

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

Meeting & Public Hearing Held at:
Stagecoach Community Center, 8105 US Highway 50, Stagecoach, NV

REGULAR MEETING
Thursday, March 12, 2026, 5:00 P.M.

MINUTES:

- 1. Pledge of Allegiance**
J. Moore led the pledge.
- 2. Roll Call - __ J. Catanzarite __ T. Donohue __ P. Kyle __ J. Moore __ G. Ray**
All board members were present.
- 3. Public Participation – No action will be taken on a matter raised under this Item-**
Public participation: During public comment, resident Warren Alvero expressed frustration with the board’s decisions, criticizing prior truck purchases he felt were inadequate, while also questioning recent spending on new equipment, additional employees, and rate increases. He argued that despite these expenditures, the board is now seeking further rate hikes, which he believes are unjustified. Board Chairman J. Moore responded by enforcing meeting order, directing Alvero to either sit down or wait until the appropriate agenda item to speak. Chairman J. Moore emphasized that his role is to serve the entire district rather than any one individual and maintained that public comments must follow proper procedure, while Alvero continued to assert that he was not out of order and demanded transparency. – No Further Public Comments.
- 4. Approval of Agenda –**
G. Ray made a motion to approve the agenda. T. Donohue seconded the motion. The motion passed. None opposed.
- 5. Approve “Posting of Meeting” Document(s) – Regular Meeting Agenda 2.12.2026**

J. Catanzarite made a motion to approve the Posting of the Meeting Document. G. Ray seconded the motion. The motion passed. None opposed. (See Attachment A)
- 6. Approve Block Items – 2.12.2026, Regular Meeting Minutes, and February 2026 Treasurer’s Report and Board Quarterly Report.**

P. Kyle made a motion to approve the 2.12.26 Regular Meeting Minutes and February 2026 Treasurer’s Report. J. Catanzarite seconded the motion. The motion passed. None opposed.
- 7. Public Hearing Discussion and Decision regarding Revisions/ Additions to Water Ordinance and Rates - To include any written comments received for this item. – For Possible Action.**

The purpose of this public hearing was to review, discuss, and consider the adoption of proposed revisions to the district's water rates, fees, and related ordinance provisions. The proposed changes were intended to address increasing operational costs, infrastructure needs, and long-term financial sustainability of the district.

District management presented a detailed explanation of the need for rate adjustments, including:

- Insufficient Prior Rate Increases
 - Previous increase of \$1/month generated approximately \$7,440 annually
 - Determined to be unsustainable for ongoing operations
- Loss of Anticipated Revenue
 - 114 projected new service connections did not materialize
 - Estimated lost revenue: approximately \$138,168 annually
- Rising Operational Costs
 - Significant increases in:
 - Materials (chlorine, piping, equipment)
 - Fuel and paving costs
 - Software and compliance systems
 - Postage, billing, and administrative services
 - Many categories increased between 25% and over 200%
- Regulatory and Compliance Requirements
 - Increased state-mandated reporting and sampling
 - Expanded engineering, legal, and water rights filing requirements
- Capital Improvement Needs
 - Abilene transmission line replacement (~\$1.6 million)
 - Meter replacement program
 - Generator acquisition for system redundancy
 - Tank repairs and future rehabilitation
 - Aging infrastructure (1980s–1990s installations)
- Loss of Investment Income
 - CD funds previously generated significant interest income
 - Funds now required for capital projects
- Operational Improvements
 - Implementation of:
 - State purchasing programs
 - Tax-exempt purchasing corrections
 - Equipment upgrades
 - Preventative maintenance programs
 - Improved accountability and collections

Proposed Rate and Fee Adjustments

The following changes were presented:

1. Base Water Rate Increase
 - Increase of \$9/month
 - New base rate: \$75/month (up to 18,000 gallons)

2. Hookup Fee Increase
 - o From \$7,500 to \$10,000
3. Denite Septic Fee
 - o From \$35/month to \$50/month
4. Construction Hydrant Meter Deposit
 - o From \$1,200 to \$3,000
5. Construction Water Availability Fee
 - o From \$50 to \$150 (90 days)
6. Construction Water Usage
 - o From \$5 to \$7.50 per 1,000 gallons

Members of the public provided input during the hearing, including:

- Concerns regarding:
 - o Frequency and size of rate increases
 - o Perceived inefficiencies in prior spending
 - o Fairness and representation in decision-making
 - o Comparison to rates in other districts
 - o Notification and participation accessibility
- Requests for:
 - o Greater transparency
 - o Broader public involvement
 - o Clarification of cost drivers and long-term planning

District representatives responded by:

- Explaining cost increases and operational constraints
- Emphasizing regulatory requirements
- Offering access to financial records and supporting documentation
- Clarifying that all meetings are publicly noticed and open for participation

Board members discussed:

- Long-term sustainability of the system
- Risks of underfunding infrastructure
- Potential for significantly higher future increases if action is delayed
- Comparison with neighboring districts
- Impact of inflation and supply costs
- Necessity of maintaining compliance with state regulations
- The Board acknowledged public concerns and emphasized continued transparency and availability of district records for review.

G. Ray made the Motion to rescind the Previous Resolution and to approve the adoption of Resolution 2026-R01, and read the Resolution into the Minutes. P. Kyle seconded the motion. The Motion Passed, none opposed.

G. Ray then made a motion to adopt the Proposed Rate Increase and Charges, and to approve the adoption of Resolution 2026-R02, and read the Resolution into the Minutes. P. Kyle seconded the Motion. The Motion Passed, J. Catanzarite opposed.

8. Discussion and Decision regarding progress of locating Water Loss – For Possible Action.

February had a water loss percentage of 2.09% - S. Acree Mentions that in 2024 the Water loss Rate was as high as 20%

9. Discussion and Decision regarding customer M. Houle request for refund of Late Charges and Disconnect Notice Fees – For Possible Action

M. Houle, was not present at the meeting, Manager T. Schmidt read M. Houle e-mail into the record.

P. Kyle made the motion to deny the refund of Mr. Houle’s Late Charges and Disconnect Notice Fee, the amount of \$21.60. J. Catanzarite seconded the motion. The motion passed. None opposed.

10. Discussion and Decision regarding possible Candidates Forum – For Possible Action

It was decided to bring this item back in April 2026, as only one candidate had applied to date.

11. Discussion and Decision regarding Designation of Auditor for FY 2025.2026 Audit – For Possible Action

Sciarani & Co. sent a proposal for services in the amount of \$11,000.00, a \$500.00 increase over last year.

J. Catanzarite made a motion to Designate Scarani & Co. as the Auditor for FY 2025.2026. P. Kyle seconded the motion. The Motion passed. None opposed

12. Discussion and Decision regarding Review / Approval of Updated Emergency Management Plan for submission to Nevada Emergency Management Homeland Security Office – For Possible Action.

Manager T. Schmidt presented a summary of the Emergency Management Plan and stated that the plan is 15 pages long and is available at the S.G.I.D office for review.

P. Kyle made a motion to approve the updated Emergency Management Plan and direct the manager to submit it to the Nevada Emergency Management Homeland Security Office. T. Donohue seconded the motion. The Motion passed. None opposed.

13. Utility Supervisor Report / Manager Report - Information Only

A. Information from Utility Supervisor – Information Only –

- a. Abilene transmission line Update. They began construction this week.
- b. We have been locating and accessing all valves in the system. Have completed from Osage to Cheyenne & Iroquois Tr.

- c. Our Valve Exercising Program is being implemented, we are creating and efficient program. We have been Logging and documenting the process.
- d. Replaced Meter pit on North Empey.
- e. I am creating an Excel Workbook to track and log repairs in the System.
- f. My new work truck is back at Big Tex. – Bumper was not attached correctly.

14. Information from Manager - Information Only

- a. Admin Update
 - i. Day of May Board Meeting May 21st. – Due to the Department of Taxation Requirements.
 - ii. Update on Staff. – Will is testing for his D1
- b. Review of Meetings attended via Zoom:
 - i. BOCC Meeting 02.19.2026 - The BOCC approved multiple development actions, including expansion phases for Traditions in Dayton (with a 10-acre donation to the Sutro Tunnel Project), power substations in Silver Springs to support a Microsoft data center, and several solar projects in Mason and Smith Valleys. Additionally, large areas are being rezoned for industrial and infrastructure use, significantly reducing land available for future residential growth.
 - ii. SCCAB Meeting- 03.4.2026 – Nothing relevant to the S.G.I.D. at this time.
 - iii. BOCC Meeting 03.05.2026 – The BOCC approved 3,000 acres for a solar bill.
 - iv. Planning Meeting- 03.10.2026 - At the planning meeting, a proposal for a 200,000 sq. ft., three-story indoor farming facility in Mason/Smith Valley drew strong opposition from nearby residents, who raised concerns about water use, its location on agricultural land, traffic, and 24-hour operations. Due to the backlash, the applicant requested a postponement and plans to return with additional information in April or May.

15. Pay Bills Over \$25,000.00 - Manager is authorized to pay all others without approval.

None at this time – Will have a Progress payment from Aspen Developers coming up. Already approved payment schedule by the Board.

16. Director’s Suggestions for Future Agenda Items

None at this time.

17. Public Participation – No action will be taken on a matter raised under this Item

Marilyn Cooper had a question about the proposed development, which was discussed earlier in the meeting. Why did we lose revenue from the development? It was discussed that the developer had passed away, and any new prospective buyer would have to start over from the beginning. Marilyn also asked for clarification on hookup fees. Manager T. Schmidt discussed the current hookup and water service sign-up fees.

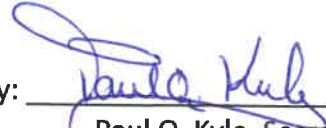
Lesa Beilman discussed that plans are underway to host a June public safety day in Stagecoach, bringing together the Sheriff’s Office, Fire Department, wild horse education efforts, and senior support services to improve community safety and awareness. No further public comments.

18. Adjournment – Action Required

J. Catanzarite made a motion to adjourn the meeting. T. Donohue seconded the motion. The motion passed. None opposed.

Meeting Adjourned at 6:20 pm.

Minutes Documented and Respectfully submitted by:



Paul O. Kyle, Secretary