

**SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT  
WASHOE COUNTY**

TUESDAY

4:00 P.M.

JUNE 28, 2005

PRESENT:

**Bonnie Weber, Chairman**  
**Jim Galloway, Commissioner**  
**David Humke, Commissioner**  
**Pete Sferrazza, Commissioner**

**Amy Harvey, County Clerk**  
**Katy Singlaub, County Manager**  
**Melanie Foster, Legal Counsel**  
**Paul Orphan, Senior Utility Engineer**

ABSENT:

**Bob Larkin, Vice Chairman**

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, and conducted the following business:

**05-30STM    AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Commissioner Larkin absent, Chairman Weber ordered that the agenda for the June 28, 2005 meeting be approved.

**05-31STM    MINUTES**

On motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried Commissioner Larkin absent, Chairman Weber ordered that the minutes of the regular meeting of April 26, 2005 and the special session of May 16, 2005 be approved.

**05-32STM    WELL MITIGATION HEARING BOARD ITEM – CONNECTION  
OF APN 150-250-04 – ROSEMARY MELARKEY**

Jerry Schumacher, Local Managing Board member, explained the item concerning Rosemary Melarkey went to the Well Mitigation Hearing Board, but the review was different because the people were not going to do the well deepening or replacement. He said they were going to annex into the District. Mr. Schumacher suggested a situation like this should be looked into, and a third alternative or policy to

handle these situations should be established. He stated these situations fall between a true annexation and a true well mitigation hearing situation. He acknowledged there was controversy on the Melarkey case.

Commissioner Sferrazza asked if Mr. Schumacher was in favor of the Well Mitigation Hearing Board's recommendation, and Mr. Schumacher said he supported the recommendation before the Board for the items concerning Ms. Melarkey and Thomas Meyers.

Commissioner Humke inquired if the Well Mitigation Hearing Board had established enough of a record and if they had previously heard a case like this.

Paul Orphan, Engineering Manager, said both cases were more directly affected by production wells than prior cases. He stated the Well Mitigation Hearing Board had not seen a case exactly like this, and he confirmed each well needed to be examined on a case-by-case basis due to the nature of hydrogeology.

Upon recommendation of Mr. Orphan, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Commissioner Larkin absent, Chairman Weber ordered that the request by Ms. Melarkey for the waiving of hook-up fees and reimbursement for well abandonment and service line installation costs at 5849 Mt. Rose Highway (APN 150-250-04), in the amount not to exceed \$5,000, be approved.

**05-33STM WELL MITIGATION HEARING BOARD ITEM – CONNECTION OF APN 150-250-21 – THOMAS MEYERS**

See discussion and comments from the previous item.

In response to Commissioner Sferrazza, Paul Orphan, Engineering Manager, explained the money being reimbursed covered the actual well abandonment, and there would be out of pocket costs for the well owners.

Commissioner Humke stated the distinction between the Melarkey property and Meyers property was the Meyers property had a longer distance to get to the meter box, which was on their property; and that was the difference in the reimbursement rates.

Upon recommendation of Mr. Orphan, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Humke, seconded by Commissioner Sferrazza, which motion duly carried with Commissioner Larkin absent, Chairman Weber ordered that the request by Thomas Meyers for the waiving of hook-up fees and reimbursement for well abandonment and service line installation costs at 5853 Mt. Rose Highway (APN 150-250-21), in the amount not to exceed \$7,500, be approved.

**05-34STM     MANAGEMENT REPORTS – MAY 2005**

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Humke, which motion duly carried with Commissioner Larkin absent, Chairman Weber ordered that receipt of the District's management and financial reports for the month of May 2005 be acknowledged. It was noted that a discrepancy remained in the water balance, but the field was being narrowed by analysis.

**PUBLIC COMMENTS**

There was no response to the call for public comments.

**BOARD AND STAFF COMMENTS**

Commissioner Galloway said he would like the Board to act on the Division of Service Agreement, but he realized the well mitigation issue regarding people annexing in lieu of being paid to deepen their wells had to be accounted for in that agreement. He asked when staff would bring the agreement before the Board.

Paul Orphan, Engineering Manager, replied staff planned to present the draft to the Local Managing Board at the July meeting; and in response to Commissioner Galloway, Mr. Orphan said the people would be taken care of on the County side or on the District side of the system.

Commissioner Sferrazza inquired about well mitigation annexations that occurred and asked if those annexed properties became subject to all property taxes or other operation and maintenance costs that were paid by everyone. Mr. Orphan concurred and said they become part of the District, but there were no District taxes at the present time as the bonds had been paid.

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There being no further business to come before the Board, the meeting adjourned.

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**BONNIE WEBER**, Chairman  
South Truckee Meadows General  
Improvement District

**ATTEST:**

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**AMY HARVEY**, County Clerk and  
Ex-Officio Secretary, South Truckee  
Meadows General Improvement District

*Minutes Prepared by  
Lori Rowe, Deputy County Clerk*