing all of the arsenic. These units would have to be approved by the Nevada State Health Department before they could be used on a permanent basis.**

**Another grant from NDEP was applied for in the amount of \$22,368.00. That grant will be used for Minerals Exploration & Environmental Geochemistry (MEG) to conduct a study of arsenic in sagebrush for possible new well sitings in the area around the Churchill Ranchos. The cost of that study is \$19,988.00. The balance of the grant will be used to purchase and mail educational materials to customers and residents of the valley.**

**Curiosity over arsenic and nitrate levels throughout the entire valley prompted us to offer private well owners a chance to have their wells tested for those two items with the GID splitting the cost for the samples. Twenty-seven wells were tested. The results were disappointing as no pattern was determined for higher or lower levels of those components.**

**Six touch-read meters are being purchased each month to replace the old manual-read meters in the system. New chlorinators were purchased and a building was built over the chlorinator at the Churchill Downs well and a second isolation valve was installed at the intersection of Sioux and Cimarron.**

**The Board and members of the community worked long and hard drafting a Wellhead Protection Ordinance to require developers/owner-builders to install denitrification septic systems on newly constructed properties. This Ordinance would also apply to existing systems that fail. As of June 2003 the Ordinance had not been finalized, but should be adopted sometime after the beginning of the new fiscal year.**

**Working with Marci Cary of Sierra GIS & Cartography through Nevada Rural Water, the GID now has all of the distribution information on ArcView GIS.**

**As of June 2003, the District had 479 customers up from 455 the year before. Churchill Ranchos gained three customers and the Churchill Downs (which is finally starting to grow) now has 13 customers up 8 from the previous period.**

**From June of 2003 to June 30, 2004 the District had 504 total customers. Churchill Ranchos grew from 63 to 65 and the Churchill Downs from 16 to 20.**

**The Attorney General's Office issued an opinion that the Wellhead Protection Ordinance could not be written, so the District requested the County Commissioners to allow the expansion of duties of the District to include wastewater which could include the requirement of denitrification septic systems. As of June 30, that is still a work in progress.**

**A 163-lot subdivision (High Plains Estates) is being built off of Boyer Lane across from the Churchill Downs. The first phase consisting of 40 homes is already sold and the water lines installed as of July 2004.**

**With bad luck in hiring and keeping utility workers this past spring and finally having two people interested in a career with the District, the Board voted at the July meeting to hire an additional utility worker.**

**The arsenic study with NCS was completed and shows that POU's do, indeed, remove the arsenic from drinking water. Now we have to see if the State of Nevada Bureau of Health Protection Services will approve them as alternatives to building arsenic removal plants.**

**The final report from MEG has not been received, but initial reports indicate that there is indeed a correlation between arsenic in sagebrush and arsenic in the water. We did not receive a grant from NDEP for this fiscal year, so no work will be done to further the study at this time.**

**Being informed that Arsenic levels are lower the deeper the well, the Board voted to have the pump in the Central Well lowered from 315 feet to 483 feet at a cost of \$9,992.00. Arsenic samples are being taken on a continuing basis to see if the levels remain low.**

**Receptacles to wire the generator into all the well sites and the booster station were purchased and installed at a cost of \$5,975.00.**

**The District asked for CDBG funding in the amount of \$88,000 to do a preliminary wastewater feasibility study and was awarded CDBG funding in the amount of \$48,000.00. Our engineering firm, MACTEC, was contracted to do the study. The initial study shows that the first phase of the wastewater treatment facility will cost \$24,257,615.00. The District did not qualify for more CDBG funding, so no further work will be done on the feasibility study for now.**

**Jack Norberg left MACTEC to work for Nichols' Consulting, and the Board voted to follow Jack.**

**Lori Cline passed away so Judith Dillon was appointed to finish her term. Charles and Mel filed for re-election to their positions. Ray chose not to run again. Donald Schalla also filed. With the death of Lori, four positions were open and since only three filed, there will be no election. They are automatically elected. Charles and Donald will have four-year terms and Mel a two-year term. Lori's position will have to be re-appointed in January.**

**June of 2005 found the District with 544 customers, 68 of which reside in the Churchill Ranchos. Unfortunately, High Plains Estates is still sitting vacant. Apparently Lyon County threw a few monkey wrenches in the works. Hopefully this summer and fall will find construction under way on Phase I.**

**Many things happened in the previous year including selling the worn-out backhoe and installing air conditioning. We have been trying to work with Lyon County to have donated or purchase at reduced cost one of their surplus**

**backhoes. We are using it at the present time, but have not heard from them on whether we can have it permanently or not.**

**Deepening the Central Well did not lower the Arsenic levels as much as the Board hoped, but they voted to leave the pump at the lower level. In August of 2004, we had to replace the motor in that well. It is believed that the sand being drawn from the lower level wore the motor out. The cost of that replacement was \$12,324.00, but after reimbursement from the insurance it only cost the District \$500.00. Sand continued to be a problem at that well until late spring of 2005.**

**We also had to replace the pump and motor in the south well at the Churchill Ranchos. That cost the District \$5,779.00. We did not turn that repair into the insurance company since we had just switched to the State Insurance Pool which saved the District over \$6,000.00 per year.**

**The results of the MEG report showed an area in Iron Mountain that might be considerably lower in Arsenic. We applied to NDEP for a grant to test the theory, but they do not fund for well drilling. Therefore, we have not been able to prove that theory at the present time.**

**In January of 2005 the water rates were raised to \$40.00 for 0 to 25,000 gallons and \$2.00 per thousand over that. They will increase again in January 2006 to \$45.00 for the same amounts. In future years (if necessary) the rates will increase based on the cost of living increases to Social Security benefits.**

**Due to the fact that the wheels of politics turn extremely slow, the Board passed a Denitrification Resolution in January 2005 that requires new construction within the District boundaries to install Denitrification septic systems. Any existing dwellings whose old systems fail will also be required to install the new type. Policies and procedures are still being worked on at the present time.**

**Deciding it was time to start upgrading parts of the District. We bought a generator to run the office in case of emergency and had to have the plugs for that installed. After many of our customers got stuck in the parking lot due to flooding and an extremely wet winter, we paved the parking lot. New, much needed, tools were bought for the maintenance personnel, and 6 isolation valves were bought.**

**We requested a change in status on the State Revolving Fund list and wrote a Letter of Intent to apply for a grant to the Board for Financing Water Projects. The grant request consists of \$1,198,614.00 to consolidate the Churchill Ranchos with the rest of the District; \$1,761,354.00 to build a new 1,000,000 gallon storage tank and \$681,915.00 to drill a new well (testing for that new well would be in the area designated by the MEG report). This work would be done in Phases as listed above, though the order could conceivably change; however the consolidation would most likely still be the first Phase.**



**Several new projects are planned for FY 2005/2006 including replacing the telemetry in the Churchill Ranchos (necessary, even though we hope to consolidate), up grading the billing system and computers in the office and installing the valves bought in the previous fiscal year. We will continue to buy touch-read meters to replace old meters in the system and will buy more tools to make the Utility Workers' jobs easier**

**In FY 05/06, February, the GID sold 340 "Privilege to Connect" permits for a total of \$4,328,200.00. We reserved \$2,000,000.00 in a Long-term CD for depreciation and put \$1,300,000.00 in a Short-term CD for our AB198 match money. The balance was put in restricted funds, which will be used for future capital improvements and the purchase of capital assets.**

**Rates increased \$5.00 in February of 2006 raising the base rate of the water bill to \$45.00.**

**The GID is currently out of EPA compliance in the Churchill Ranchos subdivision. The Ranchos has Arsenic levels of 22 – 28 ppm and the EPA standard is 10ppm. In answer to this Arsenic problem, the GID applied for an AB198 Grant, this would cover an intertie project, which would consolidate the Ranchos with the original Stagecoach service area, whose wells only have Arsenic levels of 6-7ppm, a new Storage Tank and drilling and equipping a new well in an area believed to have water with lower Arsenic content. We will know if we get the grant in August 2006.**

**Funds were used in 05/06 to purchase a Backhoe, a new computer for the Office and a Security system for the Office and Shop. The Parking lot at the office was paved and work continued on the telemetry. New billing software (Mosaics) was purchased and has shown to be extremely efficient. \$4,800.00 was spent on repairs at the Churchill Downs Well.**

**In February 2007 base rates were increased by \$1.50. Making the new base rate for residential service \$46.50.**

**In FY 06/07, August, the GID's request for an AB198 grant was approved, without the drilling and equipping of the well, which the Board for Financing water projects did not feel was necessary at this time. The project will begin in June of 2007 with projected completion by Thanksgiving. A & K Earthmovers won the bid for the job.**

**Funds are still restricted for depreciation and AB198 match money in long-term and short-term CD's.**

**For the first time in GID history, 2 "brand new" trucks were purchased. Security fencing was put up at the Office/Shop and the Churchill Ranchos tank site. New fire-hydrant meters were purchased along with new**

**Chlorinator pumps. A backhoe cab enclosure was bought and, at long last, the telemetry installation was completed.**

**Once again, beginning in January of 2008 the rates increased, this time by \$1.00 to \$47.50. The number of customers of the District has remained steady. Unfortunately no new customers have been added to the base due to the housing market and the rise in fuel costs.**

**Our 500,000-gallon tank and inter-tie project was completed and the Churchill Ranchos is now receiving water from the District wells on the north side of highway 50. The cost of that project was \$2,408,185.33 with \$1,644,796.29 being paid by the AB198 Grant.**

**New telemetry was installed at the new booster pump stations and the new tank along with upgrades to the existing telemetry system so that most all of the operations can be done by computer along with monitoring for well depths, pumping and power monitoring.**

**The road to the Churchill Ranchos tank was graded and based making access to the tank much easier than before. Gates were installed at the base of that road and also part way up the 500,000-gallon tank road for security measures.**

**A records retention building was constructed to house all the files that the District must keep in climate controlled fire safe conditions. The cost of that building was \$66,826.00 including the fire suppression equipment and alarm.**

**The District did not drill a pilot well this fiscal year to find a water source with less Arsenic. That project is budgeted for fiscal year 2008/2009, as is installation of radio-read meters with the initial equipment being donated by Western Nevada Supply. Also in the budget for FY 08/09 is a golf cart for meter reading to cut down on fuel costs along with cleaning of the inside of the Churchill Ranchos tank and locating equipment for the valves installed within the District.**

**Credit cards are now being accepted; and hopefully, beginning in the new fiscal year payments will be accepted by accessing our web site.**

**Four board positions are up for election and 6 people have filed for those positions. With that election, the national elections and the downturn in the economy this fiscal year is promising to be a challenging one for the SGID.**

**In fiscal year 2008/2009 the District made several upgrades to the system including a retro-fit of the booster station on Cheyenne Trail for a total cost of \$30,181.09 and telemetry \$13,417.10.**

**Western Nevada Supply donated the radio read unit and software to the District, which would have cost \$20,000.00. We bought billing software to**

**access the unit at a cost of \$750.00. In conjunction with that we purchased \$19,050.00 worth of radio read meters and appurtenances.**

**Advanced Diving Services inspected and vacuumed the Churchill Ranchos tank to remove the built-up sand at a cost of \$1,766.94 and the Churchill Downs well had to be repaired for \$11,702.00.**

**We bought a valve locator for \$5,026.26 so it will be easier for Marlon and Joe to find the isolation valves in the streets when they need to be shut down for them to do repairs to the system. In the past, it was like looking for a needle in a haystack trying to find them.**

**We tore down and re-built the well house for the Central Well since it was 20 years old and looked every year of it. And of course all our customers know about the golf cart that we purchased to cut down on the cost of fuel and wear and tear on our trucks during meter reading.**

**The pilot well project is under way, but moving slowly due to permitting requirements of BLM and NDOT. We have picked a site near Iron Mountain Subdivision to drill the pilot well and are looking forward to good test results. If the quality and quantity are good we will drill a new production well there. We want to have a well in the west end of the valley since our other two wells are located more in the center of the District Service Area.**

**Our rates could have increased by \$2.75 based on the COLA for Social Security; but due to the poor economic climate, the Board voted to only increase the rates by \$0.50 with the understanding that depending on the District's financial status another increase might be necessary.**

**We lost 20 customers over this past year, due mostly to the economy resulting in lost revenue of at least \$11,520.00 assuming those customers would have only paid the base rate and not gone over on their water bills which would have resulted in an even greater loss.**

**The board elections ended with one new board member and all the incumbents retaining their positions. The new member was elected due to the fact that Charles Lawson was term-limited and could not run again. For a list of our Board members, see our "Board History".**

**Fiscal year 2009/2010 will prove to be extremely challenging with the economy still on the down turn. The only projects we have planned are the drilling of the new production well and completing purchase and installation of touch read meters. We are hoping that we won't have to raise the rates much again in the coming year but only time will tell.**

**In January 2010 the Board voted to increase the rates by \$2.00 to \$50.00 for 25,000 gallons and \$3.00 per 1,000 over 25,000 even though Social Security**

recipients did not receive a raise. The rate increase was based on the S.S. raise from the prior year of which the District only used \$0.50.

Customers are still moving out; however, some are starting to move in, so the customer base is remaining equal for now.

We still have not drilled a production well due to the fact that we cannot find a low arsenic site. We did drill a pilot hole near the top of 10-mile hill. The water quality was excellent; unfortunately there was not enough water for a big well. So, we are still working on that project.

Touch read meters are an on-going project. This year we have added a new project, which is to replace the undersized lines and valves in Units I and III. We have applied for a grant from the Army Corps. Of Engineers and if we receive those funds we will also replace the undersized lines in the other units.

We are keeping our fingers crossed for the economy to improve for everyone and hope the coming year brings good things.

2011 brought some changes to the District.

We did not get the grant from the Army Corps. Of Engineers to do the water line and valve replacement project, but the Board voted to proceed using money the District had on hand. (See description at the end of this section.)

Marlon Cook decided it was time to retire. He is leaving the last day of July. Anticipating his retirement we advertised for a Utility Worker to replace Joe who will be promoted to Marlon's position. We had close to 200 applicants for the position and after much deliberation hired James Woodward. Jim has been here since March. He was quickly initiated in the workings of a water utility being involved from the beginning in the big project.

No other big projects are scheduled for the remainder of the year due to the cost of the valve and line replacement, but there will be some minor changes to things in the system.

Our big Water Main and Valve Replacement Project is completed.

During this project we installed 11,963 feet of 6-inch water line and 30 6-inch gate valves. One 8-inch and 18 6-inch gate valves were removed. Eight single meter pits, 5 single meter pits with pressure regulators and 23 double meter pits were installed. Fifty-nine 1-inch water service connections were done along with 4 air valve assemblies, 5 flush valve assemblies and 5 fire hydrant assemblies.

3,759 square feet of asphalt concrete pavement patch was done, as was 106,000 square feet of double chip seal.

**The project took 87 days and cost \$644,682.90, which was \$14,529.10 under the original bid. Lyon County contributed \$39,207.84 toward the paving costs.**

**There were three boil water notices issued, thankfully all sample results came back absent proving that none of the system was compromised, and many days of shut-offs during the installation.**

**The purpose of this project was two-fold: to prevent future line breaks causing unscheduled repairs and to install more isolation valves for times when water needs to be shut off to various parts of the system.**

**We would like to thank all of our customers, whose lives were disrupted by this project, for their patience and understanding.**

**We wish Marlon the best of luck in his retirement and hope he catches all the fish he could ever want! Joe Seng will be taking over as Utility Supervisor.**

**We are still hoping for a speedy recovery to the economy, but the outlook is bleak.**

**So far 2012 has been pretty much uneventful; though Jim has accomplished some personal goals. He took and passed the Grade I Operator Certification Test with flying colors and is now certified in that capacity. He also moved forward and took the Grade II. He is awaiting the results.**

**A new title has been given to water utility workers by the national Rural Water Association to more accurately reflect the professionalism of the water industry. Now our Utility Workers will be known as Water System Operations Specialists!**

**Teri Hurt was named Administrative Person of the year at the Nevada Rural Water Association Conference in March and deservedly so as she is a valuable asset to the District.**

**Due to the Highway 50 widening project we had to move several water valves that were in the easement. Between engineering and actual construction the cost of that project was \$50,380.00.**

**During construction of the new highway, NDOT (Granite) will install two casings for future crossings to the south side of the highway which will be done at NDOT's expense. This will alleviate the need for future boring under the highway. However, the District will be required to pay approximately \$22,425.00 for Granite to raise 14 valve boxes once the road work is completed.**

**Joe and Jim have continued to install touch read meters and have completed all of the meters that are read on the first day of meter reading. Approximately 98 more will need to be purchased and installed to finish the entire District. The meters cost \$176.00 each which is considered capital improvements to the infrastructure.**

**We have lost 14 customers since last year due to the economy, which makes it more difficult to plan for future improvements and forecast budgetary outlook.**

**Let's keep our fingers crossed that things get better for everyone in the coming year.**

**Congratualtions to our Water Systems Operations Specialist, Jim Woodward, for passing his Grade II exam.**

**Even though it is not necessary at this time, it has been decided to pursue possible sites for a future treatment plant. We asked for a donation of land close to our well site from two separate land owners but were denied both requests due to the economy. We will continue to pursue this matter.**

**It was decided that there would not be a water rate increase for 2013.**

**Pat McIntyre informed the Board he would be stepping down as Chairman in January. Jaimee McCoy was voted in as Chairperson, Ed Tremper remained Treasurer and Mel Earls remained Secretary.**

**The Highway 50 Widening Project is near completion, NDOT has installed 3 casings for future water main crossings to the south side of the highway.**

**Lyon County proposed the GID take over full ownership and operation of the Stagecoach Community Center. After much discussion the matter was dropped as Lyon County agreed to fund the building for another year.**

**Installation of Touch Read Meters throughout our system is finally completed. We now will begin installing autoread attachments as the budget allows.**

**Both Joe and Jim have taken and passed the Water Distribution System Operations and Maintenance course through California State University/Sacramento.**

**Long time Board Member/Secretary Mel Earls passed away in June of 2013.**

**135 Privilege to Connect Permits purchased by Century Oak Land Co have been assigned (by a Judge) to Schaller Development. Schaller Development has made an official request of a cash out of those permits from the GID for approximately 1.7 million dollars. It was voted on at the July 11, 2013 meeting that the request be denied. Possible litigation will ensue.**

**Due to budget cuts, Lyon County has opted to no longer water or maintain the baseball field (Spud Field) located in the Desert Meadows subdivision of our District. They did ask if our GID would consider lowering the water rate so they could continue to water the trees. It was decided that as long as usage remained at a minimum it would be acceptable to change the water rate from commercial to residential.**

**Unfortunately vandals have struck again. Both gates at our 1/2 million gallon tank site have been damaged. No damage was done to the tank but both gates will need to be repaired and/or replaced.**

**We have added an Awning to the back of our Building, this should help cut costs on cooling as well as provide shelter for employee's vehicles. The total cost was \$11,000.00 and was paid for out of the Operating fund.**

**Tank Divers came out in October 2013. This is a routine inspection and maintenance performed every 5 years on all of our Storage Tanks. Minor repairs were made with further recommended repairs to be budgeted for and completed in the next fiscal year.**

**Part Time Office Help was hired in October 2013. Tina Schmidt joined our team and is fitting in nicely. Tina is scheduled for 12 hours per week but will also fill in as needed for Vacations, Sick Time etc.**

**Our GID celebrated 30 Years of Service to our community in May 2014. Tote bags were given out with information in them regarding GID Highlights, Water Facts and Coloring Sheets.**

**July 2014 - Jim Woodward has been promoted to Water System Operation Specialist II. Jim has fulfilled the length of employment requirement and has taken and passed his Grade II Operator Certification Test.**

**January 2015 – Rate increase to \$54.00 for the base water allowance of 25,000 gallons. The average rate of \$3.00 per 1000 gallons used over 25,000 remains the same.**

**February 2015 – Lynne Arndell has retired. Lynne had been with our GID since the beginning, and her 30 years of experience and leadership will be greatly missed. We thank her for her dedication and service to our District.**

**February 2015 - Teri Hurt is promoted to Manager and Tina Schmidt is promoted to Clerk/Typist and will now be full-time.**

**March 2015 – Our GID is presented with the "Chuck the Duck" award at the Nevada Rural Water Conference. This was for our efforts in public education.**

**March 2015 – Jim Woodward has taken and passed his Grade III Operator Certification test**

**May 2015 – We are now able to do direct pay for customers who prefer to have their payments come out of their accounts automatically and e-bill for those who prefer to receive their bill online.**

**August 2015 – Tina Schmidt has taken and passed the Water Distribution System Operation and Maintenance course offered by Cal-State University/Sac.**

**November 2015 – Tank Work (Sandblasting, Repairs & Re-coating) being done on our 290,000 Gallon Water Tank.**

**December 2015 – Tank Work (Sandblasting, Repairs & Re-Coating) being done on our Churchill Ranchos Tank.**

**January 2016 – Marjorie Gartenberg is now taking over duties as Chairperson and Jaimee McCoy will be the Secretary of our Board of Trustees. Gene Ray remains Treasurer and Pat McIntyre and James Moore remain Members at Large.**

**February 2016 – Tina Schmidt is promoted to Administrative Assistant.**

**April 2016 – We have two seats up for election come November, Marjorie's and Jaimee's (Jaimee informed the Board that she would not be running for re-election). Only two people filed to run for election – Marjorie Gartenberg and Vicki Aveiro.**

**October 2016 – Our Central Well has had a Motor Failure. Upon further inspection by Carson Pump it is determined that the piping is also failing. Repairs are in progress.**

**December 2016 – Repairs on our Central Well are complete. Total cost \$43,518.00 with a reimbursement of \$23,396.00 from our Insurance Company. After two good sample results we are back on-line and fully operational.**

**January 2017 – Flooding has been wreaking havoc throughout Lyon County. Our GID has had minimal issues as compared to others. We did have one of our valves on Iroquois Trail exposed and Boyer Lane has had some serious erosion problems. As more storms are on the way, we will continue to keep a watchful eye on our system.**



**March 2017 – A public hearing was held regarding Rate Increase. Two resolutions were passed. The first rescinded the current allowed rate increase based on Social Security Cost of Living Allowance percentage. The second Resolution passed raised the Base Rate Water Charge by \$6.00 for both residential and commercial water rates. This will go into effect on July 1, 2017 and will be seen on customers August bill.**

**June 2017 – The SGID Board held a joint workshop with the Lyon County Commissioner’s to consider preliminary engineering review of a pipeline connection joining Lyon County Utilities Dayton Water System and Stagecoach GID. This was strictly a Discussion with no Action to be taken. The meeting was well attended by the Public, who asked questions and expressed their concerns regarding this possible pipeline connection.**

**July 2017 – The request for Commissioner’ support of a preliminary engineering review of a pipeline connection between Stagecoach and Lyon County was on the 7/20/17 Commissioner’s meeting Agenda. Unfortunately before the meeting happened Lyon County received some disappointing results on their test well so the item was removed from their Agenda.**

**October 2017 – Jim Woodward has passed the Grade 1 Wastewater Treatment Plant Operator certification Test. Because we do not have a wastewater treatment plant, Jim is awarded an Operator in Training Certificate. UPDATE – May 2018, the Legislative Counsel Bureau approved revisions and additions to the NRS affecting wastewater operator certification. Jim’s previous Operator in Training certification has been converted to Restricted certification which is valid for 5 years.**

**November 2017 - James Moore and Gene Ray’s terms both expire December 31, 2018. Pat McIntyre’s seat is also up. James and Gene both filed for re-election, there was no opposition so both will automatically be elected to the Board to serve another 4-year term beginning January 2019. Due to term-limits Pat is unable to run for our Board again. No one else filed for election, so Pat’s seat will remain empty until we are able to appoint someone to fill in until the next election.**

**December 2017 – The Lyon County Board of County Commissioners approved entering into an Interlocal agreement with our GID for Lyon County Utilities District to provide bulk water supply (through a water pipeline from Dayton to Stagecoach) for potential future development within the Stagecoach Service Area. The agreement covers mainly administrative and legal items. Specific details related to the cost of bulk water will be determined if and when the total construction of the pipeline, and operational costs have been established and a more accurate analysis can be performed.**

**February 2018 – Tina Schmidt is promoted to Assistant Manager.**

**April 2018 – Our GID spent \$7440.00 on a new Cla-Valve for our Central Well. Western Nevada Supply will give a class on Cla-Valve replacement using our System as a model. This will save our GID the cost of labor. Thank you to Western Nevada Supply.**

**May 2018 – During scheduled Maintenance and Repairs at our Churchill Downs Well it was discovered that the piping, pump and motor were severely deteriorated due to age. A complete replacement of piping, pump and motor are necessary to keep our system running smoothly. These repairs will be completed to the tune of \$36,830.00.**

**May 2018 – In regards to Schaller Development’s Desert Wells Preserve subdivision: “County Manager Jeff Page notified the Board of Commissioners on May 3, 2018 that due to a number of issues the development team has determined the best course of action is to redesign the project and bring it back through the planning process (Stagecoach Advisory Board, Planning Commission and County Commission.)”**

**June 2018 – Sadly, vandals have struck our GID Office. Window screens were torn out of the windows, outside lighting broken and destruction of our landscaping. The Board approves purchase and installation of security cameras.**

**June 2018 – We had a valve break at the intersection of Cheyenne Trail and Iroquois Trail. During repair it was noted that a water supply line was not operating at its full capacity. Joe and Jim were able to correct the problem and improve the volume to some homes in that area.**

**June 2018 – After many years of stagnant customer numbers due to the depressed economy; our GID is finally seeing a significant increase in customers. Since June of 2017 our customer base has expanded by 32 customers. That’s a 6% increase.**

**June 2018 – Churchill Downs Well failure. Repairs are underway.**

**July 2018 – Our District has purchased 2 new Toyota Tundra Pickups at a total cost of 77,509.50. This purchase was necessary due to the mechanical breakdown of our existing service vehicles which had served our GID for 12 years. This purchase was budgeted for and came in under budget.**

**August 2018 – Customer’s report a line break on Pueblo Drive. Jim is on Vacation but Joe is able to complete the repair with only minor interruption in service.**

**September 2018 – Our Churchill Downs well is back on line after complete replacement of piping, pump and motor at a cost of \$16,902.00**

**November 2018 – our Telemetry Upgrade is complete. Costs stayed within the budgeted figures.**

**December 2018 – Board Member Pat McIntyre attends his final meeting. Pat was unable to continue on our Board due to Term-Limits. He will be missed.**

**December 2018 – A blown lug at our Central Well has caused a power failure. Repairs were made at a cost of \$2,100.00**

**January 2018 – We have a significant Water Main Break at Cimarron and Miwok Drive. Staff was able to isolate the break and no customers were without service during the repair. This break caused about 200' of road damage on Cimarron Trail.**

**February 2018 – Joe Catanzarite is appointed to fill the vacant seat on our Board. Joe's term will be through 2020.**

**March 2019 - Schaller Development has revised its proposed Desert Wells Preserve subdivision and will go in front of the Planning Commission on March 12<sup>th</sup>. There is much public opposition to this subdivision as residents have raised concerns regarding compliance with the Master Plan, drainage issues, lot sizes, traffic and the change in the "rural" character of the area in which they live, to name a few.**

**May 2019 – SGID launches it's new Website, Stagecoachgid.com.**

**June 2019 – Asst. Manager, Tina Schmidt, attended and completed the POOL essential management skills class.**

**September 2019 – Schaller Development went in front of the Planning Commission requesting Master Plan Amendment, Adoption of specific Plan for Desert Wells Preserve, Zone Change and Merger and Resubdivision into a Tentative Subdivision Map. The Planning Commission moved to forward a recommendation of denial on all requests. All motions passed 6-0.**

**November 2019 – BOCC Meeting, Schaller Development Master Plan Amendment and Zone Change requests were heard as one item. After much discussion a motion was made and seconded "Move to deny". Motion passed 5-0.**

**March 2020 – Due to the Coronavirus Pandemic, The GID closes it's Office Lobby to the Public. Staff will continue to work. Payments will only be taken by phone, mail or online. Per Governor Sisolak mandates – No Water Service will be disconnected for Non-Payment and late charges will be suspended until further notice.**

**April 2020 – Due to the Governor’s Declaration of Emergency and Restriction on Public Meetings the regularly scheduled meeting of the SGID was cancelled.**

**May 2020 – Board Meetings will now be conducted via Zoom. Plexiglass barriers will be purchased and installed in the office Lobby in anticipation of reopening.**

**June 2020 – the Office will reopen to the public. Masks will be required and only 1 person in the lobby at a time to remain in compliance with social distancing requirements.**

**August 2020 – The Governor’s directive regarding Utility Shut-off has expired. The GID resumes all normal District practices and policies effective August 1, 2020.**

**December 2020 – The Board adopts the newly revised Water Conservation Plan – this plan was submitted to and approved by the Nevada Dept. of Water Resources. Meetings continue via Zoom. Masks and social distancing requirements remain in place.**

**January 2021 – The following Board positions were voted on and filled at the 01/14/21 Board Meeting: Chair – James Moore, Secretary – Victoria Aveiro and Treasurer – Gene Ray.**

**March 2021 – Installation of new Cla-Valve at the Central Well**

**May 2021 - COVID restrictions have been lifted. Board meetings will go back to normal with the exception of Masks are still required unless fully vaccinated.**

**June 2021 – SGID Board enacts Stage 1 Drought Alert, from our Water Conservation Plan. No watering is permitted between the hours of 10:00am and 4:00pm.**

**July 2021 – Water Main break on Desert Ln. Repairs have been made.**

**August 2021 – The Mask mandate is back in effect. Masks must be worn during our meetings and in the building whether vaccinated or not. No social distancing requirement at this time.**

**August 2021 – Discovered some Vandalism (Destruction of Telemetry appurtenances) at our Churchill Ranchos Tank Site. Repairs have been made.**

**August 2021 – Water Main Break in line from Abilene Tank to the Tanks at the top of the hill near Cheyenne Trail. Repairs have been made.**

**August 2021 – Pump and Motor failure at the Central Well. Waiting on Parts for repair.**

**September 2021 – Repairs to Central Well Completed.**

**November 2021 – Board rescinds Stage 1 Drought Alert until further notice.**

**March 2022 – Tina Schmidt won the “Administrative Staff Person of the Year” and Joe Seng won “The Butch Smith Drinking Water Operator of the Year” awards at the Nevada Rural Water Conference held in Sparks NV. Congratulations to Tina and Joe for being recognized for all the good work they do for our GID.**

**April 2022 - SGID Board enacts Stage 1 Drought Alert, from our Water Conservation Plan. No watering is permitted between the hours of 10:00am and 4:00pm.**

**June 2022 – Board begins interview process for New Manager to replace Teri after her August 2023 Retirement.**

**June 2022 – Installed Variable Frequency Drive on Central Well; this will help prevent a heavy load from straining the motor on start up**

**July 2022 – Unfortunately, our operator Jim Woodward has decided to move his talents to a different water system. We are sorry to see him go but wish him them the best. The search is on for a new water operator.**

**August 2022 – Our GID is happy to welcome Michael Boney. Michael will be assuming the District Manager position on a full time basis. We are pleased to welcome Tony Weatherman as the new water operator in training.**

**October 2022 – Had a main line water break on Desert Lane. Due to a loss of pressure a boil water order had to be done for residents in the area. Unfortunately, another length of pipe failed in the same general area. The boil water notice was extended. All repairs were completed and service was restored to normal.**

**November 2022 – The State came out and completed the Sanitary Survey for the system. It was determined that containment basins were needed at each chlorine injection site. These were purchased and put in place.**

**December 2022 – Watering restrictions remain in effect. SGID Board decided to continue the Stage 1 Drought Alert from our water Conservation Plan.**

**February 2023 – At the 2/9/23 Board Meeting, the Board took action approving issuance of an Intent to Serve letter for the S.H. Estates 186-lot subdivision.**

**May 2023 – At a 5/4/23 Special Meeting of the Board it was decided to continue the search for someone to replace Manager, Teri Hurt, when she retires in August.**

**May 2023 – At a 5/25/23 Special Meeting of the Board, the Board entered into negotiations with Asst. Manager Tina Schmidt to fill the soon to be vacated District Manager position. Tina had many letters of support from members of the community and others within the Water Industry. Terms were agreed upon and Tina will start as Manager beginning June 1, 2023.**

**May 2023 – Tony Weatherman has successfully Passed the Distribution 1 certification exam – Congratulations Tony.**

**June 2023 – Tina Schmidt begins as Manager.**

**July 2023 – Our proposed Retention Schedule, which was submitted to the State Library, Archives and public records department, met or exceeded the requirements for Local Government Records Retention and we can begin purging our records adhering to the submitted schedule.**

**July 2023 – SGID welcomes new Front Office Clerk, Melissa Shipman. Melissa comes from a medical field background and is excited to start her new career in the Water Industry.**

**July 2023 – the GID will begin looking into creating a Policy regarding Accessory Dwelling Units. This is a topic that is coming up more frequently and we should be pro-active as to our requirements.**