

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
September 16, 2020
Closed Session Meeting 5:00 P.M.
Regular Board Meeting 6:00 P.M.

Trustees Present: Trustee Bill Eisele

Trustees Present via Zoom Meeting: Chairman Chris Johnson, Vice Chairman Robert Garcia, Secretary/Treasurer Ronny Lynch and Trustee Clark-Ross.

Trustees Absent: none

Staff Present: General Manager John Lufrano and Administrative Services Supervisor/Human Resources Brooke Thompson.

Staff Present via Zoom Meeting: none

Others Present: District Counsel Chuck Zumpft.

Others Present via Zoom Meeting: District Labor Law Attorney Joel Locke.

5:00 P.M.

- 1. Call to Order**
Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Johnson called the closed session meeting to order at 5:08PM.
- 2. Closed Session**
Discussion only regarding possible amendments to the Collective Bargaining Agreement with the International Union of Operating Engineers Stationary Local 39, AFL-CIO.
- 3. Adjourn Closed Session**
Closed session adjourned at 5:19PM.

Trustees Present: Trustee Eisele

Trustees Present via Zoom Meeting: Chairman Chris Johnson, Vice Chairman Robert Garcia, Secretary/Treasurer Ronny Lynch and Trustee Clark-Ross.

Trustees Absent: none

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Staff Present: General Manager John Lufrano and Administrative Services Supervisor/Human Resources Brooke Thompson.

Staff Present via Zoom Meeting: none

Others Present via Zoom Meeting: District Engineer Tim Russell, District Counsel Chuck Zumpft and Resident Irene Garcia.

6:00P.M. - Regular Meeting

4. Call to Order

Chairman Johnson called the Regular meeting to order at 6:00 P.M.

5. Pledge of Allegiance: Led by Chairman Johnson.

6. Public Interest Comment: none

7. Approval of Agenda

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

8. Discussion and possible action to approve the Tentative Collective Bargaining Agreement with Stationary Engineers, Local 39.

General Manager John Lufrano stated that he is looking for acceptance of the new contract. It is a three-year contract. As stated, before in the closed session, we had a little hiccup, but we worked through it which resulted in a sound good contract. The contract held pretty flat in terms of what we gave up in the course of the three years and he is pleased with it. He is looking for the Board to accept this contract.

Secretary/Treasurer Lynch stated that he has nothing to discuss.

Trustee Clark-Ross stated that she is good with it.

Trustee Eisele stated that he thinks it is a good contract, he would like to thank Brooke and John for taking care of this.

Vice Chairman Garcia stated that he has no comment.

Public comment: none

Board of Trustees further discussion/comment: none

Chairman Johnson motioned approve the Tentative Collective Bargaining Agreement with Stationary Engineers, Local 39. Trustee Eisele seconded. Motion carried unanimously.

9. Reports to the Board:

a. General Manager Report

General Manager John Lufrano reviewed his report with the Board.

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Chairman Johnson stated that he would like to point out that there is an inaccuracy in there. It states that our new street sweeper will be arriving the week of September 14th. Chairman Johnson asked General Manager John Lufrano to clarify. General Manager John Lufrano stated that the street sweeper arrived today, and everyone is now aware that the street sweeper is here. John stated that staff went through about a five-hour training today and everybody was able to operate it. John stated that he took off to Ronny's house as he told him that the maiden voyage of the sweeper would be on his street, so he did that and gave Ronny a little ride in the sweeper. General Manager John Lufrano stated that he is pretty excited about it, he thinks it is a great machine. It is exactly what this District has needed for quite some time. With that said John stated what we have achieved from the old sweeper and the years of service we got from it; the District certainly got its monies worth. This is a heck of an upgrade; he intends to get a lot of great work done and many years out of it. John thanked everyone who worked with him on trying to figure out how to make this happen because this is something that has been needed, at least for his time here with the District, working with the SS Indian Hills it has been nice to move along. Getting a piece of equipment like this will make the operators lives easier.

Secretary/Treasurer Lynch stated that he has been wanting this since he started on the Board nine years ago and he was pretty discouraged because it did not seem to be going anywhere. Finally, we have the new sweeper, he got to ride shot gun in it. He hopes that everyone enjoys it, and he appreciates John doing a lot to get the sweeper. Thank you, John.

Chairman Johnson said thank you Ronny, you are leaving a legacy.

Trustee Clark-Ross stated that she has two questions for John, one did he decide on the trunk or treat, are we going to hold that or not. General Manager John Lufrano stated we did not get the return call from the Sherriff's office on the event that happens in Minden, with that said he decided to pass on the trunk or treat this year. John stated that he thinks it is the wise move at this point. John stated the reason being is that he knows how big the event is in the town when they do it and he would hate for that to happen here, and the first year it gets tainted for exceeding the governor's mandate at this time. John stated as a public agency he thinks we have to be more prudent and error on the side of caution so at this time it is wise to say we know what we want and hopefully next year we can make this happen. He thinks it will be a fun event, but he thinks it is prudent of us to say that we should forgo it this year.

Trustee Clark-Ross stated that the other thing is the meet the candidate night, what is going on with that. General Manager John Lufrano stated that we are going to send letters out to the four candidates in the running and Brooke and I will set up the Board room where we will schedule a time for each candidate to come in, they will be here by themselves with Brooke and I in the room. We will video tape each candidate and put that on our website for residents to view. Trustee Clark-Ross stated so the Board members will not be meeting them. General Manager John Lufrano stated no, you will be able to do what all the residents will be able to do, watch the videos. John

stated our hope is to get the videos on our website prior to the start of early voting. Trustee Clark-Ross stated so there is nothing that they as Board members can do to meet them. General Manager John Lufrano stated that he thinks it would be better to reach out to the candidates individually to meet with them, but we may want to be careful with meeting in person. John stated Chris you may want to chime in as well. Chairman Johnson stated well if you want to individually meet, call them, and meet with them one on one, there is nothing we can do to stop that, social distance and wear a mask. Chairman Johnson stated as far as bringing a gathering in to the Board room to meet them that way no. Trustee Clark-Ross stated she was just curious as some are lifting restrictions on meetings and opening them up now.

Chairman Johnson stated that the eight of us could meet in person but we could run into a problem if a group of people come to the meeting, we are at eight people, if 43 people show up to our meeting we are exceed the limitations of 50 people or less, also we would be unable to socially distance at that point. If we tell people that they can not come in because of that then we are breaking the open meeting law. Chris stated that this is really the only way to safely conduct our meetings.

Vice Chairman Garcia stated that he has a question about the candidate night, will it be the same format that he did. General Manager John Lufrano stated yes. Vice Chairman Garcia stated is John taking reservations, he would like to sign up. General Manager John Lufrano stated he will take him for a ride. Vice Chairman Garcia stated when the public realizes we have a new street sweeper they are probably going to ask what the maintenance schedule is in their neighborhood, so that might be something to think about. If not published have the information handy for residents when asked. General Manager John Lufrano stated that we can certainly do that, the majority of our sweeping historically has been on an as needed basis. We will go through and take quarter sections of the District at a time, after snowstorms to pick up the cinders, leaves as some of the areas have more leaves than others do. Other than him saying we are going to do a specific area at a specific time, that is easy to have a schedule put together for that kind of thing, but a lot of what we have done historically has been spot checking the District where needed. Vice Chairman Garcia stated that was his assumption and thought that this would be an opportunity for people to get off the streets when we are cleaning instead of maneuvering around cars, that is why he was asking about that schedule. General Manager John Lufrano stated that would be nice but as proven while we tried to do the road maintenance it is difficult and a number of people found it an inconvenience to have to move their car off the street in order to get the street repaired but quite easily to do. It is expected that we will just have to go around some cars.

Vice Chairman Garcia stated the maintenance on the streets, he noticed that there are a couple of areas where manholes seem to be not as clean as other manholes and he is assuming that those will be looked at and fixed. General Manager John Lufrano stated yes, and we can certainly refer to Tim on this

later if need be. John stated that he can tell Robert that the manhole at South Sunridge and Long Drive was identified as one that they will have to come back and lower because the patch work they did around the manhole did not quite achieve what we had hoped to achieve. We will have to look at others if you have them. Vice Chairman Garcia stated that he is referring to the one at South Sunridge and the main gate to L'adagio. Robert stated if it is standard procedure that you go out and check the work, he has no issues. District Engineer Tim Russell stated the standard process is once everything is complete, they will do a walk through and come up with a punch list, anything they have not addressed they will have to come back and fix. Vice Chairman Garcia stated that he assumed so but wanted to get the official answer.

Secretary/Treasurer Lynch stated that he has been watching the work that SNC has done and it is looking really good, it looks like we have new streets. General Manager John Lufrano stated that there are a few streets in the south east quadrant of the District, the south Sunridge area that there was very little if any maintenance done on those streets. The reason for that is in terms of the PCI those streets were not as bad as the rest and the other reason is that we have \$350,000, what were we able to get done within that budget. If you receive calls that is why. Brooke received a few calls complaining that their street should have been done, she explained we went off the PCI and had a budget to work in.

1. Administrative

General Manager John Lufrano reviewed the Administrative report with the Board.

2. Water

General Manager John Lufrano reviewed the Water report with the Board.

3. Wastewater

General Manager John Lufrano reviewed the Wastewater report with the Board.

b. District Accountant Report

General Manager John Lufrano reviewed the Accountant report with the Board.

c. Engineer Report

District Engineer Tim Russell stated that he is sure everybody is aware, but the main thing has been the street maintenance project, which is nearly complete. They have a little bit of stripping work and some clean up and then as he said they will come in and do a walk through, come up with a punch list and coordinate that with John to make sure they get all the odds and inns taken care of. It should all be done by the end of the month at the latest. Tim stated other than that just coordinating with John and Matt on some water

rights questions, it has been relatively busy for this time of year.

d. Attorney Report

District Counsel Chuck Zumpft stated that he has nothing to report.

Public comment: none

Board of Trustees further discussion/comment: none

10. Discussion and possible action to approve Draft Minutes from the August 19, 2020 Board Meeting.

Trustee Eisele motioned to approve Draft Minutes from the August 19, 2020 Board Meeting. Secretary/Treasurer Lynch seconded. Motion carried unanimously.

11. Adjournment

Trustee Eisele motioned to adjourn the meeting. Secretary/Treasurer Lynch seconded. Motion passed unanimously.

Meeting adjourned at 6:24P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Ronny Lynch**