

A meeting of the Walker River Irrigation District (WRID) Board of Directors was held on June 9, 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.

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

Public Present:

Kat Dow, WBC	Lauren Bartels, NDWR	Joanne Sarkisian, USBWC
Carlie Henneman, WBC	Paul Costa	Ed Ryan

Public Present via Zoom:

None

1. Public Comment

None presented.

2. Roll Call and Determination of Quorum

All 5 members were present.

3. Consideration of Minutes of May 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 is at 28,910 acre-feet (68%) and Topaz is at 53,710 acre-feet (89%). Both sections of the river are on Full decree, so water is being stored in the reservoirs at an even rate. Once the decree comes off of Full, Joanne will work with GM BRYAN on setting a re-allocation. The systemwide delivery is 558cfs with only 15cfs being storage water.

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

A. Treasurer's Report

Treasurer NUTI reported as of May 31, 2025:

Cash in Checking	\$ 110,099.91
Cash in Money Market	\$ 1,003,572.42
Cash in CDs	<u>\$ 817,558.59</u>

Total

\$ 1,931,230.92

B. Consideration of Bills and Payroll for payment

Cash Disbursement Journals

May 2025 Bills & Payroll

Payee	Check No.	Date	Amount
Southwest Gas Corporation	300163	05/05/2025	\$ 82.04
NV OSHA	300166	05/06/2025	\$ 6,738.00
Fawcett Electric	101513	05/07/2025	\$ 250.00
Ferguson Enterprises, Inc. 1423	101514	05/07/2025	\$ 1,000.00
NV Energy	101515	05/07/2025	\$ 179.94
Petty Cash	101516	05/07/2025	\$ 200.00
Primepay	300168	05/12/2025	\$ 231.20
Alhambra	300162	05/14/2025	\$ 164.89
Ameritas Life Insurance Corp	101517	05/14/2025	\$ 2,204.80
AT&T	300167	05/14/2025	\$ 86.26
City of Yerington	101518	05/14/2025	\$ 201.51
GANNETT NEVADA-UTAH	101519	05/14/2025	\$ 77.72
Giomi, Inc.	101520	05/14/2025	\$ 490.57
JASON MILLIGAN	101521	05/14/2025	\$ 2,900.00
Jim Menesini Petroleum	101522	05/14/2025	\$ 315.13
John Deere Credit	101523	05/14/2025	\$ 41.79
Lyon County Recorder	101524	05/14/2025	\$ 48.50
Mason Valley Equipment	101525	05/14/2025	\$ 435.00
MF Barcellos	101526	05/14/2025	\$ 3,740.27
NV Energy	101527	05/14/2025	\$ 41.47
PERS Administrative Fund	101528	05/14/2025	\$ 12,240.62
Public Employees' Benefits	101529	05/14/2025	\$ 870.23
Purchase Power / Pitney	101530	05/14/2025	\$ 466.19
Quill	101531	05/14/2025	\$ 140.08
SCOTT ROBINSON	101532	05/14/2025	\$ 2,900.00
Sticks and Stones Buildings	101534	05/14/2025	\$ 1,882.39
THE PARTS HOUSE	101535	05/14/2025	\$ 386.87
USBWC	101536	05/14/2025	\$ 20,819.46
Wells Fargo Card Services	101537	05/14/2025	\$ 8,033.71
Xerox Corporation	101538	05/14/2025	\$ 556.50
Southwest Gas Corporation	101533	05/14/2025	\$ 82.04

Verizon Wireless	300169	05/21/2025	\$	332.58
HomeTown Health	300164	05/28/2025	\$	7,357.83
Vision Service Plan - Nevada	300165	05/28/2025	\$	209.86
CSC	101539	05/28/2025	\$	259.05
MBK Engineers	101540	05/28/2025	\$	4,307.50
Pape' Machinery Exchange	101541	05/28/2025	\$	17,136.00
Petty Cash	101542	05/28/2025	\$	200.00
Quill	101543	05/28/2025	\$	149.95
Raley's	101544	05/28/2025	\$	269.40
Woodburn & Wedge	101545	05/28/2025	\$	28,664.80
JASON MILLIGAN	101546	05/28/2025	\$	1,360.00
SCOTT ROBINSON	101547	05/28/2025	\$	1,360.00
The Ferraro Group	101548	05/28/2025	\$	7,500.00
Spectrum	300170	05/29/2025	\$	251.92
Payroll		05/15/2025	\$	21,838.90
EFTPS		05/15/2025	\$	4,186.08
Payroll		05/31/2025	\$	29,888.83
EFTPS		05/31/2025	\$	8,450.24
Total Bills & Payroll			\$	201,530.12
NFWF Submission			\$	(36,182.03)
Total District Expense			\$	165,348.09

Director GIORGI asked if NFWF had paid; Secretary HALTERMAN stated they have not paid and they owe approximately \$760,000 and the last day of the grant is June 30, 2025. Director GIORGI asked if the outstanding amount was accruing interest; Secretary HALTERMAN stated it is not. President SNYDER asked if the District has any recourse in getting the money; GM BRYAN stated there is no opportunity for recourse and the grant agreement ends on June 30th and the grant expires on September 30th. President SNYDER asked if there was any concern in receiving the outstanding balance; GM BRYAN stated there is no concern at the current juncture, but as time goes on, there is some uncomfortableness. Director GIORGI asked if the District assessments are being increased to cover the outstanding balance; GM BRYAN stated all of the expenses for the grant are reimbursable. President SNYDER asked Counsel DePAOLI if he had any comment; Council DePAOLI stated that if for any reason NFWF did not reimburse for expenses as outlined in the grant agreement, the District would have recourse, but it is unknown how long it would take. GM BRYAN stated it is not the first time they have been late on sending payments.

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

C. Manager's Report

GM BRYAN stated Topaz is currently at 53,710 acre-feet (90% capacity) and Bridgeport is currently at 28,930 acre-feet (68% capacity). Since the last meeting, the reservoir pools have increased significantly. Once the decree comes off of Full, GM BRYAN will work with the Water Master to calculate a re-allocation. GM BRYAN has already visited with the engineers on acceptable re-allocation numbers. There is not a lot of snow left, and the runoff is declining.

The shop crew has continued repairs and maintenance throughout the District. They are going to be replacing a failed culvert near the golf course. There is a city water main and a main gas line that goes across the pipe, so it will be a bit of a challenge.

GM BRYAN provided an update breakdown on all of the proposed legislative bills and will send an email on all of the ones that have been approved and signed.

On May 8th, NDWR held a hearing on the proposed orders on Hydrographic Basin 109 in the East Walker area. There were only a few public members in attendance and not a lot of negative feedback. It appears that the basin will be designated with the same regulations as Smith and Mason.

GM BRYAN has had several meetings over the last couple of weeks regarding the Libra Solar project, the Greenlink project, other solar reserves, data centers, and battery storage facilities. A proposed impact fee will be discussed later in the meeting. All of the proposed project reviews have been creating a lot of work for District staff. GM BRYAN stated it is important for the District to be involved in the proposals because our infrastructure is being impacted. At the current juncture, a lot of staff and legal time is being spent on the reviews, and the cost is being covered by the water right holders. GM BRYAN had a meeting last week with multiple ditch companies regarding the paving of East Walker Road. Some of the traffic for the solar project will be twice the weight of the District's excavator and transport so there is concern of the culverts failing.

On May 20th, GM BRYAN and legal counsel attended a pre-hearing conference at NDWR regarding the Singatse Peak Services protests. There was an estimated timeframe given, but nothing official has been given in writing.

On May 22nd, GM BRYAN had a meeting with WBC where they discussed their upcoming transfers for all of their water in Smith and Mason Valleys. Draft transfers have been viewed, but no final documents have been submitted.

GM BRYAN reported that the Borsini water transfer will be on the July meeting agenda for hearing and approval. The application is in the front office for review.

Vice President MASINI asked Counsel DePAOLI if the District had any liability if the outdated culverts fail when crossed. Counsel DePAOLI stated he is working with GM BRYAN on getting replacement standards set, but in the meantime, he does not think the District has any liability. GM BRYAN stated he is working on easement agreements and there is a lot of overlap with the multiple projects being proposed.

Vice President MASINI stated engineers are all over the valley checking culverts and drains. GM BRYAN stated he is aware, and he had a meeting with NDOT. A lot of the culverts are failing but they are not District owned. NDOT has a no-cut rule so if a culvert has to be replaced, it is a 5-year process to get a permit. NDOT has a budget deficit, so all projects have been put on hold, and they are talking about furloughs. Vice President MASINI stated he did not get the impression the engineers are with NDOT, they are possibly with NV Energy or other companies. Vice President MASINI stated it is a regional company and will email the information to GM BRYAN. GM BRYAN stated he had a meeting with the engineers, and he has the District engineers putting together a standard for culverts and drain lining. Vice President MASINI stated the District may get calls because they are testing flows and other things.

D. Legal Counsel's Report

Counsel DePAOLI stated he did not have an update.

E. Storage Water Transfers

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

Vice President MASINI asked if reservoir to reservoir transfers will be allowed with the re-allocation; GM BRYAN stated it will not be allowed.

GM BRYAN stated the well motor is being repaired, so there are no well-water transfers.

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

Lauren BARTELS stated Smith Valley pumping is at 5,600 acre-feet (26% of goal) and Mason Valley pumping at 15,600 acre-feet (19% of goal). Lauren stated they are accepting written testimony on the East Walker Basin designation orders until the end of today. NDWR will review the testimony and then will issue the orders.

Director GIORGI asked if NDWR is still giving a 30% shrink allowance on usage; Lauren advised it is set at 30%.

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 they are about to open up a storage leasing option. WBC will be leasing 2500 acre-feet out of Bridgeport and 400 acre-feet out of Topaz. The auction bid form will

go live on their website on Friday June 13th at 8:00 a.m. and will close at 5:00 p.m. on June 23rd. All of Kat's contact information is listed on the form and there is a QR code on the flyer for easier access to the bid form.

Carlie HENNEMAN stated there has been a lot of turnover at NFWF and the Conservancy's funding has been slow as well.

8. Discussion and possible direction from the WRID Board regarding the proposal to purchase an 80-acre lot APN 014-081-06 owned by WRID in Wabuska.

GM BRYAN stated there is a map and an appraisal on the above property in the meeting packet. The owner of the adjacent property wants to put in a geothermal plant and needs to install a reinjection pump a certain distance from the plant and would like to purchase the District property. The appraisal submitted was \$240,000 but the offer is \$250,000. GM BRYAN is looking for direction on how to proceed from the Board at this time. GM BRYAN feels that the property value is going to increase with the proposed activity in the area. Treasurer NUTI asked if the District property was considered landlocked; GM BRYAN stated the county maps show an access road from Hwy 95a to our property, but there is no dedicated easement. Counsel DePAOLI stated it has not been researched whether the property is landlocked or not, but it appears the appraisal is low because the assumption is that the property is landlocked. President SNYDER asked if the property could be sold with the condition of having a permanent easement established; GM BRYAN stated the project leader, KJ, has indicated they want to purchase the property with no easements or agreements, but he is willing to give a presentation to the Board if needed. GM BRYAN stated he and staff could research access roads and easements before the next meeting. Vice President MASINI recommended being very cautious with proceeding based on all of the activity in the area.

Vice President MASINI made a motion to direct GM BRYAN and legal counsel to look into any and all easements relating to the property and to request a future presentation on proposed projects; Director ACCIARI offered a second. The vote was called for and passed.

9. Review and discussion of preparing a regulation establishing a schedule of fees to be charged to the public and constituents for administrative assistance including, but not limited to, printing/copying documents, water right history search, document search, water right agreements, non-sale based water card ownership updates, meeting moderation & minute taking, building permit inspections, ITRC Meter Gate and Flume Design Reports, staff gauges, and non-water right holder project review impact applications.

GM BRYAN stated the proposed fees are included in the packet and would like to discuss the proposal and get any feedback before they are brought back for approval. The administrative fee schedule was discussed approximately a year ago and now has a comparison with TCID. The fees are intended to cover the expenses incurred for time spent on various requests. The proposed Infrastructure Impact Fee applies to large, proposed projects, such as the solar projects, battery storage facilities, etc., that are costing the

District constituents staff time and legal costs. There would be an application fee and a construction fee. GM BRYAN and Counsel DePAOLI gathered fee information from other irrigation districts that have similar situations and created a proposal that fits WRID. GM BRYAN stated he reached out to Lyon County about charging up front fees for the project like they do for the water right assessments, but the County is unable to collect on our behalf and recommended collecting the money at our office. Vice President MASINI requested clarification on collecting the fees from water right holders; Secretary HALTERMAN stated the impact fee would be for non-water right holders. A question was previously asked by a water right holder whether he/she would be subject to these fees if they would like to put a pipe across a ditch from one field to another and that incident would not apply to this impact fee proposal. Secretary HALTERMAN stated she could change the wording to clarify that the impact fee proposal is for non-agricultural, commercial based projects that are beyond the requirements of a general building permit. The District has already set a requirement to review all building permits within Smith Valley, Mason Valley, and the City of Yerington. There is a \$50 fee that is associated with the building permit review, but the intent of the impact fee is for the large projects that require Conditional Use Permits or any permits beyond a general building permit. Secretary HALTERMAN stated she would remove 'non-water right holder' from the language to eliminate the chance of someone purchasing a small water-righted property to avoid paying the impact fees. President SNYDER asked if there was a projection on what amount of income this fee would bring in; GM BRYAN stated that has not been considered yet. Vice President MASINI asked if the proposal would apply to projects that do not impact the infrastructure and take only a few moments to review; GM BRYAN stated that would be a case-by-case basis and this does not apply to building homes, garages, or other structures that fit into the requirement of a regular building permit. Secretary HALTERMAN stated she will work to change the language based on the discussion before bringing it back to the Board. GM BRYAN asked the Board to review the proposed fees and to provide feedback. Treasurer NUTI confirmed that the ITRC fees would be paid up front if someone wants to put in a meter gate and that amount would cover the report; GM BRYAN confirmed. Vice President MASINI stated he read the impact fee document and thought that whoever prepared it did well; GM BRYAN stated he would like the Board to review the document and give feedback if anything needs to be changed.

10. Annual review on the performance of the Walker River Irrigation District General Manager Robert C Bryan and consideration of possible adjustment in compensation.

Counsel DePAOLI stated he sent a summary of the evaluation to all the Board members but would provide a summary for the meeting. The ratings were based on the following scale: 5= excellent, performs exceptionally; 4= good, performs adequately; 3= satisfactory, meets expectations; 2= fair, performs unsatisfactory and requires supervision; and 1= unsatisfactory, fails to perform. GM BRYAN was rated as follows:

- Job Knowledge: 4.8; has extensive job knowledge and works at staying ahead of issues
- Interactions & Communications: 4.6; has strong, positive, professional skills, has enhanced the District relationships with other agencies
- Decision Making: 4.6; no comments
- Planning & Organization: 4.4; no comments

- Public Relations: 5; no comments
- Work Environment & Safety: 3.8; should be aware of safety regulations that make safety a priority
- Overall Performance: 4.8; continues to do a commendable job
- Action Plan:
 - o Area of Strength: excels in all areas of the job
 - o Area of Improvement: in light of recent OSHA inspection, safety must be a higher priority
 - o Goals: completion of OSHA requirements and assurance of safety going forward
 - o Salary Increase: range from 0-7%, average 3.8%, recommended effective date was May 2, 2025.

Director GIORGI made a motion to increase GM BRYAN's salary 5% effective on his anniversary date; Treasurer NUTI offered a second. The vote was called for and passed. All members expressed gratitude for GM BRYAN and his dedication to the District.

11. Director Comments

None presented.

12. Public Comment

Paul COSTA stated he has neighbors on the Simpson Colony Canal that are dumping horse manure in the canal, and he asked if that is why there is so much grass growing in the ditch and causing more turbidity and algae growth. He also has a neighbor that has property on each side of the canal and other neighbors are using the maintenance access road for personal use. The neighbor has installed gates on the east maintenance road and signs that say the road is for maintenance only, but people are still using the road on the west side of the canal for personal use. Paul believes the District needs to be aware and should be involved in enforcing the appropriate use of the canal and roads. GM BRYAN asked where the manure was being dumped; Paul stated is a property on the west side of the canal, a few parcels south of Day Lane.

13. Adjournment

The meeting was adjourned at 11:24 a.m.

Jim Snyder, President

Marcus Masini, Vice President

Richard Nuti, Treasurer

Dennis Acciari, Director

David Giorgi, Director