

A meeting of the Walker River Irrigation District (WRID) Board of Directors was held on August 7, 2025. The meeting was called to order at 10:00 AM at the District Board Room, 410 N. Main St, Yerington, Nevada by President SNYDER.

Staff Present:

Jim SNYDER	President
Marcus MASINI	Vice President
Richard NUTI	Treasurer
David GIORGI	Director
Dennis ACCIARI	Director
Robert BRYAN	General Manager
Jessica HALTERMAN	Secretary
Sandy NEVILLE	Water Rights Specialist
Gordon DePAOLI	Legal Counsel, via Zoom

Public Present:

Kat Dow, WBC	Lauren Bartels, NDWR	Joanne Sarkisian, USBWC
Carlie Henneman, WBC	KJ & Ali Joshi	Bob Weiser

Public Present via Zoom:

None

1. Public Comment

None presented.

2. Roll Call and Determination of Quorum

All Directors were present.

3. Consideration of Minutes of July 7, 2025, Regular Meeting

Director GIORGI made a motion to approve the minutes; Treasurer NUTI offered a second. The vote was called for and the motion passed.

4. Water Master's Report

Joanne SARKISIAN reported that Bridgeport was at 21,290 acre-feet (50%) and Topaz was at 35,020 acre-feet (58%). Joanne states she is delivering 274 cfs systemwide. Joanne stated that over the last few days there have been comments that her office is not doing its job. Joanne stated she is not certain where the comments are coming from, but she does not tolerate people not doing their jobs, their duty stops at the river, and what happens down the ditch is the ditch company's issue.

Director GIORGI asked when Antelope Valley would be shut down; Joanne stated she thought about 10 days. The reason it is running right now is that David is releasing storage water from Pohr Lake. Also, 83 feet are being released from Twin Lakes for the next 10 days.

5. Staff Reports including, but not limited to, those items listed:

A. Treasurer's Report

Treasurer NUTI reported as of July 31, 2025:

Cash in Checking	\$ 113,717.29
Cash in Money Market	\$ 533,581.75
Cash in CDs	<u>\$ 822,061.16</u>
Total	\$ 1,469,360.20

B. Consideration of Bills and Payroll for payment**Cash Disbursement Journals****July 2025 Bills & Payroll**

Payee	Check No.	Date	Amount
Wells Fargo Card Services	101589	7/7/2025	\$ 2,037.62
Southwest Gas Corp	300183	7/9/2025	\$ 40.30
HomeTown Health	300184	7/9/2025	\$ 7,357.83
Vision Service Plan	300185	7/9/2025	\$ 209.86
HomeTown Health	300191	7/9/2025	\$ 2,927.91
HomeTown Health	300192	7/9/2025	\$ 4,429.92
City of Yerington	101590	7/9/2025	\$ 100.26
Ferguson Enterprises, Inc.	101591	7/9/2025	\$ 1,920.00
GCP WW HOLDCO LLC	101592	7/9/2025	\$ 2,804.60
Giomi, Inc.	101593	7/9/2025	\$ 302.20
Jim Menesini Petroleum	101594	7/9/2025	\$ 458.85
Lyon County Recorder	101595	7/9/2025	\$ 67.46
O'Reilly Automotive, Inc.	101597	7/9/2025	\$ 194.79
Power Plan	101598	7/9/2025	\$ 6,093.27
Quill	101599	7/9/2025	\$ 432.60
Sticks and Stones	101600	7/9/2025	\$ 105.18
The Ferraro Group	101601	7/9/2025	\$ 7,500.00
THE PARTS HOUSE	101602	7/9/2025	\$ 12.59
Xerox Corporation	101603	7/9/2025	\$ 271.13
NV Energy	101604	7/9/2025	\$ 2,221.89
Ameritas Life Insurance	101605	7/9/2025	\$ 1,391.32
D & S Waste Removal	101606	7/9/2025	\$ 203.64
Local Government EMRB	101607	7/9/2025	\$ 30.00
Pitney Bowes Global	101608	7/9/2025	\$ 213.42
Standard Insurance	101609	7/9/2025	\$ 211.21

The Ferraro Group	101610	7/9/2025	\$	7,500.00
USBWC	101611	7/9/2025	\$	10,640.00
Walker River Irrigation	101612	7/9/2025	\$	622.39
Xerox Financial Services	101613	7/9/2025	\$	30.22
NV Energy	101596	7/9/2025	\$	2,191.89
PrimePay	300186	7/10/2025	\$	231.20
CSC	101614	7/11/2025	\$	175.00
JASON MILLIGAN	101615	7/11/2025	\$	880.00
MF Barcellos	101616	7/11/2025	\$	2,754.34
Public Employees'	101617	7/11/2025	\$	870.23
SCOTT ROBINSON	101618	7/11/2025	\$	880.00
USI Insurance Services	101619	7/11/2025	\$	23,631.79
AT&T	300187	7/15/2025	\$	86.26
Verizon Wireless	300188	7/21/2025	\$	332.53
Nevada Public Agency	300193	7/22/2025	\$	7,455.00
Deere Credit Inc	300189	7/25/2025	\$	6,567.83
Spectrum Business	300190	7/29/2025	\$	251.92
Power Plan	101620	7/31/2025	\$	540.66
PRIMO Brands	101621	7/31/2025	\$	79.95
Standard Insurance Co	101622	7/31/2025	\$	211.21
U.S. Geological Survey	101623	7/31/2025	\$	24,982.00
USBWC	101624	7/31/2025	\$	532.41
Wells Fargo Card Services	101625	7/31/2025	\$	14,200.24
Western Nevada Supply	101626	7/31/2025	\$	5,826.77
Payroll		7/15/2025	\$	10,613.14
EFTPS		7/15/2025	\$	1,820.72
Payroll		7/31/2025	\$	31,164.01
EFTPS		7/31/2025	\$	8,620.07
<i>Total Bills & Payroll</i>			\$	205,229.63
<i>NFWF Submission</i>			\$	(12,580.72)
Total District Expense			\$	192,648.91

Director GIORGI asked if the payment to the Ferraro Group was for two bills; Secretary HALTERMAN confirmed it was for two months. Vice President MASINI inquired about the NV Energy bill; Secretary HALTERMAN stated the payment was for the 3 District sites- the office, the well, and the Topaz gate house.

Director GIORGI made a motion to approve the bills; Vice President MASINI offered a second. The vote was called for and the motion passed.

C. Manager's Report

GM BRYAN stated Topaz was currently at 35,020 acre-feet (58% capacity) and Bridgeport was currently at 21,290 acre-feet (50% capacity). The remaining storage balance to deliver is 21,547 acre-feet out of the West and 14,449 acre-feet on the East.

The shop crew has continued repair and maintenance on canals and drains. Since the last meeting, two drainage culverts have been installed on the Colony to assist with drainage from the Wellington hills.

GM BRYAN had a meeting with Lyon County Community Development about a newly required water resource plan. Lyon County is trying to meet with different stakeholders in the County, but more specifically within the Walker River Watershed. GM BRYAN will keep the Board updated.

On July 23rd, GM BRYAN attended a focus discussion lead by UNR Extension Office. It was focused on statewide needs and assessments. There were representatives from various parts of the state and from various fields. GM BRYAN will provide an update when he gets more information.

Due to several projects directly or indirectly involving the Greenlink project, Counsel DePAOLI, GM BRYAN, and NV Energy representatives have set up a monthly meeting to discuss the multiple proposed projects in the area. Easements, access, and agreements will be discussed and monitored.

Walker Basin Conservancy has filed their remaining transfers throughout the District. MBK, Joanne, and GM BRYAN have modified the Accounting Tool to include ways for Joanne to track the deliveries and demands in accordance to the transfer orders.

Hudbay will be conducting an open house at their location on Hwy 95a on Wednesday August 13th from 5-7pm and August 14th from 7-9am. GM BRYAN plans to attend one of the open houses.

D. Legal Counsel's Report

Counsel DePAOLI reported that there are 11 change applications pending and 8 of the 11 have gone to publication. Counsel DePAOLI will be scheduling a time to meet with the Board to discuss the transfers requests. There are deadlines coming up for the Mineral County case, more specifically the identification of lay witnesses. Counsel DePAOLI will have conversations and then will talk to the Board.

Counsel DePAOLI stated NV Energy has been helpful in communicating about the projects going on in the area.

E. Storage Water Transfers

Vice President MASINI made a motion to accept the transfers for July 2025; Director GIORGI offered a second. The vote was called for and the motion passed.

6. Update from the Division of Water Resources regarding groundwater pumping and upcoming fieldwork schedules.

Lauren BARTELS stated Smith Valley pumping was at 12,000 acre-feet (56% of goal) and Mason Valley pumping was at 45,000 acre-feet (53% of goal). Lauren stated everything is looking good. Bob Weiser asked for clarification on what the pumping goal is based on; Lauren stated the goal is based on the how much water can be pumped to stabilize the groundwater levels and not deplete the aquifer. The goal is calculated using previous pumping data and the effect on groundwater levels.

7. Update by Walker basin Conservancy on activities related to the Walker Basin Restoration Program, including Acquisitions and Conservation and Stewardship Activities.

Kat DOW stated the Conservancy is running another leasing opportunity. The applications will open on August 11th at 8am and will be open until the amount of water allotted is taken. There are 6,000 acre-feet available with 4,500 out of Bridgeport and 1,500 out of Topaz. This time the opportunity will be on a first-come-first-serve basis and there will be no bidding. The price is \$75 per acre-foot.

Carlie HENNEMAN stated there have been 9 applications filed for Smith Valley water and there are 4 stragglers that will be filed soon. The Conservancy's annual fundraiser will be held on September 13th at the Mormon Station in Gardnerville. Director GIORGI asked why the fundraiser was not in Smith or Mason; Carlie stated it is easier to get people at the event at Mormon Station. [MASINI question]

8. Presentation and discussion by KJ Joshi from Learning Reality Partners for a possible proposal to purchase an 80-acre lot APN 014-081-06 owned by WRID in Wabuska.

KJ Joshi with Learning Reality Partners presented a PowerPoint presentation regarding the project and proposal. Highlights included:

- KJ Joshi is part of NetzeroInfra.ai. He, his family, and his team are local to the Carson City & Reno areas.
- NetzeroInfra.ai intends to develop a geothermal plant in Wabuska. The project will create local employment opportunities and create sustainable and renewable energy for residents of Nevada.
- The project will leverage local natural resources (geothermal water)
- NetzeroInfra.ai has purchased 470 acres to the south of the Homestretch/Whitegrass geothermal plant
- NetzeroInfra.ai needs to purchase the 80-acre parcel the south of their property so they can install a reinjection well
- The reinjection pump must be far away from the well so that the reinjection of water does not cool the water around the production well

- The geothermal brine will be pumped into a binary cycle plant through a projection well, through the system, and back into the ground via a reinjection well
- The geothermal brine never comes in contact with any human, air, or chemical; it is reinjected in a pure form and with a net zero loss
- The production well must be located as close to a fault line as possible to ensure the hottest water is accessible
- The WRID property in question has been vacant for over 70 years, has no ditches/canals/waterways, is landlocked, and has no easements.
- Because of the setback requirements and the investor requests, NetzeroInfra.ai is not interested in leasing the property
- KJ paid for an appraisal from a local commercial appraiser. Based on the condition of the property and comparable land sales, the appraisal was \$240,000 but KJ is offering \$250,000

Discussion was held and questions were answered regarding the project, timeline, location, and effects on the area. GM BRYAN stated the District has accessed the Wabuska drain via the property. The Lyon County Road Department has indicated there is an access road on the south side of the property. GM BRYAN stated the property is the best way to access the north side of the Wabuska Drain so that excavator does not have to access via the Stanley Ranch and move south. KJ stated the District could still have access through the south part of the property and he would be willing to negotiate an easement. Director ACCIARI stated he would like to go to the property to view the access. Vice President MASINI stated it seems to be a good project, but the Board needs to do its due diligence before a decision is made. GM BRYAN stated there are multiple projects being proposed in the area and land is being purchased for higher prices.

Director ACCIARI made a motion to table the item until the Board can view the property; Treasurer NUTI offered a second. The vote was called for and passed.

9. Director Comments

None presented.

10. Public Comment

Bob Weiser stated he was anticipating a late summer flood with his re-allocation and future well water, but the well program is not running. Bob asked what he was to do with the re-allocation. GM BRYAN stated that the Conservancy does have a leasing opportunity coming up and that could be used to supplement the re-allocation amount. Bob asked if the Conservancy water could be transferred through the Hilbun; GM BRYAN stated it could.

11. Adjournment

The meeting was adjourned at 11:10 a.m.

Jim Snyder, President

Marcus Masini, Vice President

Richard Nuti, Treasurer

Dennis Acciari, Director

David Giorgi, Director

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