

STAGECOACH GENERAL IMPROVEMENT DISTRICT

SGID Office, 5000 Navajo Trail, Stagecoach NV 89429

Providing sufficient quantity and protecting the quality of water for Stagecoach Valley residents

REGULAR MEETING

Thursday, December 14, 2023, 3:30 P.M.

MINUTES

1. **Pledge of Allegiance-** James led the Pledge.
2. **Roll Call - _ V. Aveiro _ G. Ray _ J. Moore _ M. Gartenberg _ J. Catanzarite**
All Board Members were present.
3. **Public Participation-** None
4. **Approval of Agenda-** Gene Ray made a motion to Approve the Agenda. Joe C seconded the motion. None opposed. Motion passed.
5. **Approve "Posting of Meeting' Document(s) — Regular Meeting Agenda-** Joe C made a motion to approve the Posting of Meeting Documents as presented. Gene Ray seconded the motion. None opposed. Motion passed. (See attachment A)
6. **Approve Block Items 11/09/2023 Regular Meeting Minutes and Treasurer's Report-** Gene Ray made a motion to approve the Block Items with the correction to the year contained in the date; previous 203 s/b 2023. Victoria seconded the motion. None opposed. Motion passed.
7. **Discussion and Decision regarding progress of locating Water Loss-** Tina informed the Board that several smaller leaks have been found and repaired. The percentage is still fluctuating and will continue until we get the transmission line from Abilene Booster to the Cheyenne Tanks replaced. The infrastructure is aging and needs some replacements. The Board thanked Tina and Joe S for keeping their eyes open and investigating any possible leaks promptly. No action was necessary.
8. **Discussion and Decision regarding Customer Mr. Baldwin's request for Returned Payment Fee to be Waived-** Mr. Baldwin was not present and the office nor manager had received any communications regarding the matter at hand. After some discussion it was decided that the Board would stand by the previous precedence and not waive the fee. Gene Ray made a motion that the fee would not be waived, and Mr. Moore would sign a

letter to Mr. Baldwin informing him of the Boards decision. Joe C seconded the motion. None opposed. Motion passed. (See attachment B)

9. **Discussion and Decision regarding possible Policy update for Accessory Dwelling Units/ Tiny Homes required per New Legislation-** Tina presented the Board with the research of how other districts are handling the process of ADU's, since Lyon County will only allow Tiny Homes as ADU's. The limitations are set forth by Lyon County Building and Planning. The landowner will have to follow the Septic Guidelines set forth by Stagecoach GID in our Ordinance. Currently the state does not require the dedication of additional Water Rights. The district currently has three properties that have two dwellings and currently pay a Dual Residential Water Rate. Victoria made a motion to staff that the current policy be applied and any property requesting service for an ADU/Tiny Home be treated as a Dual Residence Account. Noting that once it has become a Dual Residence Account, it is irreversible, and the district will not be obligated to regulate occupancy. Gene Ray seconded the motion. None opposed. Motion passed.

10. **Discussion and Decision on possible changes to the Districts Ordinance-** This item was a continuance for discussion regarding District Fees. The discussion continued. The Board chose to table the matter and continue the discussion at the January 11th meeting.

11. **Discussion and Decision on Water Rates and Water Base Allotment- Possible changes to include lowering the Base Allotment to 18,000 gallons per month and increasing Base Fee-** Tina presented the chart with case studies and comparisons to other districts. (See attachment C). Tina also informed the Board that a lot of time, research and money went into the justification process to present the request for lowering the Districts Dedication Policy to .67 acft of Water Rights per lot to the State of Nevada Department of Water Resources Engineer. We were granted the .67 acft permit. With that being said, the calculation is 218,320 gallons per year per lot. By lowering the allowable allotment to 18,000 gallons per lot per month we would be doing our part and being good stewards of our precious resource. Tina also informed the Board that she had a conversation with Ed James from CWSD discussing allotment and possible rate increase to \$68.00 monthly, he felt the district would be doing what is necessary to be good stewards and keep our district financially viable for the future. After some discussion, some Board members said that the public would take it as a double whammy. Lowering the allotment and charging a higher price for base rate. Tina explained that when she was the Front Office Admin and dealt with the customers daily, it was harder for the customers to adjust when they knew the next \$1.00 increase was just around the next corner. This was when we did the 5-year planned increase of \$1.00 each July, for 5 years. The Board chose to table the matter and continue the discussion at the January 11th meeting.

12. **Discussion and Decision on holding a Public Hearing to make/implement any changes that may be necessary to the District Ordinance depending on the decisions of Items #9, #10 and #11 on this Agenda- No decisions were made so no motion was necessary.**

13. **Information from Utility Supervisor** — Joe informed the Board
 - A. Central Well was shutting off. After some investigation it was determined that we need to install a heat source. We are currently working with Jim Bryant from Bryant Electric to purchase and install the proper apparatus.
 - B. CD Well went out Friday and after investigation it was determined that the pump motor failed. We had one on the shelf and Carson Pump was able to squeeze us into their schedule. They came out on Tuesday and Wednesday. A replacement pump has been ordered for the shelf.
 - C. We had a customer call in a service line leak and upon investigation, it was discovered that the leak was on our side. It has been repaired.

14. **Information from Manager** — Tina informed the Board
 - A. Admin Update
 - a. Remind the Board that Financial Disclosure Statements with the Secretary of State's Office are due before January 15th.
 - b. We are currently recruiting for a WSOS II.- We do have an applicant that has been offered the position and is in the process of onboarding. If all goes well Steven Acree will begin his career with SGID on 1/2/2023.
 - c. I have reviewed the Board Policy and The Identity Theft Prevention Program - Both are in compliance and do not require any modifications currently.
 - B. Review of Meetings attended via Zoom/ In Person
 - a. Planning Meeting -11/14/2023-They discussed Tiny Homes. It was decided that if the County allowed them as ADU's it would put County in the frame of compliance with SB150_EN-Tiny homes. It would still require a main dwelling be placed on the property. They would need to comply with the already existing standards for septic systems, any upgrades within our district would require a Denite Septic. The state requires that they be metered if on a well and cannot go over the 2acft allotment.
PLANNING FORWARDED A RECOMMENDATION OF APPROVAL TO BOCC
 - b. SCCAB Meeting-12/06/2023- They Recognized Annette Carpenter for 16 years of Volunteer Service to the Stagecoach Community as she has been termed out. They also talked about Title 15 and design standards for new homes. A lot of people were upset. They said that the County spent a lot of time and money to write and implement Title 15 and they don't understand why they are always trying to change it.

They made a Motion to Deny these changes. The public wants the BOCC to stop wasting time and money on changes.

Tami Hendrix spoke as Commissioner and said she really needs everyone to pay attention and participate before our desert turns into a Solar Panel Farm. The Renewable Energy people want to build Solar Panel Farms on BLM land and people don't understand is this will cost the local citizens money. Police and Fire costs will increase.

c. BOCC Meeting-12/07/2023 The BOCC had a presentation on Tiny Homes and made it clear they would only be permitted for use in Lyon County as ADU's. I did print out the Rules and changes to Title 15 to allow this. Copies are available. Foley had an item on the agenda to pull money from The Mound House Community Center and use it on the Fernley Justice Center Project. Commissioner Henderson was appalled and said The BOCC has made promises to that community since the 90's and keeps pulling funds back. We need to do what is right and let them finish their Community Center, we need to look in other places and find other ways to finish the Fernley Justice Center. "I am pretty sure that the Dept of Justice could help with the Justice Center. But there is no one else to make up for past and present BOCC promises that were never delivered. It is time as this BOCC that we stand by our promise and not take their funds AGAIN!" The public from Mound House were originally promised 1million, then reduced it to \$300k.

Foley wanted to reduce it to 20k and give the rest of the ARPA Funds to Fernley for the Justice Center. The chair of MHAB was appalled and stated Lyon County has 10-12 Million in the Coffers for the Dayton Justice Complex use that money for Fernley. We have children with nowhere to play or meet or have a Boys & Girls Club because we don't even have a school, we are the stepchildren of Lyon County, all they want is our Tax Revenue. **Keller made a motion to let Mound House do a limited remodel to include heating and Air Conditioning then the remaining funds will be released back to the county for Fernley. That motion passed.**

***Lyon County received 11.1 million in ARPA Funds 6 million has already been used for Justice Center.**

d. Planning Meeting-12/12/2023 The parcels on the end of Hackamore south of Iroquois are up for sale. They were able to subdivide it after they cleaned up the properties and fixed all code violations. In the listing it says each 5-acre parcel comes with 2acft of WR.

They will be putting in a Traffic Signal on HWY 50 at Ft Churchill/ Six Mile for the Aspen Creek Project, a large subdivision back by Riverview Elementary School.

15. **Pay Bills Over \$5,000.00** – Manager is authorized to pay all others without approval — None
16. **Director's Suggestions for future Agenda Items** — None
17. **Public Participation** — Victoria asked about the front door to the office and if that was in process. Tina let her know that it is currently on order.
18. **Adjournment** — Gene Ray made a motion to adjourn the meeting. Victoria seconded the motion. None opposed.

Meeting Adjourned at 4:52 PM

Minutes Documented by Schmidt, Tina



Respectfully submitted:


Victoria L. Aveiro, Secretary