

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
September 21, 2022
Regular Board Meeting 6:00 P.M.

Trustees Present: Vice Chairman Dunham, Secretary/Treasurer Siegman, Trustee Eisele and Trustee Garcia.

Trustees Present via Zoom Meeting: none.

Trustees Absent: Chairman Clark-Ross.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Tim Russell, and Residents Brian Patrick, Penni Eisele, Kendra Wilson, Jeff Galloway, Cynthia Rhead, Vicky Lufrano, Ben Walker, and Debbie Walker.

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.
Vice Chairman Dunham called the meeting to order at 6:00PM.
- 2. Pledge of Allegiance:** Led by Trustee Eisele
- 3. Public Interest Comment:** none
- 4. Approval of Agenda**

Trustee Eisele motioned to approve the agenda. Trustee Garcia seconded. Motion carried 4-0. Chairman Clark-Ross was absent from the meeting.

- 5. Discussion and possible action to draft a policy to set weight limitations for vehicles on district roads.**
Resident Jeff Galloway stated as you have read, we are seeing a lot of traffic, it is super heavy-duty trucks with two axels going through the neighborhood specifically North Sunridge. When you have weight like that it is damaging to the roads especially with the weather. They are seeing trucks up there that they have never seen before this January when

this all occurred. Jeff stated his intent was not to prohibit school busses, cargo vans or emergency vehicles but specifically those very large trucks over 3,000 pounds, which is called a class seven vehicle. There are some federal regulations regarding what you can do if a road has been federally funded, he does not know what roads have been federally funded here, he thinks there was one that was federally funded if he is not mistaken. Jeff stated that he talked to the county, and they cannot do anything. He understands that there is some state law that roads would fall under for the roads, he is not an expert on state law.

Vice Chairman Dunham stated the trucks were parked there because they could not enter and exit on the north end while they were doing work, so they started using the south end. The deal is now that it is opened up so legally, they are prevented from using that road.

General Manager Chris Johnson stated the construction vehicles that were mentioned, he has been in discussions with Leanna Stevens who is the Counties construction inspector, she is in charge of construction vehicles she does a pretty sharp job. Chris stated when he mentioned the trucks to her, she did contact the contractor to tell them to use the north route, the times they were going through south Sunridge was when they were building the roundabout and they could not access the construction from the other side. They used the south access when the north side was closed off for the round about to be built, once construction of the roundabout was done, they have been instructed to not go through the district roads and to take the northern route into that construction area.

Resident Jeff Galloway stated he is still seeing trucks that are doing that, there is a Basalite truck that comes into the neighborhood, it parks right on North Sunridge in between Sunburst and Haystack and sits idling for a half an hour, that is a heavy load. He was unloading the blocks for retaining walls.

General Manager Chris Johnson asked if he is sure, it is part of that construction. Resident Jeff Galloway stated yes, he is sure. General Manager Chris Johnson stated that he will call Leanna and let her know and she will get on that. Chris stated that none of those construction vehicles should be going through the district without a reason. If they are it is probably because they are a subcontractor that has not gotten word yet and so he will contact Leanna, she will stop it again.

Resident Jeff Galloway stated going back to the larger issue, do we want to continue to have issues and this problem or can we limit the size of these trucks. He has seen these trucks going down the side roads. North Sunridge he does not know how heavy it is built as far as the roadbed but those smaller roads when they go down them, they are narrow for one.

General Manager Chris Johnson stated they are not supposed to be, they are not supposed to be driving on the roads their construction plan says so. As you know there are subcontractors involved too, so he will pass it on to Leanna and she can enforce it.

Resident Jeff Galloway stated his question here is the big issue here is the roads, we are trying to preserve the roads, it is an expensive fix. Jeff stated to do something like this might help he knows you might not want to do something today because it is a complicated issue. The attachment on page 10 attachment two has some informative information that hits home here. There is some information on here, page 12 determining weight limit reductions and it is compelling, he is not an engineering expert.

General Manager Chris Johnson stated that he does not know what information the County can give us on this, he will have to research what we can do on this issue. At this point is for the board to discuss.

Trustee Garcia stated thank Mr. Galloway for bringing this to our attention, they are aware of our road conditions, trying to protect our roads and putting money into the roads as fast as we can, obviously we just don't have the revenue to fix the roads all at once. It is in our best interest to be aware and do what we can. Robert stated his concern is that we don't have a legal right to put up signs and restrictions. Robert stated he asked Chris earlier because he remembers John told him that south Sunridge is a county alternate route for 395 if that is the case, does that limit our ability to put on restrictions if it is an alternate route and then he is interested in going after the county to help pay for it. Robert stated that he is not an engineer either but, Chris will get us some answers on this.

General Manager Chris Johnson stated he is noticing additional cracks and potholes too; he will go take a look at those. If we can determine that these construction vehicles caused additional damages, he knows that Leanna can turn around and impose damages on them and they are responsible for repairing it. He has the same thing happen down at the airport.

Resident Jeff Galloway stated that he didn't know we had that ability, they have already done the damage and there wasn't any notice.

General Manager Chris Johnson stated the trick is proving they did it.

Secretary/Treasurer Siegman stated it is one thing to put limits on a construction project but as far as regular vehicular traffic within the district it will be very difficult to enforce for one and it will be limiting for the residents who live here. If he wants a slab done in his backyard, he can't have a concrete truck come in the district or to his backyard, you can charge them for weight, you can't do it.

Resident Jeff Galloway stated he thinks he understands the question, he thinks the answer to that is jurisdictions permit these overweight vehicles and charge them pretty significant fees. Like going down I80 that is an option too but then again, he does not know what you can and cannot charge he thinks that is in NRS.

Trustee Garcia stated he agrees enforcement would be nearly impossible.

Secretary/Treasurer Siegman stated, and it is cost prohibited, if I want to have someone pour a slab, I have to pay for that permit for an overweight vehicle to have someone come do it. Everyone will incur additional costs.

Resident Jeff Galloway stated you can have an exemption for something like that, he does not like to have hard and fast rule because you are always going to run into an exemption that is why he is trying to give you some options. He would like to give us something that we could just rubber stamp and just do. He needs help because he is not familiar with the legal side, and he is not an engineer.

Secretary/Treasurer Siegman stated it is too complicated.

General Manager Chris Johnson stated the proper route here is he can talk to Leanna she is a walking encyclopedia of regulations when it comes to construction, he will reach out to her to see what limitations are there.

Resident Jeff Galloway stated if he may suggest something, maybe if you don't act now and review information at a later date, he can provide something more if needed.

Trustee Eisele stated several years ago he was in a position where they had a very strict weight limit in Santa Cruz on the wharf, he needed his own scales and police to enforce this. You need people and scales to enforce this. He did that for several years; it did bring in a lot of money, but it also really upset a lot of people. It was a big can of worms and no good way to do it.

Trustee Garcia stated that he does not believe we have enough information on this right now, it is a fact-finding mission. He does not believe; it is not the day to create anything

other than give the General Manager direction on getting more information. He also wanted to make sure that Jeff is aware most of that work is on north Sunridge and that is not Indian hills.

Resident Jeff Galloway stated that is correct, but they do use our roads to get up there.

Vice Chairman Dunham stated at one time, holding a license he can drive anything on the road. The largest vehicle he drove is a train, ninety feet with an 80,000-pound limit. Dale stated he did get a ticket for being in a residential area, the cop didn't understand that the ranch was surrounded by houses. Your concrete truck coming in you already pay for that with the fees they charge. Vista Grande is a designated emergency road, trucks are going in and out, smaller trucks drive it, it is a designated route.

Resident Jeff Galloway stated he knows what you are talking about.

Vice Chairman Dunham stated if they close 395 you have to have an alternative route.

Resident Jeff Galloway stated we are subsidizing that industry because they are not paying

Vice Chairman Dunham stated this is your state and local agencies he appreciates you bringing this. Dale stated he is very passionate about where he lives for 31 years now.

Public comment: Resident Brian Patrick stated he lives on Somerset Way, he just wants to bring this together Discussion and possible action to draft a policy to set weight limitations for vehicles on district roads, is someone going to make a motion here.

Board of Trustees further discussion/comment: none

Vice Chairman Dunham stated Chris do you want to answer that. General Manager Chris Johnson stated no actually he doesn't, it is public comment we cannot. Thank you though. Chris stated he understood that the board wants him to do some further research and get in touch with Leanne.

No action was taken on this item. The Board directed General Manager Chris Johnson to do some further research and bring it back to the board.

6. Discussion and possible action to approve an interlocal agreement with Douglas County for grant funding to design and install a dog park at South Sunridge Park.

General Chris what you have in your board packet on page 18 is the interlocal agreement for the dog park at South Sunridge park, this is only to approve the interlocal agreement to get the funding, the grant. This is not to approve anything else.

Trustee Garcia stated under the GID responsibilities under section three it includes landscape but not hardscape he wonders if we need to add hardscape. Robert stated he envisions a paver flat way to enter and exit the dog park. That is his only question.

General Manager Chris Johnson stated he thinks 4 A covers it, it states landscaping, signage, and other park fixtures.

Trustee Garcia stated ok for the record he is looking forward to the design phase and wants to see pavers for an entry flat to be included in that.

District Counsel stated he thinks it is covered but he does not think it would bother the County to add the verbiage.

Public comment: none

Board of Trustees further discussion/comment: none

Trustee Garcia motioned to approve an interlocal agreement with Douglas County for grant funding to design and install a dog park at South Sunridge Park with one amendment, adding the word hardscape under section three A. Trustee Eisele seconded. Motion carried 4-0. Chairman Clark-Ross was absent from the meeting.

7. Discussion and possible action to approve a quote from USA Bluebook in the amount of \$5,813.92 to purchase a chlorine analyzer for water plant operations.

General Manager Chris Johnson stated the chlorine analyzer is an item that we did budget for this year. It is an addition to the water plant so they can monitor the chlorine levels instead of doing it manually. It has been on their wish list for a while. The cost is \$5813.92 so it is before you tonight for approval.

Trustee Garcia stated really quick the history on this he remembers talking to John about this, to see what we need to do as far as equipment for staff to do their job more efficient, it will be easier for staff, and he believes this instrumentation will be more precise than the manual reads.

Public comment: none

Board of Trustees further discussion/comment: none

Trustee Garcia motioned to approve a quote from USA Bluebook in the amount of \$5,813.92 to purchase a chlorine analyzer for water plant operations. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Chairman Clark-Ross absent from the meeting.

8. Discussion only regarding a quote from Dynamic Construction, LLC. in the amount of \$6,550.00 to repair a driveway due to a leak in the meter pit and to notify the board of emergency use from the water departments professional services operating budget.

General Manager Chris Johnson stated quick history on this, as you know we have meter pits, if we have a leak in a pit and it is on our side of the infrastructure it is on us to fix it. If the leak in on the consumers side of the pit it is on them to fix it. This meter pit was put in a bad location it was right in the middle of this person's driveway, it developed a pretty bad leak, they went to repair the meter pit leak and had to tear a lot of the driveway out. There was really no way to tear around the pit out and patch the driveway. Also looking to the future getting the meter pit out of the driveway so it was relocated to the sidewalk on our property and no longer I the driveway. When doing that they had to remove a large section of the driveway, our staff was not confident in doing the concert work due to the size and slope of the driveway. We did bring in a contractor which is Dynamic Construction LLC, they were the only contractor that gave us a reasonable bid and that could do it quickly, we didn't want to leave the homeowner without a driveway for three weeks. He did utilize the emergency policy and he did notify the chair, Kathryn of this project. The repairs are done, the meter pit has been moved and the project is completed.

District Counsel Chuck Zumpft asked where the leak was.

General Manager Chris Johnson stated it was on our side of the meter, otherwise it would have been on the homeowner. This was one of our problems, we have had a few of these.

Matt has explained it to him, it is the couplers on the hoses that have deteriorated over time. That is our side of the pit.

Trustee Garcia stated just for clarification is this a pattern we are seeing where we are going to need to think about revenue adjustments or is this cost because of the meter location.

General Manager Chris Johnson stated this is just because of where the pit was located, the contractor messed up normally our pits are on or right off the sidewalk, this is rare occasion that this amount of work is required to replace a pit.

Administrative Services Supervisor/ Human Resources Brooke Thompson stated that when talking with Matt he is pretty confident that is the last meter pit we have that is located in a driveway.

General Manager Chris Johnson stated it was a wise move to move the pit on our property they are good at looking to the future.

Public comment:

Board of Trustees further discussion/comment: none

9. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reviewed his report with the Board.

Chris stated he is sure everyone saw the newsletter this month, this was something that was becoming pretty bothersome. All of the misinformation being spread on social media. We saw it in the meeting that happened here for the sawmill. People are very vile, people were very rude, insulting and just generally unfriendly that attitude is taking up on social media and it is information that is not accurate. One good one was the discussion on the roundabout, we had people actually posting that the board is misappropriating our tax dollars, they can't fix our roads but can put in a roundabout. Leanna has been very good about commenting that the roundabout is not in Indian Hills. Chris stated he took a picture of the map and showed where the round about was and where Indian Hills is. Chris stated he felt like it was a good time to get something in the newsletter, if you want information about what is going on call and get accurate information and then spread accurate information instead of spreading more hate, we have enough of that in this country. We had a boil water notice, a leaking pipe. They had the broken fitting replaced in a couple of hours; it was a seven-foot hole that they dug. They did a great job, got it done and notices out, we were able to lift the boil water notice in two days, the minimum amount of time. On Sunday morning they notified them of the lifted notice as well. They were all very happy.

Trustee Garcia asked how we detected this and how were they notified.

General Manager Chris Johnson stated they were notified by water running down the street and they knocked on the doors to notify residents, if they are not home, they tape a flier to the door, and we have signage. Trustee Garcia stated so we do not have a water detection system. General Manager Chris Johnson stated no we don't.

Trustee Garcia stated he is sure you are looking into technology to be notified of this in the future before it becomes an issue.

General Manager Chris Johnson stated the street sweeper is running all the time. We have the schedule laid out and it is working well. We lost two employees in parks and streets we have filled one and are interviewing on Monday for the other position, fingers crossed because it is fun trying to find employees these days. Kudos to the water department, they had a lot of leaks this month. It is just old meter pits. They have done an outstanding job it has proven the value of our decision to turn our seasonal into a full-time floater position. Now every time they have a leak it is not just on Matt and Kevin; BJ helps with that, so they have three people.

Vice Chairman Dunham stated he heard Brooke say there is no more pits in driveways, is there any documentation on when each meter was put in. We could weed out those pits before they do go.

General Manager Chris Johnson stated that he does not know of any documentation on meter pits of when they were installed, we do know the age of the houses in the district and Matt is very aware of it. That is a big problem we are facing right now meter pits are not available, it is in the budget to get buy a surplus of meter pits to have on hand, but they are backordered now.

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

- b.** District Engineer Tim Russell stated they have been trying to get quotes for the bypass pumping project over at lift station three they have been unsuccessful contractors are all very busy. They have had conversations with contractors asking if they get a longer timeframe to complete bids could they and they could and will bid on it. This is the ideal time to do it while the ground is lower as it is a fairly deep excavation they are going to have to do. He will have more to come on that, it is like trying to hire a contractor to do anything at your house now days, buckle up. Indian drive project has been submitted to NDEP, so we are moving forward just not on a fast track since the decision made to hold off on that. They continue to monitor that. Once they get it approved, they will come back to Chris and the board and decide on timing. Lastly some interaction with the development off of Plymouth by Westridge Homes they are trying to develop a couple lots there they are

holding their hand through the process, which is ongoing. There may be some little things, formal things that the board may need to act on.

d. Attorney Report

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

11. Discussion and possible action to approve Draft Minutes from the July 20, 2022, Board Meeting.

Trustee Garcia motioned to approve Draft Minutes from the July 20, 2022, Board Meeting. Trustee Eisele seconded. Motion carried unanimously.

12. 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.

13. Adjournment

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

Meeting adjourned at 6:59P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Trustee
Bill Eisele**