

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
April 5, 2023
Closed Session Meeting 5:00 P.M.
Regular Board Meeting 6:00 P.M.

Trustees Present: Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia.

Trustees Absent: Vice Chairman Stulac and Trustee Siegman.

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

Others Present: District Labor Law Attorney Joel Locke.

5:00 P.M.

1. **Call to Order:**
Chairman Johnson called the meeting to order at 5:01 P.M. Chairman Johnson requested that Cell Phones and Pagers be turned off for recording purposes.
2. **Closed Session**
Discussion only regarding possible amendments to the Collective Bargaining Agreement with the International Union of Operating Engineers Stationary Local 39, AFL-CIO.
3. **Adjourn Closed Session:**
The closed session adjourned at 5:49 P.M.

The public was invited into the Regular meeting at 6:00 P.M.

6:00P.M. - Regular Meeting

Trustees Present: Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia.

Trustees Absent: Vice Chairman Stulac and Trustee Siegman.

Staff Present: General Manager Chris Johnson, Administrative Services Supervisor/Human Resources Brooke Thompson, and District Accountant Stacie Cobb.

Others Present: District Counsel Chuck Zumpft, District Engineer Tim Russell, Residents Kathryn Clark-Ross, Kathy Waters, Sharon Buckley, Lynn Dement, Brian Patrick, Ronny Lynch, Ed Terlau, Marilyn Foster, Sharon Silvas, Ben and Debbie Walker, Pat and Jim Rowbottom, Joan Zadny, Leo Hendrick, Don & Mary Bielas, Susan Harris, Jeri Wilkins, RL & Cindy Langston, Brenda Nixon, Bambi Torres, Dave Clarke, Kendra Wilson, Roy Ferris, Jim Farina, Justin Tenney, Priscilla Wilson, Newton Ota, Lindsay Dugas, David Rigali, Cynthia Antokal, Phillippe Piraino, John Lufrano and Kurt Hildebrand.

Others Present via Zoom Meeting: none.

6:00 P.M. - Regular Meeting

4. Call to Order

Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Dunham called the meeting to order at 6:06PM.

5. Pledge of Allegiance: Led by Trustee Garcia.

6. Public Interest Comment: Resident Bambi Torres stated that she lives in Sunridge and there is a lot of fast traffic on north and south Sunridge, she is asking the board to consider putting in speed bumps building. They are building hundreds of houses to the north of them, and it is only going to get worse. There are kids that live in the area, there are elderly people, and these cars just whiz on by and it is about time we get speed bumps.

Resident Kendra Wilson stated that she lives on Somerset and her Edward Jones office is on Mica so a couple of things she just wanted to follow up on. The bike commute on Vista Grande she had brought up before the bike lane being covered by the Mica Cottages development so she would like to have an update on that, and the sidewalk exits go right into a busy road instead of the less busy road. She thinks that is a safety issue and would appreciate any update to the managers' report.

Resident Kathy Waters stated she lives on Opalite Drive. Two months ago, she talked about delegation of authority, last month was sourcing three sources, this month she wants to talk about process to get to the budget. Kathy stated back in the day before your day, there was a system that she designed that was a computerized purchase requisition that requisition turned into a formal purchase order computer generated and all of the qualified sourcing was on the computer, approved for utilization. The three sources usually consisted of a new source, existing sources, and a second source token of order. If the major source decided not to be used, they had a backup and it also made it competitive. The computer report was linked to accounting, identified last year's costs, the variances between sources, and accounting and budget from the previous year as well as quotes for next year. So, your quotes came in before your budget got done every year. Seventy percent of the budget was hers, in one year with an increase in business projected at 50% she was called in, in front of the Board of Directors to give a report on how she was going to reduce costs by 25%. The cost reduction involved negotiating with suppliers, negotiating unnecessary requirements from engineering, space reallocation and reduction, outsourcing versus in house.

Resident Lynn Demet stated that she noticed two board members are missing, how will that affect any vote that may be taken tonight.

Chairman Dunham stated we will see.

7. Approval of Agenda

Trustee Garcia motioned to approve the agenda as recommended removing items 8, 10, 11 and 12. Secretary/Treasurer Lufrano seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

District Counsel Chuck Zumpft stated that he would recommend that Chairman Dunham reopen public comment then. The people that are here may have wanted to address the Board regarding the items that were on the agenda that now have been removed and they have lost that opportunity if you don't open public comment again. Reopen public comment for any matter right now.

Public comment: Resident Joan Zadny stated she was asked to speak about if a dog park would add property value. Joan stated that she has been a realtor for 26 years, she has sold more than 1,000 homes in that time. An appraiser is trained to evaluate the value of a property based on facts using various things like square footage, number of bedrooms, bathrooms, upgraded kitchens, professional landscaping, construction, and core condition among other things. There are subjective factors, however, associated with a property that are things that a buyer may want like being near a school. These subjective factors don't always hold the same importance for everyone, what one person sees as valuable another person may see as detrimental. It is one of the reasons an appraiser deals with facts when he evaluates the property. She will give a few subjective examples that are pertinent to this discussion. A dog park may be a good thing for some however it may not work for others who don't want the noise, don't like dogs doesn't, don't want any odor that may arise or worry about liability. A neighborhood school may be a great thing for a family but may be the last thing a retired person would want who wants to live in a peaceful place without playground noise and extra traffic around the school. Joan stated that she was asked to testify in a divorce case several years ago, about the market value of a couple's home to sell. The husband was challenging her about the market analysis because she had not included the value of a hot tub. This again is an example of something that is not a positive thing for everyone, if a new buyer doesn't want it there would be unwanted costs to remove it and what if it doesn't even work. After discussion, the judge agreed with her analysis and the subjective value was not added. Last a swimming pool may be something that some people want but not everyone, there is liability attached to it, very expensive upkeep, weather here is very hard on them with freezing temperatures. In conclusion her opinion is that is that a subjective factor that does not automatically add property value to homes in close proximity to it.

Resident Pat Rowbottom stated she live at South Sunridge she wants to talk about the bricks, she went back and read a lot of minutes in the last few weeks. She sees when the bricks were first proposed by Garcia and the questions from other board members about how they would handle the sale, ordering, exc. of the bricks, now somehow the bricks have gotten into a snarl of issues, several issues like being connected to the dog park. Last month in their bills it said the bricks would be put

by a bench for reflection, then all of a sudden in March the bricks were being discussed as an entrance for the dog park. The other thing is when you first settled on these bricks it was for Vista Grande park and then that changed. She has a disagreement of having bricks at the entrance of the dog park, they want to honor people who have done things for the GID they are going to be pooped on and peed on. She went on a research trip to the north side park and there are already some bricks at north Sunridge park, it seems to her you can replace ten of the bricks at a time and it is a much quieter park with no dogs, just an idea the bricks would be better at north Sunridge park.

Resident Sharon Silvas stated that she lives on Sunview and Sunridge, her home is right behind the proposed dog park along with other neighbors. She concerned with the cars parking on Sunridge drive that is a bike lane, this can cause an unsafe condition for the cyclists, her next concern is how does she handle complaints for noise complaints if it becomes a nuisance, will gates be locked until open time and locked again at closing time. Because of location it will affect her and her three neighbors every day. Sharon stated that it has been brought to her attention that a few of you on the board here don't even own a dog. She doesn't know if you have an opinion of if or if you have ever experienced the dog park at all so she would like to see a show of hands own a dog here and how may would actually use a dog park. Would you please consider moving the dog park to the west side of the park as it will not interfere with any homes.

Resident Lynn Demet stated that she lives on Mica drive she would like to say a lot of the people here do not live around the park and will not be affected as much as others will. It is a widespread opinion of many that aren't right by the park. She had to opportunity to speak to Scott Morgan from Douglas County last week to tell him we are having some issues here with all the complaints and the people not in favor of the dog park, he told her he had been assured by the board that notice has been given by the board in newsletters and agendas of this dog park. Lynn stated that she has five years of water bills she challenges you to find at the bottom of any bills notice of the dog park. That was misrepresented to the county in her opinion, he was also pretty upset about that he indicated that he was going to call Mr. Johnson, he also indicated since there no differentiation in the agreement as to how much money goes to each dog area that all the money can go into the James Lee Dog park. She thinks it is twice the size of the south Sunridge park so she would like to propose that all the money goes into this dog park here, put some grass, trees make it a place that dogs want to have room to run instead of .17 acres here. It is an accident waiting to happen, the only shade tree in the park butts right against the fence no one will sit out there it will be very hot in August and September. She understands that you will adjust the sprinklers over there are we going to kill the grass and trees.

Resident Ronny Lynch stated what part of no doesn't the board understand, we the users told you loud and clear we do not need an enclosed dog park, it is in the wrong place the water pools up behind the home and the water sits there and makes a mosquito breeding area he treats it himself. You need to take a lot of soil to bring that to grade. No, we do not want a dog park.

Resident Cynthia Antokal stated she lives in south Sunridge, she stated that it is her understanding That there has been talks about the dog park for the last three years she also knows there is a separate thing with the memory bricks, they are being conflated now. Her question about that is if there is a dog park, must the bricks be associated with or inserted into the dog park. Cynthia asked why south Sunridge park was selected as the location for the dog park. With that question it is her understanding grass will be removed to accommodate the dog park and it will be fenced in so that

sounds like some construction and engineering is going to occur, will there be an assessment to the homeowners for any of the liability, ongoing insurance, and coverage to take care of that, us meaning Sunridge homeowners. As for property evaluations, she reads commercial and residential appraisals for a living and how this would be called out in any residential appraisal is either an amenity or a nuisance it is going to get called out and will be associated with the property just like the GID, parks and anything that is on the subject property called the single-family dwelling. Cynthia stated she has no opinion she would just analyze it and an appraiser would have to call it out so just FYI it will be part of assessment for value if you are selling, buying, or refinancing. Why was this location selected since it is removing some grass and enjoyment of the park.

Resident Cindy Langston stated that she lives at 979 Hillside. She has worked with a lot of animal's pet sitting, rescues, and worked at a vet, it is irresponsible to trust every dog that they will not attack another dog. There was a case where a while back a puppy in that area was attacked and killed a puppy. This is one of many stories you are asking for tragedy. Here they will not be separated, you will hear a lot from all of us, you don't want to go there, trust me. You are not considering dog behavior, most of you don't own a dog so you don't know anything about dog behavior.

Resident Jim Rowbottom stated the other day he went to the James Lee dog park and took a picture of the rules and regulations, very well done, you covered the most important things. How will you enforce these rules, he knows you can't have someone on site all the time. The other night a friend mentioned a dog park where he lives, a pit bull attacked and severely injured another dog if they get a dog that is a consistent problem can they be banned from the park.

Resident Marilyn Foster stated that she is 94 years old and has lived in the district for 27 years. She walks her dog every day twice a day on a leash. There are signs at each end of the park about the rules in the park, but they are not followed, you have bag dispensers, and no one cleans up after their dog, she sees big piles of poop in the park. She has even yelled at one person to pick up after their dog, they responded that it is the park's responsibility to clean it up. She does not want her dog in a dog park, and she would not let her dog off a leash in a park. The mess behind her home is an eye sore, it is a mess the mosquitos breed there it needs to be cleaned up.

Resident Dave Clark stated that he lives on Tourmaline, his dog passed away in December. He was just taking a quick look at the parking configuration, yes it looks like there is curved corner on the south side that would be a great spot for parking. The bike lanes, he grew up when they didn't have bike lanes be vigilant and careful, pull over motorist need to be careful about bikes. As far as an enclosed area for the dogs, great idea yeah, yeah, yeah. The bricks for the landscaping there can be a better design yeah there will need to be landscaping that needs to be done. Parking is doable yeah, yeah put it in the middle where there are no homes directly involved yeah, yeah people need to pick up after their dogs and dogs need to be trained.

Resident John Lufrano stated that he has been a resident for 23 years, he is going to have to give a little historical data because there is some confusion going on. He was the General Manager for 10 years and he was the General Manager who brought this to the board in a workshop in November of 2019. The intent of that workshop was to continue with the program to remove useless turf areas in the district, these areas that served no recreational purpose whatsoever other than we look at green grass. We have been removing areas within the district for years. South Sunridge park has the most wasteful water in the district, we irrigate that with the precious drinking water you and I drink.

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Shortly after 2019 they looked into passive recreation opportunities, passive we don't have any of those in this district, we have nothing this whole county has nothing. The intent was to remove these useless turf areas that we are using massive resources on and massive money, let's put something in this place that we can all utilize. Not one thing we do is going to hurt the district, it's not going to hurt the value of this district, we are adding amenities. When this was brought to the district in 2019 there was direction and then covid happened and shut the world down, so he never got to proceed. We have to get rid of the useless turf areas around the district and start doing things with recreational value, we have nothing.

Resident Lindsay stated that she lives on Sunview, she has two amazing dogs, but they bark and she works so there will be massive noise having a dog park and having people there will have constant dog noise. There is an echo that spreads out the entire neighborhood, lot of noise, she apologizes now if this goes through. If you are set on a dog park move it to the other side of the park.

Resident Lee Hendrick stated that she lives on Smoketree, she is against the dog park she has three Dogs. She takes them to the mayor's park people are conscious of their dogs, they pick up after their dogs and the dogs don't fight. She is afraid this will be like Sonoma, which is a mess, she has been injured at Sonoma. She is really opposed to the dog park it is nice to walk through the park with the grass and have kids play.

Resident Justin Tenny stated that he lives on Parkview drive on the corner that would be right across from this is a dog run, it is a very small area and not a dog park. He agrees that there is a lot of wasted space in the park. It would behoove everyone to put something in but 90% of people do not want this dog park but there is only a handful of dog parks in the area however there is a dog park one mile away. The money spent on this would not be beneficial for the community and the people that live in the surrounding area. To the parking issue, there have been multiple times people cut the corner and ride up on the sidewalk, you don't want to add to the already busy road.

Resident Craig Watkins stated that he lives on Dog Leg Drive and has been a dog owner all his life. Craig stated that he is in favor of the dog park. There are a lot of grey hairs in here and everyone owns a dog that is in here and he thinks that they are all responsible for their dogs as they should be. He lives on the golf course and walks his dog in the golf course, people won't pick up after their dogs. Having a big dog, he has been to this dog park, he has a very controlled dog on and off leash. He believes a park in this area is very necessary, everyone in this room owns a dog, he can't not see why we would not use it and participate in the dog park, they all need it. He also agrees that we need other recreation opportunities like shuffleboard or bocce ball courts.

Resident Roy Farris stated that he lives in L 'adagio on Dog Leg. He saw article in the paper yesterday, the Record Courier asked for individuals in the community to come to this board and make their wishes known. Roy stated that he posted a statement on the next door in favor of the dog park it received quite a few comments and responses or reactions the nextdoor app themselves sent him an email saying that over 3,800 views had been done to his statement in addition to that a number of these reactions he tabulated those he came up with a percentage of those, you can research this yourself 84% of those comments from other individuals were in support of the dog park 16% were non supportive and did not want a dog park there. That is representative of the dog park. He bought a brick for the dog park; someone told him that those don't count those are vanity bricks that is highly offensive he did it out of support for the dog park. We have heard nothing

tonight on the needs of the entire community, we have heard of the needs of these people who are very interested because they live close to the park and he empathizes with them, he understands that. This is a public park paid for with public funds to be used by all the residents of Indian Hills, it should be considered that dog owners are also part of Indian Hills. He is in support of the park.

Resident Dave Regali stated that he lives on Sunview, he heard about the comments on next door. The dog park would be right behind his house everybody who lives around this park seems to not want it. That says something. There is another dog park right here and another one by Costco. He understands the water issue, his fence gets blasted by the sprinklers. Fix the sprinklers that will save water. He is definitely not in favor of this.

Resident Kendra Wilson stated that she lives on Somerset she feels compelled to give her opinion because it is the non-popular one in the room. She bought a brick too she is a proud supporter of Indian Hills dog parks. She would love to take her little dog to a dog park, it would be an amenity and a benefit to the community. Kendra stated that she has been to several meetings where this was discussed, and it has all been she thought thoroughly done.

Resident Pam Torres stated that she would love to see shuffleboard or bocce ball or something else there. The water is an issue, there is not enough room for the dog park, put it in the other area and you could make a large and small dog area. She would like to see the money put into James Lee dog park, there is no shade, it would be nice to have some shade to sit under. That is a good dog park a little grass would be nice.

Recess 6:59PM

Reconvene 7:05PM

Resident Sharon Buckley stated that she lives at 1039 Mica Drive directly above dog park. Sharon stated that she wasn't going to speak tonight but was compelled. Sharon stated that she doesn't want to address the comments on next door but it was brought up by Mr. Farris she is in total agreement that conversations have gotten out of control and a lot of things have been said that are hurtful to a lot of people including something that Mr. Farris said to her and a few other people as well so he is just as guilty of making negative comments to people on nextdoor. Mr. Ferris, she disagrees with the fact that 84% if those comments are in support of the dog park, a lot of those people in support of the dog park does not live in Indian hills they live other places. Sharon stated that she moved here in 2005. The reason she bought her house was because there is no one to her right, no one behind her and she has a 280-degree view that is spectacular, and she has a beautiful park down below to walk her dogs. She would also like to address how the park is actually utilized, that is the most used area of South Sunridge park, the area you are planning to put a dog park. People picnic there, they play on the basketball courts. You look at the design, it is right up against that area, she spent time walking on the west side of the park today, she doesn't know the exact measurements but in walking it is .32 acres that could be used. Half facing Smoketree.

8. Discussion and possible action to approve a proposal from Lumos & Associates in the amount of \$9,800.00 for Civil Engineering Services for the South Sunridge Park Dog Park.

This item was tabled, to be discussed at a later date. The board allowed public comment on this item as the public was not aware during the first public interest comment period that this item would be removed from the agenda.

Public comment: none

9. Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2023-2024.

The Board discussed this item.

Public comment: Resident Brian Patrick commented about having been on the board over the years, one reason we have a tentative budget is so the public can understand what we are going through here. The board has questions, back in the ancient days they went through this line by line. His comment is you have several people here who have probably never seen this, and he is curious to know if there should be more explanation of increases and decreases from a reserve account.

Resident Kathy Waters stated the question is do you do a reserve analysis, is that in the regulations she did that in California and you had to justify them and give a reserve analysis. Is that anywhere in the realm of the GID, is that part of the reason you moved some money into operations.

Resident Lynn Dement stated that she is not familiar with the budget. This is the first time she has seen it. Water is our prime concern here; can we have someone that knows what they are doing regulate the sprinklers in South Sunridge park, we don't need to water every night it sprays everywhere it needs to be looked at. That is part of the budget.

Board of Trustees further discussion/comment: The Board had no further discussion on this item.

Secretary/Treasurer Lufrano motioned to adopt the Tentative Budget for Fiscal Year 2023-2024 with amendments to sewer rate reserves, changing the \$200,000 to \$160,000 with the \$40,000 going towards the sewer operating budget. Trustee Garcia seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

10. Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$19,700.00 for additional professional services related to the Indian Drive sewer lining design.

This item was tabled, to be discussed at a later date.

Public comment: none

Board of Trustees further discussion/comment:

11. Discussion and possible action to approve amendments to the District's Snow Removal Policy 2010P-01.

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This item was tabled, to be discussed at a later date.

Public comment: none

Board of Trustees further discussion/comment:

- 12. Discussion only regarding Indian Hills General Improvement District's investments to seek opportunities for ROI improvement within allowances prescribed under NRS.**

This item was tabled, to be discussed at a later date.

Public comment: none

- 13. Discussion and possible action to approve Draft Minutes from the March 15, 2023, Board Meeting.**

Public comment: none

Trustee Garcia motioned to approve Draft Minutes from the March 15, 2023, Board Meeting. Secretary/Treasurer Lufrano seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

- 14. Chairman and Trustees Reports, Correspondence**
Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such item or topic be placed on a future agenda.

Trustee Garcia requested to have an item on the April meeting agenda to discuss the district's investments and what options are available to us.

- 15. Adjournment**

Chairman Dunham motioned to adjourn the meeting. Trustee Garcia seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

Meeting adjourned at 7:32P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Vicky Lufrano**