

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**February 16, 2022**  
**Regular Board Meeting 6:00 P.M.**

**Trustees Present:** Chairman Clark-Ross, Vice Chairman Dunham, Secretary/Treasurer Gray, Trustee Eisele.

**Trustees Present via Zoom Meeting:** Trustee Garcia.

**Trustees Absent:** none.

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

**Others Present:** Residents Dale Morlan, Don Gray, Kendra Wilson, Brian Patrick and Candidate for Douglas County Commissioner Sharla Hales.

**Others Present via Zoom Meeting:** none.

**6:00 P.M. - Regular Meeting**

- 1. Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Chairman Garcia called the meeting to order at 6:00PM.
- 2. Pledge of Allegiance:** Led by Secretary/Treasurer Gray.
- 3. Public Interest Comment:** Resident Kendra Wilson stated that she lives on Somerset Way, and she works on Mica Drive. She is concerned with the parking spots on Vista Grande, she is a bike rider and is able to commute to work on her bike. The parking spots interrupt the bike lane and she just wanted to let the board know it is not good. She did talk to Chris about it, and it seems that it is on his radar. She just wanted to let everyone know.  
Sharla Hales stated that she is running for Douglas County Commissioner District 2, and she is just here to learn and listen.
- 4. Approval of Agenda**

*Trustee Eisele motioned to approve the agenda. Secretary/Treasurer Gray seconded. Motion carried unanimously.*

**5. Discussion and possible action regarding a buy a brick program.**

Vice Chairman Dunham stated you have some things in the board packet that show pictures of the idea. The reason he brought this up is number one, it will be a place designed to acknowledge the work of someone of the district, a homeowner, board member or district manager. This was something that was talked about, having a place to put bricks. It was suggested to do it at Valley Vista park, there are three benches maybe four. There is a drawing and pictures of bricks and different colors. It would be about a \$100.00 pledge for a person to buy a brick. There is about thirty-two square feet, 288 4x8 bricks in that designated area. Even if we can sell 20-24 bricks that would be good. He is buying a brick; he has a person he would like to acknowledge for their work. Dale explained his drawing and stated that there is a lot to go through, like the cost of material how thick is the dg that is there now. He would like it to be a spot someone can sit down and acknowledge someone. At \$100 a brick there is about 80% percent profit. We would need at least ten bricks to start for the four-by-eight slab. It is designed to make money, yet it takes money to make money. This is just basically a start, there is a lot of thought that has to go into it. Dale stated that he would like to go forward with this but in a timely fashion. It seems like we can make some money on this and recognize people in the district. He can get ahold of some companies and will donate his time for installation.

Trustee Garcia stated that he likes the concept, but he is just curious usually when there are fundraisers like this there is a cause you can use to get public interest, he doesn't understand what the cause is for the fundraiser that is being proposed. If we are going to propose something maybe get a request for public feedback to see if it is something anyone is interested in. The second thing is where would the funds go, for what cause. Would we donate it back to a school, it has to go somewhere. Robert stated that he is interested in hearing from Chuck about that, how we would manage volunteer funds as a district. The third is do we have anyone in the district that is experienced in laying pavers. Vice Chairman Dunham stated he is. Trustee Garcia stated so you would volunteer your expertise to be able to do this. Vice Chairman Dunham stated yes to oversee and put the pricing together and help if needed, it is in recognition of people like Kathryn, Chris, and Bill, they have been on the board for a long time. Trustee Garcia stated that he fully endorses the concept, he likes the idea he is just trying to better understand it and how we will gain public interest in the program to get to the two hundred, so we don't have to do ten at a time. Vice Chairman Dunham stated it would be \$1,000 to start and he is pledging \$100 now and it is just to get the ball rolling. 4x8 is not a large platform but it will get us started, he and two other volunteers could do it. It would be a 70% profit if we charge \$100.00 per brick. Trustee Garcia stated ok but where would the proceeds go. Vice Chairman Dunham stated Bill brought this up there are benches throughout the district. Trustee Garcia stated ok to put that money back into the parks.

General Manager Chris Johnson stated so putting this out as a fundraiser people are going to want to know where the money is going, whereas if we look at the idea to do a memorial buying more bricks and build the patio area and replace the bricks as we go. A patio will mean something, fundraising for a memorial for people who have served the district. The bricks are a minimum order of five. So, we will need at least five anytime we want to order a brick, keep that in mind. Vice Chairman Dunham stated I understand that.

Trustee Eisele stated he just got this; he has a lot of questions like Robert he would like to postpone making a motion on this for at least another month so we can get some more

information. Bill stated that he likes the idea and thinks people in the district should be honored when they pass away. He needs time to look this over more before he decides on this.

Secretary/Treasurer Gray stated her concern is we would need a lot of people to want to purchase the bricks to memorialize someone, she does not know that there are going to be that many purchased. We are going to need a lot of bricks. If we build a patio but if the donations go towards that, will it ever balance out. We will make the money back.

General Manager Chris Johnson stated on that note Teri that is exactly why he is proposing do not buy these designer bricks, go to Home Depot, and buy bricks for \$2.50 each and then replace them with the designer bricks and have them installed when the customized bricks are bought. We would just have to make sure the bricks are the same size.

Chairman Clark-Ross stated this started a few months back we lost an old board member who was on the board for 8.5 years, she thinks was an icon of Indian Hills that was Dianne Humble, so she brought it to the board. Dianne's legacy was the skate park, she was instrumental in building the skateboard park. Kathryn wanted to plant a tree and do a memorial for her at the skate park but was told that we cannot spend taxpayer money to do this. She found other funding and bought the tree and the plaque for Dianne, so she has been honored. At the time this was brought up the board wanted to see if this could be available to anyone so anyone would have a chance to honor someone if they wanted to. She honors the seniors with a bench, plaques, and a tree.

**Public comment:** Douglas County Commissioner District 2 candidate Sharla Hales stated the only thing she would note is welcome all veterans everywhere (wave) is doing a similar project, you may or may not benefit from talking with them about this project.

Resident Brian Patrick stated that he has a hard time with not having, he does not like the concept that we are going to make some money here, he thinks that is rude. You want to set up something and make an honor to someone, it should be at cost and nothing else unless you have a reason to raise money for a particular group or project. It is rude to try to make some money on memorial bricks, if you are going to honor somebody make it an honor.

Resident Kendra Wilson stated would it be up to someone to approve each brick for someone on who can be memorialized or can anyone buy a brick. Her first thought was for advertisement. Kendra stated to Brian's comment about making money, that it doesn't bother her that the money would go back into our community.

**Board of Trustees further discussion/comment:** Trustee Eisele stated the reason he asked if we could postpone this is because of all these things that have been brought up here, this brought up more questions. He would like to postpone this.

Vice Chairman Dunham stated he agrees.

Chairman Clark-Ross stated that she agrees.

Secretary/Treasurer Gray stated she agrees

Chairman Clark-Ross stated that she also agrees to postpone.

Trustee Garcia stated he agrees as well, the profit issue is something that needs to be addressed and spelled out and explained where it is going to be spent. That is \$23,000 we would be raising at \$100.00 a brick if we buy them at a cost of \$17.00. That is a lot of money. Robert thinks the buy a brick for advertising is a good idea too, as part of the objective is to beautify our parks. We don't have enough to get this off the ground right now. Let's table it and get some more information, get some structure around it and bring it back to the board.

Chairman Clark-Ross stated after she was turned down here, she went to Douglas, they lost a senior that was ambassador of Douglas, Nick he donated \$5,000 in his will to go back to the seniors. Kathryn requested that money. She does have an application process down there and it is up to the board. Here we can do whatever the community and board agree upon.

Trustee Garcia stated if another group is doing this, this could be an opportunity to pool with them to get to the price down, it needs more structure.

General Manager Chris Johnson stated that he will get a point of contact for wave.

This item will be brought back to the board at a later date.

*No action was taken on this item.*

**6. Discussion and possible action to approve and award a bid in the amount of \$160,080.00 to Olympus and Associates, Inc. for the Ridgeview Water Tank repainting project and to approve using an additional \$40,000 from the water reserve fund.**

District Engineer Tim Russell stated as the board understands we put out bids for repainting the Ridgeview tank, we got two bids back, one from Olympus and one from RDC both are great companies and have done work for us in the past. The bids came in higher than we anticipated because of everything going on around us, the inflation and things just cost more unfortunately. The two bids are good, they are responsive, and they recommend awarding the bid to Olympus. General Manager Chris Johnson stated when the board approved this project John budgeted \$120,000 for this because that was roughly the engineer's estimate based on the other tank which was a larger tank. It is surprising that the bids came back so high, he is surprised in the variant in the two bids \$160,000 and \$192,000 that is a big difference. District Engineer Tim Russell stated that he did find out that Olympus is getting ready to do a tank painting project for Carson City and he thinks that is the reason they were less than RDC because they were already going to be in this area working. General Manager Chris Johnson stated with that being said we only budgeted \$120,000 for this project so we will need to take the \$40,000 additional out of water reserves to do this project.

Trustee Garcia stated what will be the remaining reserves, will it still be healthy. He doesn't know the amount off the top of his head. Trustee Garcia stated that he would like to know what that is prior to proceeding, he does not have his budget book in front of him. General Manager Chris Johnson stated yes, it is healthy. Trustee Garcia stated is this something that is time sensitive that we have to do or are there any material costs that may come down. District Engineer Tim Russell stated to answer Robert's questions it is a timing issue, we have to take that tank offline in March because if we do it later in the year or in the summer obviously, we can't have one of the tanks offline otherwise there is a severe impact to our capacity. If we want to do the work, we want to do it this next month to beat the increase in the capacity needs by usage when everyone starts watering lawns.

General Manager Chris Johnson stated as of January 31st, we have over one million but that doesn't include the \$175,000 worth of SCADA upgrades so we have about \$800,000 left after those two projects. Trustee Garcia stated ok thank you very much. That is what we have reserves for. At budget time he thinks we need to revisit this to strengthen our reserves.

Trustee Eisele stated the SCADA and painting the tank, both of those are really important he doesn't like the high price, but we have to get it done.

Secretary/Treasurer Gray stated that is her opinion, we have to get it done and the longer we wait it could go up even more.

Chairman Clark-Ross asked Tim if he is having any trouble getting the materials.

District Engineer Tim Russell stated not recently, he does know that there was a point this last year where Western Nevada Supply had no 4" sewer pipe which is the most common size. It is ebbing and flowing.

Vice Chairman Dunham stated that was his question, how long ago this bid was presented and will they stick to this bid.

District Engineer Tim Russell stated yes, it was opened last week, and they don't have the opportunity to change the price now. Tim stated that the bid price also includes a \$10,000 force account, contingency. If we don't need to use it, we don't pay it. It is legally put in all the projects just to have a buffer, so he and Chris have some leeway to make some decisions in between board meetings.

General Manager Chris Johnson stated that he fights change orders tooth and nail.

**Public comment:** Resident Brian Patrick stated the only question he has is we have a budgeted amount of money, and you are adding to it from another account does that need to be amended. Administrative Services Supervisor/Human Resources Brooke Thompson stated it is. Brian Patrick stated oh it is yes.

**Board of Trustees further discussion/comment: none**

*Trustee Eisele motioned to approve and award a bid in the amount of \$160,080.00 to Olympus and Associates, Inc. for the Ridgeview Water Tank repainting project and to approve using an additional \$40,000 from the water reserve fund. Secretary/Treasurer Gray seconded. Motion carried unanimously.*

**7. Reports to the Board:**

**General Manager Report** General Manager Chris Johnson reviewed his report with the board. Chris stated one thing he wanted to point out is the Washoe tribe came in, where the red barn is on South Sunridge and 395 they would like to provide water and sewer service to that barn as they are going to set up some offices in there. They will need to annex that parcel into the district. They are excited about it they have some other developments they want us to get involved with. It is positive that we have a good relationship with the Tribe. The SCADA upgrades he is very excited about this because one of the things that concerns him is SCADA is the system that monitors the water and sewer plants. Whoever is on call can see what is going on with those plants at all times. If there are any problems, they get a notification and can address the issue. Right now, that system is on its own, so if it goes down there is no redundancy. With these upgrades each plant will have their own SCADA system so if one goes down the other plant can still run both, we will have redundant control and backups for both. It is a big yes for us, one thing, problem we have is that Frontier internet has not been reliable, at the sewer plant we have a microwave shot so he is looking at going with Starlink that works off the satellites. It will be great.

Trustee Garcia stated before John left, he was hoping to get added to the General Managers report the status of negotiations with the County on

getting funding for parks to do some enhancements, to remove some of the grass and put in benching in the dog park and he does not see that in here. General Manager Chris Johnson stated that he was not aware of that, but he will find that information and have it in the next report.

Chairman Clark-Ross asked if anything of ours is going to be effected by the new 5G.

General Manager Chris Johnson stated no unless you have a precision landing system on your house, the FAA is worried with that because of the effect it has on instrument landing systems, but as far as all of us here no.

- 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.
- c. Engineer Report** District Engineer Tim Russell stated that he has nothing major to report. He has been working on the water tank bids and the Indian drive project design for water and sewer. General Manager Chris Johnson stated on that note, the Indian Drive sewer he is scared for that project, he is concerned with the bid on that. District Engineer Tim Russell stated to that if we try to bid that out in the next two months, we may be in a situation where all the contractors are busy so prices could go up as well. As we move along, he will coordinate with Chris to see when we really want to put this out there. Chairman Clark-Ross stated ok so that has become a real concern, which is scary. General Manager Chris Johnson stated everything is so volatile it is crazy.
- d. Attorney Report** District Council Chuck Zumpft stated he has nothing to report. Chuck stated that he would like the record to reflect that prior to this meeting the board and he engaged in a litigation gathering to discuss anticipated litigation.

**Public comment: none**

**Board of Trustees further discussion/comment: none**

**8. Discussion and possible action to approve Draft Minutes from the January 19, 2022, Board Meeting.**

*Trustee Garcia motioned to approve Draft Minutes from the January 19, 2022, Board Meeting. Chairman Clark-Ross seconded. Motion carried unanimously.*

**9. 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.**

**10. Adjournment**

*Trustee Eisele motioned to adjourn the meeting. Secretary/Treasurer Gray seconded. Motion carried unanimously.*

Meeting adjourned at 6:46P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Teri Gray**