

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**March 19, 2025**  
**Regular Board Meeting**  
**6:00 P.M.**

**Trustees Present:** Chairman Garcia, Vice Chairman Lufrano, Secretary/Treasurer Siegman, Trustee Clark-Ross, and Trustee Stulac.

**Trustees Absent:** none.

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

**Others Present:** District Engineer Colin Surge, District Counsel Chuck Zumpft, and Residents Bill Eisele and Ben and Debbie Walker.

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

- 1. Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Chairman Stulac called the meeting to order at 6:00PM.
- 2. Pledge of Allegiance:** Led by General Manager Chris Johnson.
- 3. Public Interest Comment: none**
- 4. Approval of Agenda**

*Vice Chairman Lufrano motioned to approve the agenda. Trustee Stulac seconded. Motion carried unanimously.*

**5. Reports to the Board:**

- a. General Manager Report**  
General Manager Chris Johnson stated thank you Mr. Chair. So first thing. That you'll notice board is that I've added a page to the beginning of the board packet or the reports. The first thing you'll see is the graph and that graph, when you look at it, that shows where we're at in the fiscal year compared to budget usage of each department. So you'll see that for, for example, streets is only at 37.5% of their budget right now. And we're at 70 or 68, 67% of the fiscal year. The highest one is water at 72.2, but they're all

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right there at their budget. So that's a quick indicator for all of you, so you can get a quick glance at where we are in the budget and how we're doing with the budget. Current grant research is also the next one I put on there, so that you can see which grants we're working on. Right now, I'm excited about the National Park Service Outdoor Recreation grant, and NDEP also has a number of grants they just sent out or sorry, Colin sent that to me, but then Oh my gosh, I'm going to run a link. The water, the Carson Water Conservancy District Ed James just sent over, and there's a number of grants that are opening up there as well. So I've been going through those. I actually was going through those today. So we'll be going through those, trying to find some good opportunities specifically for our water and wastewater projects that are coming up. As far as our new items, cameras are installed and I am very happy about this. I'm going to move this over here to the big screen if I can. There I'm trying to work backwards on this. But there we go. Oh maybe not. I'm trying to do this, but there's like a lag between me between my mouse and the laptop. So there we go. There's our cameras. You'll see. There's the new cameras. They're up and running. Each of them is on a patrol. So they patrol around their assigned areas and they're recording 24 over seven. So if anybody does anything, we will catch it. And if there is, if we come in and notice something is wrong, we can go back and look at the recording. And when the camera detects motion, it flashes lights at the people to let them know that they're being recorded. And it makes a marker on the timeline so we can go back and look and see where the where the motion events happened and look at what was going on at that time and find whoever did whatever we're investigating. So also you'll notice that and in fact, I'm going to bring up the dog park because this one is. The zoom on these cameras is amazing. If I can get this real quick before it zooms out, oh, there it goes. So I'm going to actually take over and I can control the cameras from here. It's hard to do this one, but when I've got a lag from the from the TV and now. I want to do this. Let's pull it back over to my screen here so I can actually see what I'm doing there. So you can do this on here and I'll put it back up on the screen for you. I'm going to zoom in on that camera. This is the camera that's sitting up on the skate park or I'm sorry, on the tennis courts. And I just want you guys to see what the zoom looks like on this camera. That's on the fence near the entrance to the dog park. So you can zoom in really close, really well on these things. And since I just moved it, it's going to stay right there. But after one minute of inactivity, it goes back to its patrol and patrols all those points. So I am very happy with these cameras, how they turned out. And I'm very, very, very hopeful that they're going to be a great deterrent, that we're not going to have any more problems. If I pull this back over to that boy, that lag between the TV ends and the laptop is bad.

**Trustee Stulac:** So there's that warning sign securities. Have you said all the different locations then?

**General Manager Chris Johnson:** Yep. And we have those signs all over the place. And the cameras they're not hidden. We purposely put them out there in front of everyone just so people know that they're being watched. So let me bring this back up.

**Chairman Garcia:** The important thing for me is that now we have an avenue for restitution rather than coming. It'll pay for itself in deterring or being able to go after restitution if somebody does vandalize.

**General Manager Chris Johnson:** Exactly. So I think the next thing on my report is about to show on the one camera. So if you look at the camera in the upper left corner and I'll make it large enough and that's the, this is the skate park. But because of the damage that we had, there's our new water fountain. So it zooms in on the water fountain on its patrol so we can keep an eye on things.

**Chairman Garcia:** You set the patrol to key infrastructure that needs to be managed, right? So that's what you've done.

**General Manager Chris Johnson:** So key infrastructure. But also, in fact, you'll see once this camera starts its patrol or it's going to keep going, but you'll see like it goes up behind the bathrooms out there and zooms in on the back of the bathrooms, because that's where potentially kids could be causing or anybody could be causing problems back on the backside of the bathrooms. And what it's done is so that to explain that that's looking straight down. So if anyone's trying to mess with the camera, it looks straight down at them and catches them. But what it's done. There's the back side of the bathrooms right there. But the way we've got it set up is there's nowhere the cameras overlap each other, so there's nowhere that you can hide from them. So if someone's out there doing some something bad, the cameras are going to see them. And here it's about to zoom in on the bathroom. There we go. So the zoom is great. We can get in close and just to make sure no one's causing any problems out there. So that brings us to the next item, which is the dog park drinking fountain. Now we are so excited about that. You guys have a couple photos in there. And the guys went out. They poured the concrete. They dug what was this eight-foot-deep hole or six-foot-deep hole and ran all of the tube down there, the concrete pier, all of the water lines, everything was done in-house. And the water fountain in the second photo, the photo on the right, you'll see in the left side there's a little panel in the concrete.

**General Manager Chris Johnson:** That panel goes down about four feet and the valves are down at the bottom of that panel. So the valves drop down inside of there and put some below the frost line. So this this fountain will stay functional year-round. The dog park breaks are the final part of the dog park project, and they're going to happen. I've done we've got this goal by the end of April, but I think we're probably going to have them done sooner. We're out. I was out with the guys today. They were already pulling the

bricks apart and planning them out, setting up their setting up a template on how to place them and they're moving forward. So coincidentally enough, one of our guys wanted the water. The water department used to be a, a bricklayer and a tile, these new tile setting. So he is very familiar with placing bricks. He's got we've got the saw for it. So the next part and the next thing that they'll be doing the employee portal districts web page, we've come a long way on that. So now when Brooke wants to take vacation, she can just get on her phone and type and put it in the employee portal, and it sends an email to me letting me with her leave request. When we have a supervisor that needs to approve it, for example, if they just go on to the portal and fill it out and hit submit and it submits it to me, I fought that over to whichever supervisor. The supervisor's supervisor replies and says he approved and done. So we just eliminated a bunch of paperwork right there.

**Chairman Garcia:** Awesome.

**General Manager Chris Johnson:** And with those, we just I just create a PDF of it. The final approved. I print a PDF of it and keep it in a folder. So happy about that. We're also I'm working on doing time sheets now, which is much more difficult project just because of all the different types of hours. And I don't know if we're going to be able to get it so into the portal where they can actually plug in their timesheet data in the portal. But what all of the employee forms are available now, so all they'll have to do is download the PDF, fill up their data on the PDF, and then hit submit and upload it to the portal and I'll send it over to you. The notification system on the web page updated that. So anyone who goes on to the web page now can sign up and subscribe. There's a couple types of mailing lists on there. There's the newsletter news a couple other things. So people sign up for those. For example, they sign up for the agenda, the agenda list. As soon as the agenda is posted on the web page, it will send them a notice that the agenda is posted so people can sign up for those notifications on there. The speed logging sign is installed and operational at Mica and Sunridge. So it's already come in very handy. I pulled data on it after four days and I called Ron down at, at the undersheriff and said, hey, We have a couple of cars that we're doing over 50 between five between 5:30 and 6:30 a.m. he's like, okay, I'll get patrol up there. And then I said, well, would you guys be interested in having access to these speed signs? He goes, absolutely. I'm like, okay. So he's going to he's setting up an appointment with the sheriff or the sheriff, the traffic sergeant, so that I'll give them access to the signs. They can log in there and they can see what the trends are and set up their patrols based off of those signs.

**Chairman Garcia:** Awesome.

**Vice Chairman Lufrano:** Yeah. That's awesome.

**General Manager Chris Johnson:** The capital improvement plan and the Pavement Condition Index are both complete and in staff review. Meaning

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we're meeting with Stacy on Monday. What else is coming? Was it Monday or Tuesday? Today? Tuesday. They're coming down. We're going to meet and verify the budget numbers on there. And also with the Pavement Condition Index. But the PCI really said exactly what we knew. So we will be presenting both of those at next month's meeting together. Other than that there's just existing items with some a few updates on it. The one, the one item that I will touch on in the existing items is the fuels reduction. We're not budgeting to do fuels reduction this year as a plan before, simply because we are now looking at we put in a budget to get a skid steer in the district, which will give us the ability to do the fuels reduction in-house. So I'll go over that more in the in the budget item. So if anyone has any questions, feel free.

**Secretary/Treasurer Siegman:** On your graph. The first graph that you have here, what does the orange signify.

**General Manager Chris Johnson:** So the orange signifies where we're at in the budget year. So you notice all the bars are the same height. Yeah. So if you see orange, they're way below the.

**Secretary/Treasurer Siegman:** So why is water higher than 70% of.

**General Manager Chris Johnson:** So they're just from expenditures for chemicals stuff like that. So for the same well for the same reason streets is way below. Streets hasn't had any expenditures. But now coming into spring that's when they start marking. And the painting. So that's when streets is going to have expenditures.

**Chairman Garcia:** Expenditures are not flat lined or seasonal. Seasonal.

**General Manager Chris Johnson:** Exactly.

**Secretary/Treasurer Siegman:** So streets and parks.

**General Manager Chris Johnson:** And you know, specifically water and wastewater, they'll pop up and down just because, for example, when they order chlorine can be \$8,000 for depending on how much they're ordering. So that will cause the budget to spike up and down on that. But there's still within 5% of budget at this point.

**Chairman Garcia:** Russ, was there anything else?

**Secretary/Treasurer Siegman:** Can you add an explanation of what the different colors are to your chart?

**Chairman Garcia:** A legend.

**Secretary/Treasurer Siegman:** A legend for it.

**General Manager Chris Johnson:** Sure.

**Chairman Garcia:** And. I was going to say it's easy enough to see. I was going to say it should be a different color if it's over. But it's easy enough to see that, you know, 2% over is not a big deal. So never mind. Ignore what I just said. Catherine, did you have anything?

**Trustee Clark-Ross:** No. Good job.

**Chairman Garcia:** Sorry. Russ, we'll come back to Russ. Anything else? Anything on this side?

**Secretary/Treasurer Siegman:** That was it.

**Chairman Garcia:** It. I just had one thing, and that's that we had discussed to have on the.

**General Manager Chris Johnson:** The stop bar.

**Chairman Garcia:** Yes. Just let me elaborate on the stop bar, the only thing that I saw over there that needs to be remediated. It should not be prioritized by itself. I understand their economies of scale and tooling up and getting the thing rig ready, but I would like it on the. On the new items or existing items top of mind so that it can be incorporated. That way we can completely close out anything that has to do with that intersection.

**General Manager Chris Johnson:** And I forgot to put that on there. And I made a note right here. Stop bar on this Grande. And I forgot to mention this just now, even though it's right in front of me.

**Trustee Stulac:** What is the stop bar?

**General Manager Chris Johnson:** The painted stop line on the on the asphalt at the.

**Secretary/Treasurer Siegman:** Limit line on the. At the stop sign.

**Trustee Stulac:** At what intersection?

**General Manager Chris Johnson:** Our favorite intersection of Vista Grande and south of Sunridge or Mica. Mica in south of Sunridge. Sorry.

**Trustee Stulac:** Okay. Great. Thanks.

**Chairman Garcia:** Okay.

**General Manager Chris Johnson:** So yes, we will do that stop bar. As soon as they start painting. They'll get that stop bar over there also.

**Chairman Garcia:** Right? Yeah. So as long as I just want to be visible at the top so we don't lose track of it. Please. So just stating that for the record, I don't have anything else. So if there's nothing else we'll move on to. Do we want to go through? Do we have something separate for administrative water and wastewater or. That's, that's everything Chris.

**General Manager Chris Johnson:** They're in their administrative report is in there. Water is in there and wastewater is in there.

**Chairman Garcia:** So does any do any of the board have any questions on the administrative water, wastewater or park and streets reports?

**Secretary/Treasurer Siegman:** I do not.

**Trustee Clark-Ross:** I do. No, I do not.

**Chairman Garcia:** Go ahead.

**Vice Chairman Lufrano:** I just wondered, Brooke, do you do you guys need any help on the community cleanup?

**Administrative Services Supervisor/Human Resources:** We're always welcoming. More help. So if you'd like to come out, it is great. Okay. I don't know if we've finalized staff yet.

**General Manager Chris Johnson:** Going to be there, but I'm sure we'll at least have 2 or 3. But maybe just handing out the forms for the line of cars. I'm sure they would appreciate that if you're available.

**Vice Chairman Lufrano:** So I'll follow up with you. Maybe closer to the date.

**Administrative Services Supervisor/Human Resources:** Yeah Maybe at the end of the month or so.

**Vice Chairman Lufrano:** Okay.

**Administrative Services Supervisor/Human Resources:** Thank you.

**Secretary/Treasurer Siegman:** That's not very far away.

**Administrative Services Supervisor/Human Resources:** I know.

**Secretary/Treasurer Siegman:** April 5th. And then I'm thinking, man.

**Trustee Clark-Ross:** No, it's.

**Secretary/Treasurer Siegman:** Not far away.

**Chairman Garcia:** That first one's always busy.

**Administrative Services Supervisor/Human Resources:** It is that one. And the last one seemed to be the craziest.

1. Administrative
2. Water
3. Wastewater

**b. District Accountant Report**

**Chairman Garcia:** Okay, so if there's nothing else on the general manager report, let's move on to item 5A for district accountant report. Any questions on the well, we're going to be reviewing that on the next item, but does anybody have any immediate questions about the about the budget? The Attorney report.

**Administrative Services Supervisor/Human Resources:** I will add for Stacey that on page 13 she added a table of contents for you guys, so it might help you get to what you're looking for a little quicker.

**Chairman Garcia:** That's wonderful. Thank you. Okay. Attorney expenses.

**General Manager Chris Johnson:** I think you'll notice pretty much the whole time I've been here, that number has been the same.

**Chairman Garcia:** Thankful for that.

**General Manager Chris Johnson:** Yeah. I try to keep Chuck uninvolved.

**District Counsel Chuck Zumpft:** Yeah. It is true.

**Chairman Garcia:** Any questions on the district report? Anything from this side? Okay, let's move on to item five C Engineering report.

**c. Engineer Report**

**District Engineer Collin Sturge:** Thank you, Mr. Chairman. Yes. Chris mentioned the pavement condition index and the capital improvement plan. I've been a big focus over the last two months. Both of them drafts are done In review by Stacey, myself and even Tim Russell's looking through some of the numbers, just making sure that everything is jiving, especially between you two. Like Chris mentioned, we tried to present both of them in the April meeting. I'll have Brian, who's kind of our construction pavement guy here for the PCI. I think he's present. Tim mentioned he presented last



time he did PCI. So good. And then I have Christy helping me with the capital improvement plan. She'll be here to present on that as well. And obviously, I'll be here back at both of them up. Okay. So yeah, at this point, we're just making sure that everything is dialed in and makes sense before we present to you guys.

**Chairman Garcia:** We'll see that in April.

**District Engineer Collin Sturge:** Yes.

**Chairman Garcia:** Okay.

**District Engineer Collin Sturge:** There's the fiscal year 24-25 five maintenance project, which was identified in the pavement Condition Index. That's as item number six. I'll discuss it further then. But we do have it in this board meeting because we do want to get going on it. Due to the time of year. And then I have been working on the fiscal year 25-26 Street rehab project, which was also identified in the Pavement Condition Index. That's planned to rehabilitate Amador, just like we did with Indian Drive.

**Trustee Stulac:** It was the most deficient road in the report at the south end is down.

**District Engineer Collin Sturge:** So it's Amador from its all of East Amador.

**General Manager Chris Johnson:** East Amador? Yes.

**District Engineer Collin Sturge:** Including Ore and Placer

**General Manager Chris Johnson:** Yeah.

**District Engineer Collin Sturge:** So I've been working on a proposal for that. I have one done. That one. I'm also planning to get into the agenda next month, in April. Surprisingly, in order to get it built by the end of the next fiscal year, we need to get moving on design for designed for that one as well.

**General Manager Chris Johnson:** So, Colin, if I can throw something in there real quick. The reasoning for Amador, first off, after he did the PCI. Brian, that's the one that Brian suggested as well, because that section of Amador right there is the worst in the district. It was a toss up between Amador and Not Coloma. Yeah. Was it Coloma or Somerset?

**District Engineer Collin Sturge:** Coloma.

**General Manager Chris Johnson:** Coloma. So, yeah. And then haystack and Coloma and haystack. Coloma is just a little worse than haystack. So we were a toss-up between those. But Amador. If you remember, we've got a water line that connects between. Between Princeton and Amador, and we want to abandon that line, but we can't because the valve is bad in the in the line right there. So part of that, when we tear out the tear out, Amador is going to be replace that valve in the water line Waterline so we can abandon that section. So that's why that section of Amador is next on the list, even though it is worse off. It was already intended that that was going to be our next one.

**Trustee Stulac:** That's going down. It comes up on the left side, right on the east side.

**Resident Bill Eisele:** Amador is right here. So when you go out to the right here, where Bill lives and actually Russ lives and I live, that's the. We're on the west side of Amador. Yeah, it goes across Vista Grande, and that's the east side of Amador.

**Trustee Stulac:** Okay, thanks. Yep. And placer courts down on there.

**General Manager Chris Johnson:** And Ore court is the little court right there. That that section of Amador is bad enough that we can't take the sweeper down it. Actually, Colin and I were joking that for the removal of Amador, it would be easy. We'll just run the sweeper down there and sweep it up on our way through.

**Chairman Garcia:** So no need for demo.

**General Manager Chris Johnson:** Yeah, we don't have any demo. We'll just sweep it up on.

**District Engineer Collin Sturge:** Yeah. So that one is coming. The proposal for design services I'll have in the next board meeting in April as well. And then we've also had some coordination with Minden. We have the wholesale water update next Thursday, which Chris and I both plan to attend.

**Trustee Stulac:** So that went down there on a weekday to be done this summer and fall.

**District Engineer Collin Sturge:** So it's planned for next fiscal year, 25-26 starts. So which starts July of this year. Okay. So the plan is that I'll bring it to the board. My design proposal to the board next month in April survey, Geotech in April May. And then I'll start design, which will probably take me six months, June through December ish. We'll bid it in the winter and then get it built all next spring up through June. That's the plan.

**General Manager Chris Johnson:** So it's a big section. It's going to take some time.

**District Engineer Collin Sturge:** Yeah I think it's maybe twice the size of Indian Drive. So that's a big project. And then the last thing is I have been working with my GIS staff. We're planning to come and help Chris's staff kind of a demo training to just get them as much knowledge as they can with the GIS. And that's it. Any questions?

**Chairman Garcia:** Any questions for the. For the engineer?

**Secretary/Treasurer Siegman:** No. No.

**Chairman Garcia:** Anything on this side? All right. Great. Thank you Collin. I guess well, we'll have a lot to discuss on the next agenda item. Attorney report next.

**d. Attorney Report**

**District Counsel Chuck Zumpft:** Thank you, Mr. Chairman. I haven't seen you all since December. So happy New year. Thank you.

**Chairman Garcia:** Well, we missed you last night.

**Trustee Clark-Ross:** Welcome. Thank you. Thank you.

**District Counsel Chuck Zumpft:** As the case may be, and as Chris just commented, I have nothing to report.

**Chairman Garcia:** Okay. Wonderful. That's always good news. If there's nothing to report. Okay. So move on to board discussion on any of the reports on the board. Anything from this side?

**Secretary/Treasurer Siegman:** No.

**District Engineer Collin Sturge:** Anything from this side? Over here? There has nothing. So we will open public comment on regarding reports to the board. Any public comment? No. Seeing none, we will close.

**Public comment: Resident Bill Eisele:** I do have one thing.

**Chairman Garcia:** Oh, Bill, please step to the podium and state your name. For the record, we all know who you are.

**Resident Bill Eisele:** 8:50 Amador circle. I'm sorry. Just one thing on that east side of Amager. When that was looked at a few years ago, that sewer line in there was almost flat. And I don't know if that's something you want to address at this time or not, but it's something that it was your

engineering staff that did the study on that, that may want to be taking a look at if that's going to be a problem in the future. Thank you.

**Chairman Garcia:** Thank you. Oh, that's a record 29 seconds. Please. Thank you. Bill. Okay, we'll go ahead and close public comment then and move on to item number six.

**6. Discussion and possible action to accept a proposal from Lumos & Associates, Inc. in the amount of \$81,800.00 for design and construction services for the IHGID FY 24/25 street maintenance project.**

**General Manager Chris Johnson:** Thank you, Mr. Chair. As Colin just mentioned, this is our street maintenance. As you know, we try to do a street maintenance, then a rehab and then a year off to rebuild funds. And we've been off that schedule a little bit just because of the economy and trying to stash away some funds. So this is going to be a maintenance project on Vista Grande. And it's a pretty big maintenance project. Go through and seal the whole thing. But Come. I'll turn it over to call and let him give you the full rundown. So it's a big number, but that's for the preparation of the entire project as well as the testing and the. Construction oversight during the during the rehab. So, Colin. Go ahead.

**District Engineer Collin Sturge:** Thanks, Chris. Yeah. So as I mentioned, the this project was identified in the PCI report. I try not to give too much away from that particular presentation, but we do we have in this agenda because we want to get started. If we wait a little too long, contractors tend to get these types of contractors tend to get very busy in the summer. So we want to get this design moving and out to bid so we can get some good pricing. Chris mentioned Vista Grande is a big part of it. Page 32 of the back of my proposal is the full list of what we're planning to do. It's grinding a lot of those roads in the northwest. Now, these roads, it's all slurry seal and crack seal. And these roads were targeted. Mostly because they're overdue. I think this was done in 2015. Ten years ago now. Surprisingly. And yet recommended is typically around five years to get in slurry after these roads are definitely due for it. The total project budget, including our services, is 600,000, which seeks to work with the Pavement Condition Index and the Capital improvement plan along with the budget. Okay. Correct. Well, as Chris mentioned, it's for all services. This will include design over the next few weeks. Bidding the project advertising and published menu in the newspaper for contractors holding a pre-bid meeting and answering any questions they have, as well as construction, administration applications change orders, all of that. And it also includes all the required testing to be compliant with AC as well as full-time inspection, which is highly recommended on these types of projects. Without full time inspection, there's no way to keep track of quantities and verify that the contractor is actually installing the correct amount of slurry seal that's been calculated, right? So yeah, that that's basically the full scope of services. Two questions.

**Chairman Garcia:** Okay. We'll move this to board of board of trustee discussions. Kathryn, did you have any questions?

**Trustee Clark-Ross:** No. No.

**Secretary/Treasurer Siegman:** Russ I do.

**Chairman Garcia:** Please.

**Secretary/Treasurer Siegman:** I have a question about the hourly rate for inspection by Lumos. It's different for several different topics in here. So my question is, is there a different level of certification required by the inspector for patching, inspection versus striping or slurry or crack seal?

**District Engineer Collin Sturge:** Correct.

**Secretary/Treasurer Siegman:** That's the difference in the cost per hour.

**District Engineer Collin Sturge:** Yes. Yes. As well as administration like construction management, it is going to be done by our construction managers, who usually do that at a higher rate. But there's also certifications.

**Secretary/Treasurer Siegman:** There's no hours associated with that. So I couldn't do the math.

**District Engineer Collin Sturge:** Yeah. And obviously testing has certain certifications that are required along with that material.

**Secretary/Treasurer Siegman:** Again there were no hours associated with that. And I understand testing is a specialty.

**District Engineer Collin Sturge:** Yes. Whereas observing striping and placement is less of a specialty. Right.

**Secretary/Treasurer Siegman:** Except that's one of your more expensive ones. That's \$195 an hour for striping. Versus slurry is \$176.25.

**Trustee Stulac:** Interesting. Where'd you get the hours for us?

**Secretary/Treasurer Siegman:** It's in the document.

**Chairman Garcia:** On 28.

**Secretary/Treasurer Siegman:** Yeah. Page 28.

**District Engineer Collin Sturge:** Yeah. I think that there's probably just more time associated with striping.

**Chairman Garcia:** Time. And not just.

**Secretary/Treasurer Siegman:** Hourly hours versus cost. On. Page 30. I just took the cost for the inspection for one, and the hours that it says are required here for the striping, and it's \$195 for them to inspect striping and \$176.25 to inspect the slurry seal. So that made my

eyebrows go up. I can't do it without the finger. But yeah, I mean, my eyebrows go up. Why is it? I understand there are different certifications for different things, but striping, I think I could probably inspect that for.

**District Engineer Collin Sturge:** Yeah, I'd have to. I'd have to ask Brian about it.

**Secretary/Treasurer Siegman:** Okay.

**District Engineer Collin Sturge:** How he calculated the hours, but I can follow up.

**Secretary/Treasurer Siegman:** The rest of it looked okay to me. It was just the hours and the cost per hour looked a little funny.

**Chairman Garcia:** Okay. Since he's on that subject to piggyback, that's a part of timing materials which are estimated correct time of material time materials are lower based on the effort than the that would be adjusted or just not to exceed.

**District Engineer Collin Sturge:** Yeah. Not to exceed. So tasks two and three are timing materials because we don't know how much inspection how long it's going to take a contractor to do it. We're just making assumptions. So ultimately if we're not we're not utilizing all of that budget. We're not going to be.

**Chairman Garcia:** Then we won't be billing it, right.

**Secretary/Treasurer Siegman:** So and if it's more than there will be.

**Chairman Garcia:** Then they have to come back to us for approval.

**Secretary/Treasurer Siegman:** Yeah, there's a bunch of factors in there for.

**General Manager Chris Johnson:** It won't be more. I don't do change orders.

**District Engineer Collin Sturge:** It's more I have to.

**Secretary/Treasurer Siegman:** I'm good with that. Yeah, I did do change orders either. No, there's your change.

**Chairman Garcia:** That's a good question. Russ, did you have any other questions?

**Secretary/Treasurer Siegman:** No, that was it.

**District Engineer Collin Sturge:** Any questions from this side?

**Trustee Stulac:** I got one more question.

**Chairman Garcia:** Mr. Stulac, go ahead.

**Trustee Stulac:** Just an Indian driver here, right?

**District Engineer Collin Sturge:** Yes.

**Trustee Stulac:** I guess I was just surprised that you didn't drive listed in the candidates on page 32. So he's. In the top 22. You have Indian drive as part of this? It starts because it starts at the end.

**Chairman Garcia:** Yeah, it starts on Indian Drive, but no.

**District Counsel Chuck Zumpft:** So I'll be honest, I think this candidate list is not the final list of what we're doing.

**Trustee Stulac:** We just read the streets like we wouldn't be slurring that at or anything.

**District Engineer Collin Sturge:** I imagine that we're probably going to be doing it in a couple of years, and it's probably a candidate because it's been two years and recommended it's 3 to 5 years. I don't think that we are doing it with this project. I think that this is the list of streets that are up as a candidate to be slurry, seal and crack sealed. But I think that as part of the design, we need to determine exactly what that was going to be.

**Trustee Stulac:** Okay. Yeah. I'm just surprised that it was on there so long.

**District Engineer Collin Sturge:** But I think that within the next couple of years they probably will be due for slurry cracks.

**Trustee Stulac:** You know, it's not what this bid.

**District Engineer Collin Sturge:** Yeah, I think it's unlikely. But yeah, I think ultimately that's what the budget for design is for, is to figure out exactly what the best ones are and obviously to work with Chris candidate.

**Trustee Stulac:** Yes I see okay. Great. Thank you. Collin.

**Chairman Garcia:** Good catch. So these are candidates not necessarily what will be part of the ultimate design.

**District Engineer Collin Sturge:** Yes.

**Chairman Garcia:** Trustee Stulac good question. Great observation. If there's nothing else, I just have one comment that it's sounds like a lot of money because it is a lot of money. But when you actually take a look at the breakdown of the fees, collectively \$81,000 is a lot of money. But you look at the breakdown for and for the, for the services and the expertise that that we're, that we don't have in-house. It's not quite as much when you compartmentalize and see what the expenses are. So that's my only comment, my only observation on this. So if there's no other board discussion, we'll be able to come back to the board discussion, by the way. But I'd like to open it to public comment at this time. Any public comment? No.

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Okay. Seeing none, we'll close public comment. Come back to board of trustee comments, and I'll start on this side and see if there's any additional comments.

**Trustee Stulac:** I just want to take a look real quickly at the administration costs. Just know that it's higher than a lot of the inspections. I just look at the hours real quick to see. It just seems like it's one of the larger items. Besides

**Secretary/Treasurer Siegman:** There were no hours associated with it.

**Trustee Stulac:** Was there were no hours for that.

**District Engineer Collin Sturge:** So this is a Yeah, I performed with Brian's going to be performing as a construction manager, and that's the bulk of the construction work as well. It's running the meetings, picking up the phone for the contractor.

**Trustee Stulac:** That's all in there, too.

**District Engineer Collin Sturge:** That's all in the administration submittal review. Yeah. Basically everything standing up there, inspecting and testing.

**Trustee Stulac:** So you can catch all the variables. A lot of us actually look at it. I think that was my only question. Okay.

**Chairman Garcia:** If there's no other board of trustee comments or discussion, then I will entertain a motion. Do you have one?

**Public comment: none**

**7. Discussion only regarding the Budget for Fiscal Year 2025-2026.**

**General Manager Chris Johnson:** Thank you, Mr. Chair. This is our preliminary budget for the year. As you know, next, next month it will come back to you for approval of the preliminary budget, which then goes to the state as preliminary budget. And then in May we approve and submit the final budget. So everything in our budget pretty much it adjusts a little bit for inflation. And stuff like that. We make slight adjustments throughout the services and supplies. But the big things in here are the capital improvements. And so if you want to go to page, we'll start with Page 35, you'll see we put in the administrative budget \$8,000 to and that's for replacing the flooring in the, in the kitchen and in the offices. The flooring is in pretty bad shape. The kitchen specifically. We've got the seniors that are in there and there's some spots in that floor that are peeling up.

**Chairman Garcia:** What page? Sorry.

**General Manager Chris Johnson:** Page 35.

**Secretary/Treasurer Siegman:** Line 75.



**General Manager Chris Johnson:** Line 75.

**Chairman Garcia:** Oh thank you. I was looking at it. Oh, there you go.

**Trustee Stulac:** I meant to take a walk through the area just to visually look at it, but I did.

**General Manager Chris Johnson:** Yeah. It's getting kind of rough. And so it's. And that I don't know when the last time that it was ever.

**Administrative Services Supervisor/Human Resources:** It's not been done since this building's been built. This carpet and the hall and like entryway in the office was done, but the offices were not done. So that carpet.

**General Manager Chris Johnson:** Kitchen.

**Administrative Services Supervisor/Human Resources:** Yeah.

**Trustee Stulac:** And the workroom kitchens is like a linoleum if I remember.

**General Manager Chris Johnson:** Yeah it is. And we'll put down the vinyl flooring vinyl planks was really nice, and it's extremely durable.

**Trustee Stulac:** So it's peeling up and stuff in there and there is some food prep that kind of happens in there, isn't there? You know, when they when they bring the meals, is it kind of assembled.

**General Manager Chris Johnson:** And so it's past due. Brooke's been asking for it for a couple. Years now. So I finally decided we'll go ahead and throw it on the budget.

**General Manager Chris Johnson:** Some of the offices are really bad. Like the carpets getting down to the concrete like it's bad.

**General Manager Chris Johnson:** Yeah. They are. They're past due because

**Trustee Stulac:** Does the health department. Never. Come and look at this kitchen room since I know I used to expect the senior center down in Dallas County, but did they ever come up and look at the satellites? Like you never had anybody come? I mean.

**Administrative Services Supervisor/Human Resources:** Not that I know of.

**Trustee Stulac:** Yeah, something like that. But they could look at site, or something like that. Because of.

**Chairman Garcia:** A trip hazard.

**Trustee Stulac:** Or something. Well, trip hazard, also just getting old. Just having not a smooth, durable clean surface can be written up. So this will take care of that issue to make

it appropriate for that kind of activity. And they're separate from you guys too. But just the whole senior lunch stuff.

**General Manager Chris Johnson:** Exactly. And it's I mean it's past due. So we'll go ahead and take care of it before the health department tells us to. That was the only big thing in admin for capital improvements. And here's where we're coming to our big shocker number. Once we go into parks and streets you'll see that for this year we've got one. Kubota. It's in there as Kubota but we're talking about the side by sides, which are the small side by side buggies that the guys use for doing parks work throughout all the parks and on the trails and so forth and so on. We have two of them now that are both ancient. They're like 20 and 18 years old, roughly. The one is on its last leg. It in fact, I think if you recall here a couple meetings ago, I mentioned that we took the one of the side by sides out, loaded it down and took it to the base of the hill and gunned it. Coming up the hill to see how fast are we going? It is fast. It's not a word that you can use in that in a description there. It crawled up the hill, but the reason we did that is we wanted to put it under load and completely do an evaluation of it. So and I mentioned in the, in the meeting, I said if anyone calls saying they saw a bunch of district employees out cruising around on the side by side, That's what we were doing. We were testing that. So we were going to do two, but we got one of them fixed up nicely, took it over and had Kawasaki work on it. And it's in decent condition. It's going to need to be replaced in the future, but not right now. So we dropped it down to one and it's going to be about \$17,000. And we got a good deal with our, one of our of the side-by-side place right up here on by target. So they're in the district. It's actually a district resident, and they we, you know, naturally get quotes. We get quotes for it. But they've given us a pretty good quote for them to get our side by side through them. The nice thing is, is then they're they'll be warranted, I think, for two years. So any maintenance we need to take, we just take it right up the hill to them and they can do it there. So. And then the skid steer and skid steer is \$20,000. You guys are probably saying, well, that's not terrible. That's because we're splitting it between all four departments. It's \$80,000. So you'll see it come up in water, wastewater, and streets one quarter each. And I actually, for those who don't know what a skid steer is, I brought it up here.

**Chairman Garcia:** While you're pulling it up, that would include the necessary attachments to make it versatile and most useful for the department.

**General Manager Chris Johnson:** Correct. So that's what a skid steer is. Now, the reason I brought.

**Secretary/Treasurer Siegman:** It's going to be tracked or tired.

**General Manager Chris Johnson:** Tracked. We want the track for being.

**Chairman Garcia:** They use they use a skid steer to do snow removal in our in our. Our contractor uses it to do snow removal. So that's another it's a versatile machine.

**General Manager Chris Johnson:** They are and the nice thing, the reason that we're looking at a skid steer is because one, we want to do the fuels reduction, where Vicki had mentioned right back along there. And that this will allow us to do that fuel reduction as

well as in the ditch and around all of our other areas that we need to be reducing fuels at. But also every year, Ryan, down at the wastewater plant, we've got all of our ponds down there and the ponds have the edges, and they have to keep that brush down because that will weaken the sides of the ponds, having brush growing through there. So he goes through and mitigates that as well. So having this skid steer we'll be able to do that up here as well as down at the wastewater plant. But also we can get an auger head for it. So all these holes that the that the wastewater or the water department has to go out and dig to get around pits instead of taking the vac truck out there or the backhoe. This will give them quick access. And it's not as it's not as invasive as taking in the backhoe. We can also get scooper heads for plow heads, everything. So it's a very versatile tool. That's one this is one of the things that all four departments and I say all four. But it's parks and streets, two departments that we have water and wastewater. They've all been mentioning since I, since I started here. It's on their wish list. So right now when we're looking at going forward and the projects we have to get done, this will be a valuable investment for them. We'll split it between all four departments and offset the cost for each one individually.

**Secretary/Treasurer Siegman:** What's the overhead cost for the.

**General Manager Chris Johnson:** So yeah, the, the brush hog. I've looked at different ones anywhere from, Run from like \$1,800 up to \$35,00, depending on which one we go for. Now, the price that I've got in here is \$80,000. So looking at the base model like.

**Secretary/Treasurer Siegman:** What brand is it?

**General Manager Chris Johnson:** We don't have a brand, so I base this. I was looking at Bobcats. Bobcats are great. Everyone knows what Bobcats. I would love to own a bobcat, but the bobcats are great machines. But there's also. What is that up there? Kubota does them. There's a number of different makers, so we'll get quotes on them. The bobcat, the base model with wheels starts at about \$63,000. Naturally, we get government pricing on that and everything, but I figured with \$80,000, that will give us enough money to get all the attachments that we need for the different departments in there. But also, what we're going to look at is if we can find one used, because a lot of times you can find a good quality used one from the rental companies or other equipment companies. If we can get a good quality, a good quality used one, we'll go that route and keep it even cheaper.

**Chairman Garcia:** Other agency surplus? Possibly as well.

**General Manager Chris Johnson:** Potentially, yes. And actually, since you mentioned that when they did the dog park, we borrowed the skid steer from Gardnerville and trailered it up here and they used that their skid steer to bore all the holes for the dog park attachments. So I mean, that's we borrow it from Gardnerville, but we, we can't always borrow it from Gardnerville. They, they don't want to share all, all the time.

**Trustee Stulac:** The fuels reduction. Which is a big do you see the primary purpose for it or one of the main ones.

**General Manager Chris Johnson:** It's, it's one of the main ones. It's not the primary.

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**Trustee Stulac:** So you identify a lot of I just was wondering I thought maybe I got it wrong fire wise; I thought that there was funding and money for the fuels reduction to be done without our dollars.

**General Manager Chris Johnson:** No. So that you're not inaccurate on that. They were looking into that. They were looking into if they could. And he said for this size of this project there isn't grant opportunities for that. He said what he did mention was that when they were out doing their fuel reduction, they might be able to just swing over and do it for us. But that's a variable in play. And I really didn't want to leave a variable out there. It's I wanted to budget to get that done this year. And so with the skid steer that we'll just move that in house. That'll be an in-house function for us then. And that's not the primary purpose of it. Its brush reduction is a big thing down at like the wastewater plant but other. For example, right here, this pond out here, they'll be able to get in there and clean those ponds. It's a good tool for getting into areas where we can't get the backhoe into it. And like I said, it's not as invasive as the backhoe. The backhoe will tear up. For example, if we have to get into someone's yard for our water to do something with water, the backhoe will destroy landscaping. The skid steer. They tend to be somewhat gentle on landscaping.

**Chairman Garcia:** More precise.

**General Manager Chris Johnson:** Yeah.

**Chairman Garcia:** You did say that there was that this this expense would be offset somewhat by not having to contract for fuel reduction.

**General Manager Chris Johnson:** Exactly. And it's so not having to rent the equipment for fuel reduction. So every year I don't have that number off the top of my head on what wastewater I spends for that every year that.

**Chairman Garcia:** There's some offset there.

**General Manager Chris Johnson:** Yeah. It's those numbers that we would have. And I want to say they probably spend a few thousand every year on, on doing that just because they have to keep all the weeds down around the catchwater or the wastewater basins down there. So it'll pay for itself over time.

**Chairman Garcia:** And this is a buy, not a lease. Right?

**General Manager Chris Johnson:** This is a buy. Correct.

**Chairman Garcia:** So the budget the budget is one discussion whether you do an assessment down the road once the budget is approved, assuming there's no request for adjustments. I'd like to see an analysis of lease because the rate of obsolescence. I don't know how long you know, the obsolescence. Maybe a lease versus buy comparison for us to review at the time we make the purchase?

**General Manager Chris Johnson:** Sure.

**Chairman Garcia:** I don't have any issues right now with the budget, for the record. I'm sorry, was that a board? Was that was were you still was that a board question?

**General Manager Chris Johnson:** That was I was still presenting on that.

**Chairman Garcia:** Right. Sorry. Back to you.

**General Manager Chris Johnson:** And then so that's it for the Parks and Rec streets, you'll see that they have in there our street projects, which goes into our reserves for our street projects, and then the skid steer \$20,000 for the skid steer. So that's also that's streets, quarter of it. Go into page 43 and we get into sewer the wastewater you'll see in there. Skid steer for 20,000. Also, we've got the solar inverter. So you all know the solar panels down at the wastewater plant? That powers a lot of that. Our solar inverter. The inverter that's inverter is I think they put those in in 2009. So it's about 16 years old. 17 years old. But that inverter, it's old technology. And I don't mean it's old, but it's old technology as far as technology is concerned. So we were looking at replacing it a few years ago, and we weren't looking at replacing it. We were looking at budgeting to, to be prepared to replace it. And they were quoting us about \$38,000. Well, we had a couple of panels go out, so we had some maintenance techs come out and fix them, and they looked at it and they said, well, there's new inverters out that we can put in here to do the same thing. And it's looking at being right around \$18,000. So we put that on there to get the solar panels back online, because right now we're losing the benefit of that.

**Chairman Garcia:** So we have an asset we can't fully utilize because the inverter is not.

**General Manager Chris Johnson:** Precisely.

**Chairman Garcia:** Thank you.

**General Manager Chris Johnson:** And it's pretty amazing right now. That inverter is it's huge. It's well look at the size of these windows right here. It's about that size. It's a big container inverter. Now the inverter seems like the size of the top of this table. They're tiny. So it's just technology changing over 16 years. The other thing on there is lift 2.2 rebuild. So if you remember when I brought it to the board to do the emergency replacement of point three in those two. So just a quick hash on that pump or lift. Lift station two is our primary lift station. That's the one where all the district's wastewater goes to lift station two down by the water plant and then lift station two pushes it out to the wastewater plant. There are three pumps in there. Pump one and pump three have so pump three felled on us. Last year it died and we had to send it in to. We sent it in for a quote on getting it repaired, and they said it was going to be about \$52,000 and change, whereas we got the new one for 72. We He opted to go with the new one, so pump one is in the same condition as pump three was. So we are end of life on that pump. Pump two was rebuilt eight years ago. So pump two is not in terrible condition. We now have pump three, which is brand new. And we've got pump two which is in not bad condition. Pump one is we are projecting it's going to die within the next couple of years, rebuilding it because of the age of it and how much and the fact that no

rebuilding has been done on it is probably not going to be cost effective. It would be the same thing. We're estimating right around \$52,000. And so our plan is with those three pumps we replace one pump two. We'll do a rebuild on it this year which will bring it up to good condition. Pump one. We will replace it next year. So we'll budget to replace it next year. But doing pump two this year. That's going to give us two good solid pumps in there. So we can live on two pumps. One pump isn't going to work. Then we have to go to the backup pumps. So that's what that is. That's the lift two. Pump two rebuild is to bring that pump up to good condition. So we do have two solid pumps running and lift two. And then we'll go to page number 46 with water. Water has their \$20,000 share of the skid steer the cement trailer. This has been one of Matt's wish list items that he's had on there for a couple years. We. Because we do a lot of concrete work throughout the district. Specifically what water every time they have to tear up a concrete sidewalk panel or gutter pans, anything like that. We have to call in a truck to come out and do it. We wait on them because we they're not going to come out and give us a half a yard of, of concrete. So they we have to schedule it a couple weeks in advance. And it's expensive to just get a small load like that. So Matt has requested a cement trailer. It's a basically a cement mixer. It's a one-yard cement mixer. And on a trailer that they can take to sites and mix and pour our own concrete.

**Chairman Garcia:** Our staff will not be on any standby time. You'll be able to get on it when you want when you have the.

**General Manager Chris Johnson:** Exactly.

**Secretary/Treasurer Siegman:** Short load fees are stupid. Now for concrete.

**General Manager Chris Johnson:** Oh, it's.

**Secretary/Treasurer Siegman:** Anything less than nine yards is ridiculous for half a yard. You might as well go by a nine-yard truck.

**General Manager Chris Johnson:** Yeah. And that's the problem that we have. We never have enough where we need to use nine yards. Yeah, we never have enough where we need to use five yards. Which is why quite a few times we've gone, like when Matt has had a couple of leak repairs where we've had he's had to remove those sidewalk panels. We'll go through the district and find sidewalk panels that need to be replaced that are getting worn, and we'll pull those out so we can do them at the same time, just to offset the cost of that concrete. For example our favorite, our one of our, our residents that that presented to us about our lift station, that was one of the houses where she called and said her sidewalk panels were looking worn. We said, you know what? We've actually got some other sidewalk panels we need to replace. We'll come up and do those for you, when in actuality, the sidewalk panels at your house are your responsibility. So but with people throughout the district, if we're going to be replacing concrete, we try to do that as a compliment just to help people out. So that's what that is.

**Trustee Stulac:** That's. Chris, how did they do those ones on. There was just it was an issue. It was going to be like 2 or 3 weeks with the trailer or for a cement truck, and somehow the

guys got out there and did it quickly. I know some neighbors said some residents spoke to me as a trustee. And then they did. They just fix that one by hand.

**General Manager Chris Johnson:** So many times they will. So if they have like if it's just half a panel, they'll just mixed bags of concrete that way. But they prefer not to. Well we'll get the ready mixed concrete. And sometimes it does happen faster because they'll call and schedule. And then the concrete company will call them and say, you know what, we've got another two loads that are going here. We're going to have a little bit in there. We'll bring it by to you. And so we get it quicker. But it's not a good way to conduct operations. So then the water leak detection device. If you recall, we talked about that when we had that phantom leak down there on chip court. And so this what this is, is this has four devices. And don't ask me how it works because I don't know. But I do know how triangulation works. So what it does is it puts these listening devices out at different points. And those listen for the sound of that moving water. And it triangulates off of these to pinpoint where the leak is. So that's what that is, that the \$35,000? It's an expensive investment. But for example, I think down there on Chip Creek, we, we our chip court, we would have it would have been very beneficial at that point for us to try to find something.

**Trustee Stulac:** We watched just to make sure we had that. Car with me. But I'm just. That's a lot of money.

**General Manager Chris Johnson:** How often do we have leaks?

**Trustee Stulac:** Well, leaks where we need to triangulate. I thought that was the only time I was aware we'd had one.

**General Manager Chris Johnson:** No. So, actually, if that's the only one you guys hear about, and it's because typically when they're That one was baffling. But a lot of times water will flow and give away where it's at. But on those for example on.

**General Manager Chris Johnson:** So there was another street where it was the same way. Same thing. They it just collapsed in because of a sinkhole. And they Douglas County was actually handling that leak, and they had the same problem. They were looking and looking and looking, and the water had actually started leaking up the street and was coming down and going underneath the street and wore out the whole thing and created a sinkhole. So that's what this does, it eliminates us having to bore different areas and dig through different areas, trying to find out where a leak is going. He'll be able to put these out there and it will pinpoint where that leak is.

**Trustee Stulac:** I just wondered how much it would be just to lease it on a per incident basis, like having to go rent one in a sense, or do you guys have one?

**General Manager Chris Johnson:** But that's a great question. Great question. And we looked at doing that when we had that leak down here. And they're not available around here. We can't there's nothing to rent.

**Chairman Garcia:** So we'd have to contract out which is expensive for that.

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**General Manager Chris Johnson:** Well and then there's nothing available in the area to contract. We'd have to bring in contractors from out of state.

**Trustee Stulac:** Wow.

**General Manager Chris Johnson:** Yeah, that's when we were dealing with that. That problem down there. Matt and I talked about that extensively. If Can we rent one? Can we call in a contractor? And they're not around here. There's nothing here in the area.

**Chairman Garcia:** What would you estimate the man hours were? Just on Chip Creek, looking for a leak that they couldn't find. Ballpark.

**General Manager Chris Johnson:** It felt like about a million.

**Chairman Garcia:** I know I was out there. You guys were out there. It seems like, you know, several times a week.

**General Manager Chris Johnson:** And, gosh, they. Yeah. They probably spent a total of 2 or 3 solid weeks of both of them out there. And it wasn't just it wasn't just water because of the amount of work that they were doing, trying to find where this water was coming from. We had parks out there with them. So there were times where we had 4 or 5 of the guys out there working on that one.

**Chairman Garcia:** And that's kind of the point I'm trying that I wanted to illustrate is that not only is it loss of man hours on this, but lost opportunity on what those people should be doing for other maintenance or other business.

**General Manager Chris Johnson:** Exactly. It's a, it's expensive an expensive technology. But I think it's, it's technology that will be very beneficial to us and will pay for itself in the long run. It's going to save us a lot of man hours, as you stated, and it's going to save a lot of extra work as far as digging up and just making holes all over the place, trying to find out where leaks are coming from.

**Secretary/Treasurer Siegman:** Training. Training on this piece of equipment is critical.

**General Manager Chris Johnson:** Correct.

**Secretary/Treasurer Siegman:** You can't just give it to somebody and say, go find a leak.

**General Manager Chris Johnson:** That's correct.

**Secretary/Treasurer Siegman:** Because it will cost you more money. If you do that, then that piece of equipment costs and what you pay all these guys out here for a year.

**General Manager Chris Johnson:** That is. That is absolutely.



**Secretary/Treasurer Siegman:** It is critical that they get the correct training from.

**General Manager Chris Johnson:** Yes, it.

**Secretary/Treasurer Siegman:** Is the factory that they know how to use it. They understand the principles and all that stuff. Critical.

**General Manager Chris Johnson:** And I'll tell you now, Matt thrives on that. He loves the fact that we've been introducing technology and into his job and into our, our mission here in the district. And so if with like that equipment Mack will train, he will be able to tell you top to bottom how to how to operate that thing.

**Secretary/Treasurer Siegman:** We have to make sure that if Matt gets hit by a bus, he's not the only guy that knows how to. Heaven forbid. We don't have a lot of buses around here.

**General Manager Chris Johnson:** Matt is out Grade 3 Operator I have nightmares about things happening with that, so. Other than that, that's the that's the entire budget you got. What questions do you guys have on the budget?

**Chairman Garcia:** Thank you. Chris let's take a look here. Let's Chris has presented the big items that he wanted to bring to the attention of the board. So now we'll go to the board of trustee discussion. We've asked some questions but let me go. Let me go down the line and start with anything.

**Vice Chairman Lufrano:** I do not have any.

**Chairman Garcia:** Let's go. Let's do the ladies first. Kathryn, do you have any questions?

**Trustee Clark-Ross:** No.

**Chairman Garcia:** Russ. Anything additional?

**Secretary/Treasurer Siegman:** I do. The highlights were on in the park last week. What? The highlights.

**General Manager Chris Johnson:** Oh, yes. Yes.

**Secretary/Treasurer Siegman:** We have a lot burned out. Or we should probably look at it. We already get some estimates, and there's some wires hanging out of one of them back there.

**General Manager Chris Johnson:** So that's. That's the one that actually fell. One of the whole heads fell off. That was gosh, I don't know, ten years ago I think. Do you remember how long ago that was? Like one of the full heads fell off there. So I actually have I've already met with a contractor that does the parks lighting. It's in the PCI, and Paul and I haven't talked about this yet, but he came out. It's the contractor that did those lights for us and put in the new lights. We're looking at, I mean, to replace those lights. They're old

technology. And putting in new lights is going to be probably four to 400 to \$450,000. So it's not cheap. But that is something that's on the PC.

**Secretary/Treasurer Siegman:** Just replacing the heads.

**General Manager Chris Johnson:** No replacing the entire light assemblies.

**Secretary/Treasurer Siegman:** The pole and everything.

**General Manager Chris Johnson:** Oh yeah. Yeah. Those poles, they're old. It's they're old. I mean, I you probably remember when those poles went in. You've been here.

**Secretary/Treasurer Siegman:** I don't remember the year, but I do remember them going in.

**General Manager Chris Johnson:** So they've been there for a long time.

**Chairman Garcia:** Do we have an obligation to have night lights there? Can we just say it's a day date? It's a day park.

**Administrative Services Supervisor/Human Resources:** So I was going to say several years ago with the previous GM, we had Minden Electric come out and look at just replacing all the bulbs and fixing it up. And it was like 20 grand or something. So it's not requested often that they have those lights. It's only Sierra Lutheran High School when they have double header home games. That's a couple times a season. And then the Football League has 1- or 2-night games because the kids like to play under the lights. None of them have complained about it not being light enough.

**General Manager Chris Johnson:** Yeah, it's definitely bright. So. Yeah.

**Chairman Garcia:** So let me just clarify. So you're asking if there's something in the budget or you're asking if something maybe in the future be put in the budget to address that or.

**Secretary/Treasurer Siegman:** We ought to address it. We're going to.

**District Engineer Collin Sturge:** Absolutely.

**Secretary/Treasurer Siegman:** Have the lights. We might as well have them working.

**General Manager Chris Johnson:** And so it is in the PCI. But I have been talking to a contractor about that, the one that did these lights and yeah, when we were talking about him coming out and replacing them or doing new lights, and I was like, yeah, just for fun, give me a quote on new lights. And I said, you know, this is something if we're going to replace those lights, this we're talking outside of five years to replace those. And he goes, all right. He came back and it's. And I'm just going to I can't remember the exact numbers, but the new the new equipment was going to be like \$289,000. And then the installation was almost \$200,000. So, yeah, I mean, that's probably all just for the crane.

**Secretary/Treasurer Siegman:** Do they recommend replacing the poles?

**General Manager Chris Johnson:** Yeah. You have to replace the poles. The new lights go on to different poles. I asked them, I'm like, can we not use those poles? And he's like, they're not compatible.

**Chairman Garcia:** So it's not budgeted but it's on the PCI for discussion. It is on the next budget cycle.

**District Engineer Collin Sturge:** And it's again that CIP. Yes.

**General Manager Chris Johnson:** Yes.

**Chairman Garcia:** Capital approval plan not the PCI capital.

**Chairman Garcia:** Yeah.

**General Manager Chris Johnson:** The CPI, the CPI, CIP, and the PCI.

**General Manager Chris Johnson:** Bu the thing is, with those lights as Brooks said they're not used that often. We haven't had complaints about them. And with everything else we've got going on, they're really low priority on my radar.

**Chairman Garcia:** But it's on our radar, which is good. The rest to Russ's point, we should at least investigate it.

**Secretary/Treasurer Siegman:** Yeah.

**District Engineer Collin Sturge:** Russ. Anything else?

**Secretary/Treasurer Siegman:** Yeah. I'm good.

**Chairman Garcia:** Okay. I think it was just a question. Yeah.

**Trustee Stulac:** Chris, maybe you can remind the board, particularly on professional services. So at the very beginning in our under services supplies, page 85, sorry, page 35, 35, line item 45. And then again, it happens again, you know, to each department. And then I'll look at our streets and. We have the same thing there where the professional services are growing at about 12%. But could you remind me two questions? What professional services does account for. And so it's going up from \$107,000, one of the biggest items here to \$120,000. What are those professional services. And so any oh.

**General Manager Chris Johnson:** There's two of them sitting down there. But also we have legal falls under our professional services.

**Trustee Stulac:** Legal to.

**General Manager Chris Johnson:** Excuse me, but anything else where if we have to have an electrician come in, if we have to have any specialist, if we have to have hauling services, anything like that goes under professional services.

**Chairman Garcia:** That's a good one.

**General Manager Chris Johnson:** To the audit. The audit goes under professional services. Thank you.

**Trustee Stulac:** So since it's in every, every budget, is it kind of just spread out because I see it again in Parks and Rec.

**General Manager Chris Johnson:** So it's kind of split out per how much each department needs it. So for example, like wastewater, a lot of their professional services goes into when we have, when they have to take a pump in for, for repair and service, any stuff like that. Same with water. Any professional services, I guess I keep wanting to say any professional services, but anything where we have to take something out of house that goes into professional services.

**Trustee Stulac:** Okay. Yeah, the biggest one is the one on page 35.

**General Manager Chris Johnson:** Yeah. That's.

**Trustee Stulac:** Is that just the. Page 35 is line 45. So that one is for the overall budget items. 45.

**General Manager Chris Johnson:** Yeah. So like the audit it's like 45 to 50,000.

**Trustee Stulac:** That's the largest one compared to the other parks. So the audits in there and that was Happens.

**General Manager Chris Johnson:** That's like 45,000.

**Trustee Stulac:** Okay, so I guess just to mark it, you just kind of do the standard markup for assuming that it was going to be increased.

**General Manager Chris Johnson:** Exactly. And it's all looking at the cost of inflation, the CPI, the consumer price index. I'll go ahead and just stop using those three letters.

**Chairman Garcia:** Say it out loud.

**General Manager Chris Johnson:** And spell them out. Consumer price index.

**Trustee Stulac:** Thanks for elaborating on that, Chris. Absolutely.

**Secretary/Treasurer Siegman:** Yeah. The percentage that you use is typically 3% for CPI consumer price index.

**General Manager Chris Johnson:** Yes. Consumer price index.

**Secretary/Treasurer Siegman:** Sorry.

**General Manager Chris Johnson:** Yeah. But Stacy, also, when she's going through there, she looks at him and says, okay. For example, electrical went crazy the year before last. And so Stacy will look at what the usage was, what the increase, what the inflation is doing, and she'll adjust it based on that. So if like we're using more electrical because the electrical score should adjust that up and increase. And so she keeps tabs on her. She sees the performance of all these different funds and increases them appropriately or decreases. She'll go through also and see if there's one more where she'll go through and if like one fund if we have a fund in a department where that's underutilized. She'll decrease that, drop it back and roll it into other areas.

**Vice Chairman Lufrano:** Along that same line, it looks like benefits and taxes is you're looking at a significant increase.

**General Manager Chris Johnson:** Chris I'm sorry.

**Vice Chairman Lufrano:** Benefits and taxes. Just kind of across the board. But okay.

**General Manager Chris Johnson:** Okay. Yeah.

**Vice Chairman Lufrano:** Page 37.

**General Manager Chris Johnson:** Yes. Page 39.

**Vice Chairman Lufrano:** Yeah. 37. Line 22. That one goes up pretty significantly.

**General Manager Chris Johnson:** That's if you remember, our We just brought it in. The renewed health insurance rates went up, and

**Chairman Garcia:** That's the biggest benefit is health insurance. Yeah.

**General Manager Chris Johnson:** Health and dental.

**Trustee Stulac:** Yeah. Dental vision.

**Chairman Garcia:** Were not going to get it cheaper.

**General Manager Chris Johnson:** But the good news is the general manager's health coverage didn't go up at all.

**Chairman Garcia:** Okay, we're still on board as a board of trustee discussion. So I wanted to make sure that we have ample time to answer all the questions. Ask all the questions. So I was yes.

**General Manager Chris Johnson:** If I if I may. If you recall, the board requested this a month early. So I'm here all the time. If you guys have questions, feel free to reach out to them. We will submit the Tentative. Thank you. I just have to bring it tonight. We'll submit the tentative budget next month. So over the next month. Any questions you have on it, feel free to reach out to me, and I can explain them to you. And. And then next month, we'll bring the tentative budget that will be submitted to the state. And then in May we'll submit the final budget.

**Trustee Stulac:** Okay. This is great because I know Russ had asked for this last year. Well, we kind of did have one. So this is great. And if I could get details on any one of us as a board member, we can just text me that this is very helpful, that we got this in advance. And we can look at it. Anyone can look at a little bit more detail on these things. Thanks, Chris.

**Administrative Services Supervisor/Human Resources:** And on that note, just a reminder our April meeting is April 10th. Because the tentative has to be to the state by the 15th. Right. So I'll have to have the board pack it out the Friday before. So get with Chris sooner rather than later.

**Trustee Stulac:** Got it.

**General Manager Chris Johnson:** I'm going to the ninth.

**Administrative Services Supervisor/Human Resources:** Is it the ninth?

**District Engineer Collin Sturge:** I'm going to suggest that we take a four-minute recess.

Recess: 7:16

Reconvene: 7:22

**Administrative Services Supervisor/Human Resources:** April 9th. Yeah.

**Chairman Garcia:** We'll bring this meeting back-to-back to order. And if I remember correctly, correct me if I'm wrong, please. I think we were still wrapping up to make sure the Board of trustee discussion was completed. And Mr. Stulac, you had you had the floor last.

**Trustee Stulac:** I was finished. If I have any further questions, as Chris mentions, often we can just call them. Okay. Those are the main ones I had.

**Chairman Garcia:** So we will move on to open, open public comment. Seeing that there is no public. I'll close public comment. We'll move back to the board of trustee comments. And again if we any comments from this side. Any comments on this side. So there's no recommendations for this is oh this is discussion only. Great.

**8. Discussion and possible action to approve amendments to the District's Personnel Policy.**

**General Manager Chris Johnson:** Thank you again, Mister Chair. So on page 48, you'll see a memorandum from Brooke, and she listed all the revisions that are in here. What this is, to summarize it from pool pact pays attention to all rules, regulations, any legislation, stuff like that on HR matters. And so they come out with a recommendation, a list of recommendations on, on language that should be changed inside the personnel policies. And that's exactly what this is. Brooke went through and updated the personnel policy based on those changes from Pool Pact. Brooke would you have anything to add to that?

**Administrative Services Supervisor/Human Resources:** No, it was pretty minor, as you see in the memo here. A lot was just verbiage changes for clarity and things of that nature.

**Chairman Garcia:** For clarity, for clarity, just language adjustments, which is. And thank you for the summary, Brooke. It's it was it's helpful.

**Administrative Services Supervisor/Human Resources:** Yeah.

**Chairman Garcia:** Okay. So we'll move on to the board of trustee discussion then. And we'll start to my left. Are there any board of trustee discussion on these amendments to the district personnel policy, which has indicated in her summary are basically language changes not policy changes? Is that correct, Brooke?

**Administrative Services Supervisor/Human Resources:** Yes.

**Trustee Stulac:** I just had a question. No, this is what I went through. You did a great job with it. I had to do this before with state regulations and the lack of red lining through. And does this have to be submitted to anybody or is it just internal?

**Administrative Services Supervisor/Human Resources:** No. Just to you guys for approval.

**Trustee Stulac:** Great. Because you've done it. This this pattern or the style you're using. Exactly what we had to use when we changed state regs. And it's quite tedious. And even so because I've done some and so I just want to commend you because I know what you went through to do this.

**Administrative Services Supervisor/Human Resources:** Yeah. It takes a while with everything else I have going on. So I do it for a while and then.

**Trustee Stulac:** So great, great job of that. That's all I have.

**District Engineer Collin Sturge:** To say from this side.

**Trustee Clark-Ross:** No, it seemed pretty straight to me.

**Chairman Garcia:** Okay, great.

**District Engineer Collin Sturge:** We'll move on. We'll open public comment.

**Secretary/Treasurer Siegman:** Good job.

**Trustee Clark-Ross:** Yeah. Brooke.

**Administrative Services Supervisor/Human Resources:** Well, they came out with this, like last August, so it's taken me not I don't work on it nonstop because I have other things going on, but.

**General Manager Chris Johnson:** Just take a compliment.

**Administrative Services Supervisor/Human Resources:** Thank you.

**Trustee Clark-Ross:** Yeah. Yeah, yeah.

**Administrative Services Supervisor/Human Resources:** And then I have to go through it again and again and again and make sure I didn't miss anything.

**Chairman Garcia:** Thank you, Brooke, for the hard work. So we'll open public comment. Seeing there's no public, I'll close public comment and come back to Board of trustees for any final comments. Any final comments? Seeing none, then I will entertain a motion. I hear a motion.

*Trustee Clark-Ross motioned to approve amendments to the District's Personnel Policy. Trustee Stulac seconded. Motion carried unanimously.*

**9. Discussion and possible action to approve Draft Minutes from the January 15, 2025 Board meeting.**

**Trustee Stulac:** I just want to make one comment with Chuck here. You know, I think it's great the way we're doing it and the minutes are taken kind of data. But I just wonder when you read through everybody talking from Chris, it doesn't have a lot of times there's not good English grammatical like it just because it repeats things. And I just wonder, Chuck, are we at all a disadvantage with that? Like the minutes were used in the in the future for some legal action? Are we remice not making sure it reads and spells and has grammatical information in it?

**District Counsel Chuck Zumpft:** Well, it's. I don't think you would be amiss. Yeah, it certainly looks better if grammar and punctuation and all those things are the way you're supposed to be, but it doesn't change the substance of the of the minutes. Okay. The verbatim part is pretty tedious. I guess it's probably all that it would be computerized. I kind of thing I don't have to reflect that level of detail, but they can.



**Trustee Stulac:** I'm just curious though. I just don't tend to look at them that much anymore because. It's like blurry to me with all the I don't know because I thought because we don't bring up typically those things anymore. There's a misspelling.

**District Counsel Chuck Zumpft:** But there's a benefit to this approach is if we have a staff member or somebody preparing the minutes and they're not prepared, then they're using their subjective determinations to craft the conclusions they think may have occurred at the meeting. And this way, it's all objective. This is just.

**Chairman Garcia:** I think that's one reason why we moved, because there was some, some things that were not either clear or one of the one or some board members thought, well, this this is not what I meant. So the verbatim kind of takes that out of the question. But I agree with you. I'm not I mean, I'm not going to go through all this and I don't find it beneficial, but it does save time in having to describe all the meeting minutes. So that's, that's a plus. On the plus side, maybe that's something that we can review and discuss somewhere down the road if we want to enhance or amend that. Is there something else?

**Trustee Stulac:** That's it. Okay.

**Chairman Garcia:** Anything on the draft minutes?

**Vice Chairman Lufrano:** No.

**Chairman Garcia:** Okay. Is there any board trustee discussion on this side on the draft minutes?

**Trustee Clark-Ross:** Well, my understanding was that before I was on board, you guys requested all that be. You know, because I'm looking through a too and it's, you know, to me, it's a waste of paper and Brooke's, time, and everything that we're doing that. But it was requested by you guys that that would be done.

**Chairman Garcia:** What? We. Yes. Just to clarify that discussion, where instead of where we had a meaningful discussion, the board was having what was coming down in the board meeting minutes? Was the board agreed? The board decided everyone moved up. But when there was meaningful discussion left out that there was nothing in the minutes that that said that Russ had a great argument in oppose or in support of. And these are the reasons why. And that meaningful discussion was left out of the meeting minutes. So what I personally asked for was to make sure that there was maybe not verbatim, but there was some elaboration to include that meaningful data so that if someone went back to the meeting minutes. Well, why did you vote for. Why did you vote to spend \$80,000? Well, we because we've had we went through a logical discussion about how it would save us money down the road, how it was offset by costs and offset costs were offset by other things. So that's how that discussion happened. How it ended up being a program and having all this a book every time for the meeting minutes.

**Trustee Clark-Ross:** Yeah.

**Chairman Garcia:** That that's just something that was that was a byproduct of that. But it wasn't the intention.

**Trustee Stulac:** Yeah. Brooke doesn't Brooke just. There's a system right now that just takes it verbatim. She's not. She used to have to go through. Right. But isn't it easier now for you? I can't say.

**Administrative Services Supervisor/Human Resources:** Yes, but it's still difficult, because if I didn't go through and clean up some of this, like the duplicate words, and it would probably be double this.

**Chairman Garcia:** So maybe we can bring this back since it is something.

**Trustee Clark-Ross:** Yeah.

**Chairman Garcia:** You know, we're learning and we're working together. Maybe we can find a happy medium somewhere where the board will be able to have their meaningful discussion included, but yet not have the work of writing a book every time we have a meeting. And I'm going to shut up because it's going to be in the meeting minutes. Chris, you had something.

**General Manager Chris Johnson:** Yes. Arguably this this is a reduction in time for book.

**Administrative Services Supervisor/Human Resources:** Yeah.

**Administrative Services Supervisor/Human Resources:** Substantially, because before Brooke had to listen to the entire meeting and go through and transcribe it.

**Administrative Services Supervisor/Human Resources:** And it probably took me like a week.

**General Manager Chris Johnson:** Yeah.

**Administrative Services Supervisor/Human Resources:** For an hour and a half, two-hour meeting just to do the minutes.

**General Manager Chris Johnson:** Whereas this the AI goes through and does it. And then Brooke just goes through and checks it for it.

**Trustee Stulac:** So like you said, Kathryn, it's hard to read through it because the point I was making. But it's better than what Brooke County before Chuck said here about legally, you know, it's the verbatim. It's what it's what was recorded and said. So we're not making any interpretations or inference on what someone said. So it's not bad. Like Robert said, maybe it's something we can think about over time, but everything is. We're always trying to do things better, but I'm glad it's kept Brooke away from having to do a whole week's worth of time.

**Trustee Clark-Ross:** Yeah. Okay.

**Vice Chairman Lufrano:** If I could just add to Kathryn as a means of explanation. I know I had requested some minutes from Brooke at one time, and she did provide those to me, and they had very little detail, like Robert was explaining, and then I asked for the audio, and the audio had gone bad. It was corrupt or something like that. So that's another piece of that puzzle, I guess I would say. And I agree, this is, this is very difficult to go through. Yeah, I, I do like that it saves Brooke time. I wish there was a happy medium somewhere in there, but and it's a goal too, for Chris just to ensure that we have adequate minutes to reflect back on.

**Trustee Clark-Ross:** Well, thanks for that clarification because I wasn't involved with that.

**General Manager Chris Johnson:** One thing I'll add is with AI coming up. Already you can get AI like our zoom meetings when we have zoom meetings. There's AI notetakers that go through and keep notes. And then right after the meeting, all of a sudden I'll get an email with a summary of the meeting, a transcript. It's pretty amazing. It's just a summary of what was happening. So I'm hoping in the near future we'll be able to have that where you'll just get a summary of different items. NRS says that we have to have verbatim for public comment.

**Chairman Garcia:** Not for board, not for board comment for the public comment.

**Administrative Services Supervisor/Human Resources:** All it says about board comment is how you motion and vote, which is why that's how it was for a while.

**Chairman Garcia:** And there are some there are some topics that are more important to have meaningful discussion on. And there's other topics that maybe don't need to be like this to be verbatim. It's enough to say that we're going to bring we're going to bring this maybe forward to another meeting to find a better way to do it, possibly if there's if there's a way. So let me bring us back to the topic at hand, which is the actual draft meeting minutes themselves. So it's kind of pertinent, but the discussion and possible action item is to approve the draft minutes or make recommendations for amendments. So do we have any board discussion on the minutes or making any amendments to it?

**Trustee Stulac:** I'm sorry I said no.

**Chairman Garcia:** Okay. I saw you writing. I thought you were going to.

**Trustee Stulac:** Just check things off. Okay.

**District Engineer Collin Sturge:** Anything from the side? No. Okay. So we'll open public comment. There is no public. We will close public comment. We'll come back to the Board of Trade discussion.

**Vice Chairman Lufrano:** No got nothing? Nothing.

*Trustee Clark-Ross motioned to approve Draft Minutes from the January 15, 2025 Board*

Minutes of the March 19, 2025, Regular Board of Trustees Meeting

*Meeting. Vice Chairman Lufrano seconded. Motion carried unanimously.*

**10. 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.**

**Chairman Garcia:** I would recommend that we when we have a light agenda, we bring back the topic for discussion only, or discussion action on how we might be able to improve for the minutes and I don't have anything else.

**11. Adjournment**

*Trustee Stulac motioned to adjourn the meeting. Trustee Clark-Ross seconded. Motion carried unanimously.*

Meeting adjourned at 7:37P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Russ Siegman**