

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

Trustees Present: Chairman Johnson and Trustee Bill Eisele

Trustees Present via Zoom Meeting: Secretary/Treasurer Ronny Lynch and Trustee Clark-Ross.

Trustees Absent: Vice Chairman Robert Garcia

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 Engineer Tim Russell, Residents Tammy James, Dale Dunham and Gennady Stolyarov II.

6:00P.M. - Regular Meeting

1. Call to Order

Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Johnson called the meeting to order at 6:02PM.

2. Pledge of Allegiance: Led by Chairman Johnson.

- 3. Public Interest Comment:** Resident Gennady Stolyarov II stated thank you Mr. Chairman and Ronny Lynch for your service as Trustees to this District. Gennady stated during the many meetings that he has attended he was always pleased to hear their thoughts and insights; his only regrets is that you both will no longer be serving going forward. Gennady stated that they have done excellent work and he wants to commend them for that. Gennady stated the second remark he wanted to make was just to acknowledge the very difficult time the community is undergoing in light of the COVID-19 pandemic. There are residents that are struggling as there are throughout the country. He believes the incoming Trustees have a difficult task ahead of them in light of this, this is definitely not something that could have been anticipated one year ago. He would ask as a resident that all decisions that this Board makes going forward, these hardships be acknowledged to the extent possible within the frameworks that have been established that residents be accommodated when they are experiencing time because sometimes, if a person is under severe strain for

Minutes of the December 16, 2020 Regular Board of Trustees Meeting

whatever reason it takes perhaps a little bit of forbearance to help them get through that period especially because a lot of people were involuntarily unemployed for no fault of their own because of the pandemic related restrictions. Once they are able to get back on their feet, they should be able to do the right thing and fulfill any obligations they might have. These are just thoughts, going forward for the next Board of Trustees to consider going forward in this difficult time.

4. Approval of Agenda

Chairman Johnson motioned to approve the agenda. Secretary/Treasurer Lynch seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.

5. Discussion and possible action to approve Draft Minutes from the November 18, 2020 Board Meeting.

Trustee Eisele motioned to approve Draft Minutes from the November 18, 2020 Board Meeting. Chairman Johnson seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.

6. Presentation of Service Awards to Ronny Lynch and Chris Johnson for their years of service to the Indian Hills General Improvement District Board of Trustees.

General Manager John Lufrano stated that he would like to show everyone the awards that he will present to Chris and Ronny. John showed the award that will be presented to Chris, it is the same one we presented to Brian and Denise. John stated he asks Chris to hang this with pride in his house and not in his garage. With that said John presented Chris with the award. John stated that Mr. Lynch who remembered quite well what we presented to Brian and Denise specifically asked that he not get one, he thinks it is because of the size. John stated that Ronny asked for a picture of himself standing next to our new street sweeper. John stated so here is Ronny's award. It is smaller Ronny. John stated if he may take five or ten minutes of everyone's time, he has put together a list of accomplishments over the last eight years, this is not the list that included everything. He left off the mundane things like policy updates and things like that. He included the meat and potatoes of what he thinks was perhaps the strongest point of having Ronny and Chris on this Board for the last eight years and that was the improvements that we have made to the District's infrastructure which in his opinion when he started here needed drastic help. Once you hear what he has compiled you will hear that we gave it the help it needed. We kick started this District into something that he believes is huge leaps and bounds of progress. John stated if you will oblige him. John stated in 2013 Ron and Chris were on the Board when we started the Douglas County funded North County Lunch Program. It was approved in 2012 but they were actually sitting Board members when the first lunch occurred. They approved a contract for the wastewater plant upgrade which included the solar panels and the sludge dewatering system a cost of \$1.3 million. They were present when we restructured the golf courses effluent water agreement which was a one-hundred-year agreement, they got it down to a fifty-year agreement. They also were able to get the golf course to pay the pumping costs to the hobo well, which the taxpayers had been funding prior to the restructuring of the agreement. They were on the Board when we amended the park and rec policy to allow Indian Hills GID residents free rentals of facilities like gazebos, tennis courts and fields. They approved the

Minutes of the December 16, 2020 Regular Board of Trustees Meeting

first ever road reconstruction and water line replacement project in the District, in the amount of \$398,000 on Vista Grande from Mica drive up the hill to the last resident on the hill, which at the time was Carl Carter's house. That in 2013 was critical in the sense that we the District had never had a road replacement in this District prior to that and the District was already 40 something years old. That started us down the path to where we are today. In 2014 they were on the Board when we selected the new District logo, they approved the new monthly utility bill/newsletter format. Approved the agreement with Douglas County for the reconstruction of Douglas County's portion of Vista Grande, a project that included IHGID to take over the maintenance of that section of Vista Grande. They approved a new water/sewer five-year rate increase, with the increase going to infrastructure improvements starting us down the path of funding our own infrastructure improvements without having to acquire new financed debt. In 2014 we installed the restroom at North Sunridge Park, installed the new booster station at North Sunridge Park a cost of \$307,000, that was infrastructure on the water side that was sorely needed for those homes in that upper pressure zone. Approval of an interlocal agreement with Douglas County for phase three of Valley Vista Park and James Lee Disc Golf Course, Douglas County funded phase two and phase three of Valley Vista Park through the RCT fund and also 18 of the 27 holes of the Disc Golf Course here at James Lee Park. In 2015 phase three of Valley Vista Park construction was completed. They approved the Mica Drive road reconstruction from 395 up to Smoketree for a cost of \$185,000, that was our section of road. Approved the repaving of the asphalt pathways at South Sunridge Park for \$55,000. Approved the contract for construction of Douglas County's portion of Vista Grande, as mentioned that was a \$1.3 million dollar job that the County funded entirely, and the agreement was that IHGID would take over all future maintenance. Approved the MOU with Douglas County for the funding of our Community Clean-up days and our weekly trash pickups with an average cost savings of \$14,000 a year to the District. Everyone here is aware of what that is and what that has done for the District as a whole to really clean up the District. John stated that he thinks it has been enormously successful and to know that we are not using one taxpayer dollar is an enormous plus to the District. In 2016 they approved the reconstruction of Vista Grande from Carl Carter's house, the last house on the hill all the way up to the Home Depot driveway, this is the section that includes the famous chicane. That cost was \$387,000. Approved South water tank inside and outside rehabilitation \$50,000. Supported the modification of the Sunridge three-unit development, 21 homes along hole 6. If you recall when Mr. Lee owned the golf course he went to the County and asked if they could take hole 6 and build 21 homes, we had to support that in order for that to happen and we did. They have not built those homes and since Mr. Lee has sold the golf course to the current owners. John stated that he does not believe there is an appetite at this time for that, but we will see what happens. In 2017 approved the contract to have four water tanks inspected by divers. Approved the installation of security fence around Ridgeview tank. Approved tennis court resurfacing in the amount of \$12,000. In 2018 the tank inspection resulted in a total rehabilitation of the School tank, cost of \$130,000. We abandoned the Canyon well that had been sitting unused for twenty years, a cost of \$20,000. Purchased two new golf carts, Approved the purchase of two trucks, one for water and one for wastewater each one in the amount of \$26,000 per vehicle. Approved the connection of our 12-inch water line coming from the water plant to the ski pond, a \$35,000 job that we did inhouse saving a tremendous amount of money. In 2019 we installed the restroom at South Sunridge Park. The Board approved the Administrative/Human Resources job description. Approved the pond 5 dam

Minutes of the December 16, 2020 Regular Board of Trustees Meeting

erosion repair out at the wastewater plant. Purchased a new dump truck for \$59,000. Approved the Plymouth Drive street and waterline replacement for \$817,000. In 2020 they approved the stormwater rate increase from \$.10 to \$1.00. Approved the purchase of a new lift station 2 emergency backup sewer pump for \$105,000. Approved the first ever large-scale street maintenance work for \$355,000 that we did at the Southeast portion of the District. Last but not least and he had to put this last for Ronny, approved the purchase of a new street sweeper for \$152,000. In closing as he finishes up, he wants Chris and Ronny to know that on behalf of the staff and himself it has been a tremendous eight years to work with you two. He thinks as he read off, we have accomplished amazing things that while we do not see them it is not until things are brought to our attention that we can actually address them and handle them the way we have. Your support for what he has felt has been his greatest asset here and that is that we have really improved the infrastructure of this District as a whole, in ways that was quite honestly was shocking that they still needed to be done but none the less after forty plus years we got them done. John stated for that he has nothing but absolute appreciation for these two gentlemen and what you have done on this Board for the last eight years. John stated from the bottom of his heart and staffs thank you very much for what you have done.

Chairman Johnson stated thank you John he really appreciates it. Chris stated he moved into the District in 2011, he remembers coming to his first meeting and thought why his utility bill is so high. He walked into the first meeting to find out what was going on, wow that was an interesting meeting. After that first meeting, he thought he needed to run. Chris stated that it has truly been an honor serving this Board. Chris stated that he tells people all the time that he is proud to be an Indian Hills resident, he is proud of what they have accomplished on this Board. Chris stated it is not just the Board it is the staff of this District, you guys have been on top of things, constantly looking for new solutions and new ways to move the ball forward. The Board, we haven't done this you guys have, we the Board have been there to support you and to let you guys do what you need to do. Thank you for what you guys have done and it really has been an honor working with you guys and he looks forward to staying in the District a little longer.

Secretary/Treasurer Lynch stated that first of all he would like to thank a former member of the Board, Brian Patrick. When Bill took a leave of absence Brian to it to the County Commissioners and got Ronny approved to fill Bill's one-year position. Ronny stated that it has been his pleasure to work with Bill, Robert, Kathryn, and Chris on the Board. Ronny stated that he would like to make a special thanks to the leadership that John has and moving the District to where it is today. Ronny stated that he would also like to make a very special thanks to Brooke for all she does for the District as well as always being there for me when he needed help. Stacie is doing an outstanding job in keeping the District financially stable. We are also fortunate to have the District workforce in the field. Ronny stated again thank you all for the last nine years of his tenure on the Board.

Public comment: District Engineer Tim Russell stated thank you Chris and Ronny for all their assistance through the years and he looks forward to shorter meetings now that Chris is gone.

Chairman Johnson stated that he would like to go on record to say that he holds the record for the shortest meeting in Indian Hills.

Resident Tammy James stated that she has been a resident of Indian Hills for 28 years on Placer Court. Tammy stated that she is one of those residents when things are running perfect your guys fade into the background. Ever since Chris has been on the board, he keeps dated on everything that

is going on. She is totally impressed as to where we were twenty years ago to where we are today, huge improvements. We used to be known as Indian Hills the stepchild to the County. She was here before BestBuy, Home Depot, and all that what she thinks is an improvement even station 12. That is because of the Board and commitment from the Board. Most recently in the last eight years the Board has done a tremendous job and should be commended for all the hard work, everybody. Of course she has a soft spot in her heart for her handsome Chairman, she knows he will miss it and the integrity and commitment to the Board and Ronny too. Tammy stated she is just really impressed with everything and she apologizes for being a resident that is not been very active. Thank you to all.

Board of Trustees further discussion/comment: none

- 7. 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 Clark-Ross stated that he just wanted to say good job Chris and Ronny.

8. Adjournment

Chairman Johnson motioned to adjourn the meeting. Trustee Eisele seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.

Meeting adjourned at 6:27P.M.

FINAL APPROVED MINUTES AS PRESENTED

Secretary/Treasurer
Ronny Lynch