

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
March 20, 2024
Regular Board Meeting 6:00 P.M.

Trustees Present: Chairman Robert Stulac, Secretary/Treasurer Siegman, Trustee Dunham, and Trustee Lufrano.

Trustees Absent: Vice Chairman Garcia

Staff Present: General Manager Chris Johnson, and Administrative Services Supervisor/Human Resources Brooke Thompson.

Others Present: District Counsel Chuck Zumpft, District Engineer Collin Sturge. Residents Kathy Waters and Lynn Dement.

6:00P.M. - Regular Meeting

- 1. Call to Order**
Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Stulac called the meeting to order at 6:02PM.
- 2. Pledge of Allegiance:** Led by Trustee Lufrano.
- 3. Public Interest Comment:** Resident Lynn Dement stated that she lives on Mica drive. Lynn stated that we talked about this before, putting something on a calendar on the website so people don't have to call the office with questions. They were spraying herbicide in South Sunridge Park today, and no one knew. She went to the park today to see it spewing all over. It is dangerous when they walk their dogs, they walk along the edges too, she left immediately. Can't we work something out to let people know. They were not spraying in the grass area just around the perimeter. Can't we put something out there for people. Her dog is her world. Thank you.

4. Approval of Agenda

Chairman Stulac stated absent objection he approves the agenda. No objection. Item passed, agenda approved.

5. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reviewed his report with the board. Chris stated the big thing is Indian drive, the project had some pretty big hiccups and they handled them well. Everything was all good until the top hats part. It was supposed to be one day, it has been four weeks now and it is still not done. Chris stated we are working on that now. Chris showed the board what the liner is, he explained the green part is the pipe, the grey part is the new liner that was put in there. It adds 60 years to the pipe. Once that part is done, then they do the top hats to smooth the transitions from each pipe making a smooth transition. They are working on getting the deficiencies fixed now. The wastewater plant had some issues from power bumps, they got new vfd's, variable frequency drives, the ones that were in there were very old. One went bad, parts are hard to find so we upgraded them to modern ones, the programming had to also be replaced, they are in and have a warranty. Both basins are full and back in operation. The sanitary survey deficiencies he, Matt and Colin are working on those. One being the air gap on the big green tank, the air gap comes out the side so if the water backs up it comes out of the side, the pipe should be sixteen inches and we are at 10 inches. That is how the tank was built, up until now it has been grandfathered in because that is the way the tank was built. Now, as we stated a few meetings ago, there are new people in the office, and they want it to be fixed. Chris stated the silliness about this deficiency is that air gap is outside the water tank in case the water level ever rises up, it goes inside that airgap. The water tank sits on top of the hill so the only way water can back up into that pipe is the water would have to rise 170 feet above where we are now. The entire valley would be under five hundred feet of water, the valley would be flooded. Those are some of the things they are working on now.

Chairman Stulac asked if we can request a variance. District Engineer Colin Sturge yes, we did ask for a variance, and they rejected it, they did give us an extension for three years. District Engineer Colin Sturge stated that they will address it with the other items next year. Next year it is budgeted to fix the green tank. Chairman Stulac stated he is surprised they rejected it. Who did the request go to. District Engineer Colin Sturge stated to the supervisor, the interesting thing is they are the ones who told us to request a variance and then they denied it. Chairman Stulac stated can it be elevated above the supervisor. District Engineer Colin Sturge stated he will look into it. General Manager Chris Johnson stated they have some options; they will work on it.

Trustee Dunham stated the change order, was there an additional cost for the top hats. General Manager Chris Johnson stated that they need to pay for that.

General Manager Chris Johnson stated that we are working on the budget, he has been working with departments to get their capital needs for the budget and five-year capital improvement plan.

General Manager Chris Johnson stated the parks and streets crew has been aggressively spraying weeds because they are already coming up in full growth. There is not a scheduled time we treat weeds; it is summertime they will be treating weeds. They are close to the ground spraying. Chris stated he really wants to give credit to Steve, Sean, and Cody, look at all the trash cans and signs. They took all the trash cans and signs, sanded them, stained, and repainted them all. They look great. They are constantly on the go. They are doing a great job. Steve has been a great benefit to us, Sean and Cody are thriving. The dog park equipment is here, we are just waiting for better weather to start installing.

General Manager Chris Johnson stated we are switching our phone service from Frontier to DTS. It will all be VOIP now and it will save us approximately \$17,000 a year.

We will be hosting a 5K run with the Carson Valley Trails Association in October. This will be a fun event to promote the district and show off our area of Douglas County.

General Manager Chris Johnson stated he met with the other District Managers in the County. It was nice to have the County Manager there with us to discuss some of the issues facing our communities.

The Suicide Prevention Network of Carson Valley hosts an annual fundraiser. They are an important part of our community, and are self-funded, so this fundraiser is vital to them. They take ten volunteers that are active in the community and pair them with professional dancers. After a month of practice, they host the Gotta Dance dinner, which is a “Dancing With The Stars” style evening where the dancers compete in front of the judges and over six hundred spectators. I have volunteered and will be representing Indian Hills as a celebrity dancer in April. Wish me luck.

1. Administrative

General Manager Chris Johnson reviewed the Administrative report with the board.

2. Water

General Manager Chris Johnson reviewed the Water report with the board.

3. Wastewater

General Manager Chris Johnson reviewed the Wastewater report with the board.

b. District Accountant Report

General Manager Chris Johnson reviewed the Accountant report with the board. Chris said he would like to state for the record staff is very tight,

very, very tight. We are a couple of months away from the end of the budget and we are still looking very good. All departments are very fiscally responsible, staff look at the best options to get the most value. He likes to call out their praise, this staff is being very careful with your tax dollars.

c. Engineer Report

District Engineer Collin Sturge stated that Chris touched on a lot of it. Colin showed a video about the lining process to the board. The water and sewer portions will be done by the end of March. The road work will start on April 9th and paving on the 15th and 16 with miscellaneous surface work after that. In general, we are on schedule. Chris mentioned the sanitary survey, north and south tank and green tank are the only items remaining. The MS4 report will be sent to NDEP this week. He has been working with Stanka consulting on the Lily Court project, it will now be one project with five new lots and one reuse. Their permit with Douglas County expired so they have to start the entire process over again and they are changing the design. This will be brought back to the board.

d. Attorney Report

District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: none.

6. Discussion and possible action to approve Draft Minutes from the December 20, 2023, Board Meeting.

Chairman Stulac stated absent objection he approves this item. Trustee Lufrano objected. Trustee Lufrano stated under item four it states Trustee Garcia Lufrano, remove Lufrano.

Public comment: none.

Trustee Lufrano motioned to approve Draft Minutes from the December 20, 2023, Board Meeting with one change under item 4, it reads Trustee Garcia Lufrano, remove Lufrano. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.

7. Discussion and possible action to approve Draft Minutes from the January 17, 2024, Board Meeting.

Chairman Stulac stated absent objection he approves this item. Trustee Lufrano objected. Trustee Lufrano stated under Item 3a. add a four to calendar year. Item 9 add Chairman's last name Stulac and add Secretary/Treasurer's last name Siegman. Item 15. Change from Trustee Garcia to Vice Chairman Garcia and Secretary/Treasurer Lufrano to Trustee Lufrano.

Public comment: none.

Secretary/Treasurer Siegman motioned to approve Draft Minutes from the January 17, 2024, Board Meeting with changes. Item 3a. add a four to calendar year. Item 9 add Chairman's last name Stulac and add Secretary/Treasurer's last name Siegman. Item 15. Change from Trustee Garcia to Vice Chairman Garcia and Secretary/Treasurer Lufrano to Trustee Lufrano. Trustee Lufrano seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.

8. Chairman and Trustees Reports, Correspondence

Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such item or topic be placed on a future agenda.

Trustee Lufrano stated great job Brooke, saving the district \$17,000 is pretty awesome. She is happy to help at the easter event and will be here at the time discussed. Vicky stated a member of public pointed out that the sign by Chevron was done and looks great, so awesome job. Trustee Lufrano stated she is guessing that at the April meeting we will have the rate increase hearing. She volunteers at the senior lunch on Friday's and one senior asked her about a bus service, there use to be a bus service that made rounds take them to town.

Secretary/Treasurer Siegman stated his neighbors have asked about the roads. Carson City is now considering creating GID's to get funding for roads. They are asking how that works, creating a GID will fix roads is how it is presented. General Manager Chris Johnson stated it is not.

Chairman Stulac stated residents have approached him about the roads he gave them an update on roads. He went and looked at Somerset with potholes. On his side of the highway, Haystack is the worst. One thing he has said before, one of the biggest things he has as a trustee is our dollars and infrastructure worked on, we have certain limitations and things we have to work on. Is Stacie doing grant training, is there anything we can do to check that out and see what there is out there for roads. General Manager Chris Johnson stated that is precisely why she is doing that training. Chairman Stulac stated great, he is glad she is doing that training. Chairman Stulac stated he wanted to let the board, and staff know that he put in a couple of complaints for Douglas County code enforcement, Brooke took care of all of them. It was a success both were promptly addressed.

Trustee Dunham stated with Stacie taking classes, keep it in house. Are there possibilities for grants for our roads. General Manager Chris Johnson stated yes to find grants for our roads if they are there.

Chairman Stulac stated the next question will be what road is next. When will the PCI be updated, he knows it takes money, but it would be nice to have that updated to show residents. General Manager Chris Johnson stated the next roads are a section of Amador and Somerset.

9. Adjournment

Chairman Stulac stated absent objection he approves adjournment. No objection. Item passed, meeting adjourned.

Meeting adjourned at 7:11P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**