

**Indian Hills General Improvement District  
Board of Trustees**

Chairman Robert Stulac	Vice Chairman Robert Garcia	Secretary/Treasurer Russ Siegman	Trustee Vicky Lufrano	Trustee Dale Dunham
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**May 22, 2024  
Public Hearing & Regular Board Meeting  
6:00 P.M.**

District Board Room  
3394 James Lee Park Road  
Carson City, NV  
89705  
(775) 267-2805

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**MISSION STATEMENT**

*The Mission of the District is to provide, within its Charter, those public facilities and services which maintain and improve the quality of life of its resident families and to maintain and operate those facilities and services at the highest quality and in the most cost-effective manner possible, with the intent to continue to do so for a growing population of residents.*

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It is the intent of the Board of Trustees to protect the dignity of citizens who wish to comment before the Board. It is also the Board of Trustees' wish to provide the citizens of the district with an environment that upholds the highest professional standards.

In order to ensure that every citizen desiring to speak before the Board has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere, or prevent the speaker from commenting on any present or future project.

In accordance with Federal law and U.S. Department of Agriculture policy, IHGID is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

**Communication for Hearing Impaired:** Nevada Relay Service is available by calling 711. The TTY or HCO (hearing carry over) number is 800-326-6868, Voice only is 800-326-6888, VCO (voice carry over) is 800-326-4013.

**Notice to Persons with Disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the District Office in writing at 3394 James Lee Park Road, Carson City, NV 89705, or by calling 267-2805 at least 24 hours in advance.

Following is the Agenda, which is also posted on IHGID's website at: [www.indianhillsnevada.com](http://www.indianhillsnevada.com)

# AGENDA

## **6:00 P.M. – Regular Meeting**

1. Call to Order - Regular Meeting of the Board of Trustees
2. Pledge of Allegiance
3. Public Interest Comment (No Action)

The public may comment on any subject that is pertinent to IHGID. The public may comment on any item that is on this agenda at the time it is discussed. Therefore, the public is encouraged and permitted to make comments on any non-agenda items during the public interest comment period. Comments may be limited by the discretion of the Chair and may not exceed three (3) minutes. Please note that the Board is prohibited by law from deliberating or taking action on issues raised by the public that are not listed on this agenda.

4. Approval of Agenda-Chairman  
Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.
  - Motion
  - Vote
5. **PUBLIC HEARING** for the adopted Tentative Budget as amended for Fiscal Year 2024-2025, no action will be taken. (General Manager, Chris Johnson/ District Accountant Stacie Cobb)
  - Open Public Comment
  - Close Public Comment
  - Close Public Hearing
6. Discussion and possible action to adopt the Final Budget for Fiscal Year 2024-2025 with direction to the General Manager to have the adopted Final Budget for FY 2024-25 prepared on the appropriate forms and timely submitted to the State Department of Taxation. (General Manager, Chris Johnson/ District Accountant, Stacie Cobb)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
7. Reports to the Board:
  - a. General Manager Report
    1. Administrative
    2. Water
    3. Wastewater
  - b. District Accountant Report
  - c. Engineer Report
  - d. Attorney Report
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment

8. Discussion and possible action to approve a change order from Lumos & Associates in the amount of \$18,000 for professional services related to the Indian Drive project. (District Engineer, Colin Sturge/General Manager, Chris Johnson)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
  
9. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. regarding a 50-foot right-of-way associated with future development at 3292 Plymouth Drive.  
(Mark Johnson, P.E. with Stanka Consulting LTD)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
  
10. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. regarding Indian Hills GID's acceptance of ownership and maintenance of proposed utilities (water & Sewer) and/or proposed surface improvements (road, curb, and gutter) of the proposed roadway and future development at 3292 Plymouth Drive. (Mark Johnson, P.E. with Stanka Consulting LTD)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
  
11. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. on a tentative subdivision map for 3282 Plymouth Drive.  
(Mark Johnson, P.E. with Stanka Consulting LTD)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
  
12. Discussion only regarding a letter received from Lorre St. Germain, the property owner of 3524 Silverado Drive. (Lorre St. Germain)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment
  
13. Discussion and possible action to approve an estimate from MME in the amount of \$14,002.45 to purchase a replacement water pump for the Vac truck.  
(General Manager, Chris Johnson)
  - Board of Trustees Discussion
  - Open Public Comment
  - Close Public Comment

14. Discussion and possible action to approve Draft Minutes from the April 10, 2024, Board meeting.
  - Board of Trustees Discussion
  - Open Public
  - Close Public Comment
  
15. 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 an item or topic be placed on a future agenda.
  
16. Adjournment

This agenda is posted at [www.indianhillsnevada.com](http://www.indianhillsnevada.com), <https://notice.nv.gov> and at the following locations:  
District Main Office, 3394 James Lee Park Road

As of 8:30 A.M., May 17, 2024, by

A handwritten signature in cursive script that reads "Brooke Thompson".