

**Indian Hills General Improvement District
Board of Trustees**

Chairman Dale Dunham	Vice Chairman Robert Stulac	Secretary/Treasurer Vicky Lufrano	Trustee Russ Siegman	Trustee Robert Garcia
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August 16, 2023
Regular Board Meeting 6:00 P.M.
District Board Room
3394 James Lee Park Road
Carson City, NV
89705
(775) 267-2805

MISSION STATEMENT

The Mission of the District is to provide, within its Charter, those public facilities and services which maintain and improve the quality of life of its resident families and to maintain and operate those facilities and services at the highest quality and in the most cost-effective manner possible, with the intent to continue to do so for a growing population of residents.

It is the intent of the Board of Trustees to protect the dignity of citizens who wish to comment before the Board. It is also the Board of Trustees' wish to provide the citizens of the district with an environment that upholds the highest professional standards.

In order to ensure that every citizen desiring to speak before the Board has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere, or prevent the speaker from commenting on any present or future project.

In accordance with Federal law and U.S. Department of Agriculture policy, IHGID is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

Communication for Hearing Impaired: Nevada Relay Service is available by calling 711. The TTY or HCO (hearing carry over) number is 800-326-6868, Voice only is 800-326-6888, VCO (voice carry over) is 800-326-4013.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the District Office in writing at 3394 James Lee Park Road, Carson City, NV 89705, or by calling 267-2805 at least 24 hours in advance.

Following is the Agenda, which is also posted on IHGID's website at: www.indianhillsnevada.com

AGENDA

6:00 P.M. – Regular Meeting

1. Call to Order - Regular Meeting of the Board of Trustees
2. Pledge of Allegiance
3. Public Interest Comment (No Action)

The public may comment on any subject that is pertinent to IHGID. The public may comment on any item that is on this agenda at the time it is discussed. Therefore, the public is encouraged and permitted to make comments on any non-agenda items during the public interest comment period. Comments may be limited by the discretion of the Chair and may not exceed three (3) minutes. Please note that the Board is prohibited by law from deliberating or taking action on issues raised by the public that are not listed on this agenda.

4. Approval of Agenda-Chairman
Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.
 - Motion
 - Vote
5. Discussion and possible action to approve an addition of a grassy area to the James Lee Dog Park. (Resident, Lynn Dement)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
 - Board of Trustees Comments
 - Motion
 - Vote
6. Discussion and possible action to approve a quote from Franklin Miller in the amount of \$6,737.00 to repair a grinder at the Wastewater plant. (General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
 - Board of Trustees Comments
 - Motion
 - Vote

8. Discussion and possible action to earmark Indian Hills funds/reserves and future returns from investments to replace and enhance underutilized park grass areas in support of other ongoing water conservation initiatives. (Trustee, Garcia)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

9. Discussion and possible action regarding the District's reservation and fee structure. (Trustee, Garcia)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

10. Discussion only, Fire Wise Community update. (General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

11. Discussion only regarding groundwater nitrate issue. (Vice Chairman, Stulac)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

12. Reports to the Board:
 - a. General Manager Report
 1. Administrative
 2. Water
 3. Wastewater
 - b. District Accountant Report
 - c. Engineer Report
 - d. Attorney Report
 - Board of Trustees Discussion
 - Open Public
 - Close Public Comment
 - Board of Trustees Comments

13. Discussion and possible action to approve Draft Minutes from the July 19, 2023, Board Meeting.
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

14. Chairman and Trustees Reports, Correspondence

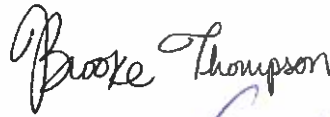
Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such an item or topic be placed on a future agenda.

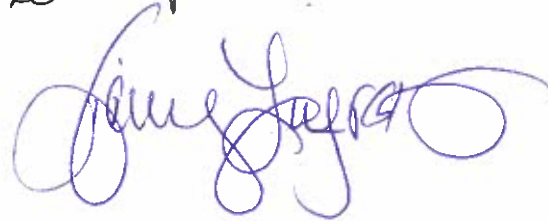
15. Adjournment

This agenda is posted at www.indianhillsnevada.com, <https://notice.nv.gov> and at the following locations:
District Main Office, 3394 James Lee Park Road

As of 8:30 A.M., August 11, 2023,

by

 Brooke Thompson

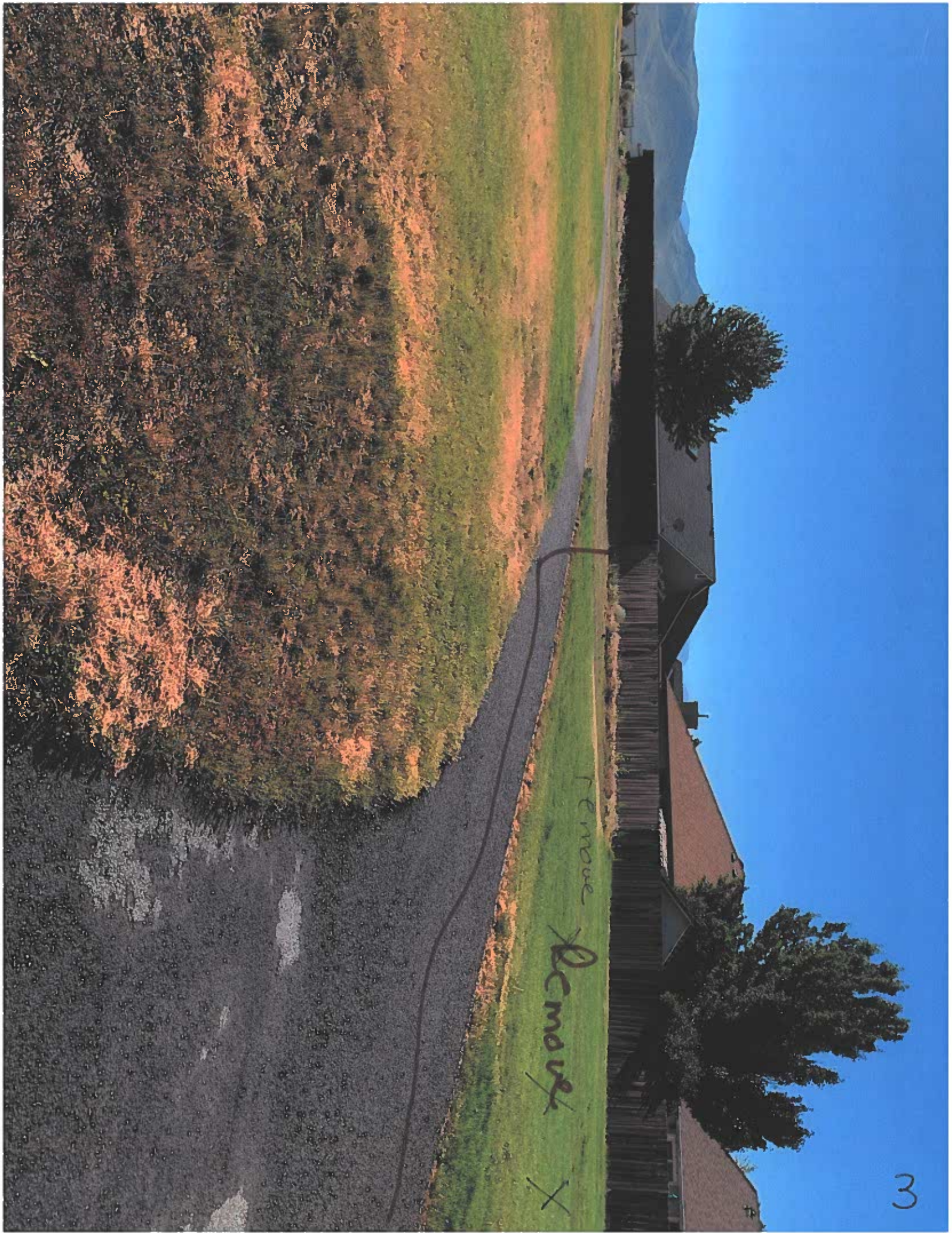
 Jim Jago

AGENDA ITEM 5.

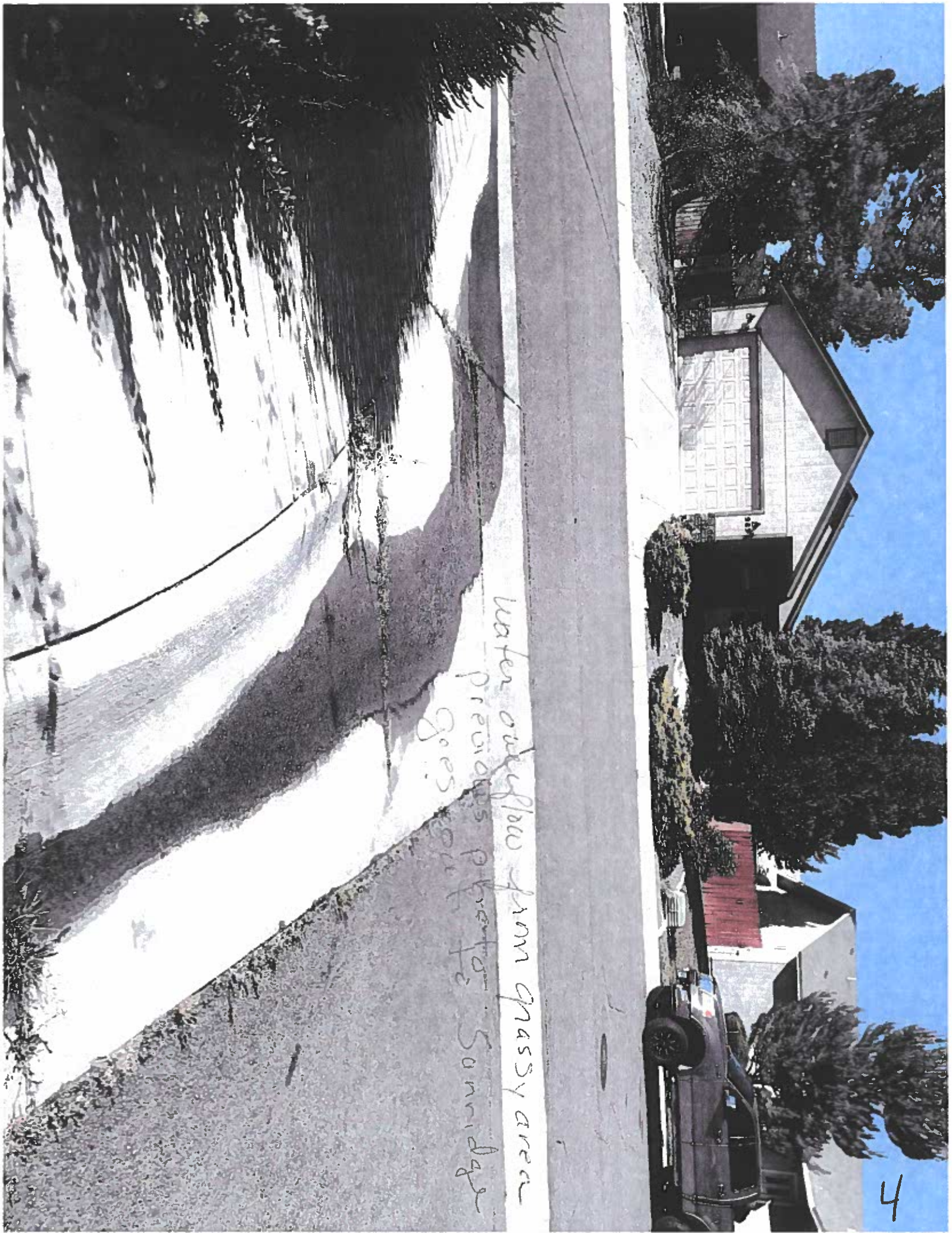
Discussion and possible action to approve a addition of a grassy area to the James Lee Dog Park. (Resident, Lynn Dement)

Background information for request to add grass to the existing dog park in James Lee Park to meeting agenda on August 16, 2023

I believe this improvement is extremely important to all of those who attended the recent board meetings reference the change of funds from South Sunridge Park to the existing James Lee dog park, but most important to our dogs. I believe this item needs full Board attention and discussion and should be voted on by the entire Board of Trustees. The request is not being made to totally sod the whole dog park or even half or a third, but an area where dogs might rest in the shade. From what has been made available, it appears most of the shade is for the owners, not for our dogs. Our friends deserve a small shaded grassy area, else they will crowd at our feet under the human shade benches. I realize water is a huge issue but I believe we can circumvent any increase by taking up the grass in the unused soccer field as suggested by Chris Johnson, removing the grass and xeriscaping around the G.I.D. Building and also (see attached photos) removing the remaining grass in So Sunridge Park that is part of the area backing the four houses at the perimeter. This area is an eyesore with dirt, weeds and part grass. Watering of that grass causes runoff out of the park, around the corner and out to S.Sunridge. That whole area could be resurfaced with gravel, mulch, or some other surface which would prevent water waste. It also might be reasonable to "put aside " some of the \$50,000 from the county funds for backup needs.



remove
X



water overflow from grassy area
previous photo. Sandridge
goes here

AGENDA ITEM 6.

Discussion and possible action to approve a quote from Franklin Miller in the amount of \$6,737.00 to repair a grinder at the Wastewater plant. (General Manager, Chris Johnson)



Franklin Miller Inc.
 60 Okner Parkway
 Livingston, NJ 07039 USA
 Tel 973-535-9200
 Fax 973-535-8269
 info@franklinmiller.com

Quote No: 61047

August 01, 2023

Page 1 of 3
 ZZGID

Dave Jenks
Gid
 Parson City, NV USA

djenks@ihgid.com

Salesperson:
 Zachary McAtee, Engineering Assistant
 ZMcAtee@franklinmiller.com

Dear Dave ,
 We are pleased to quote on the following:

Quantity		Description	Price	Totals
		TM8551A		
4	EA	Cutter Cartridge, 7T Cam, Tm85	656.00	\$2,624.00
		GK00007A		
1	EA	Gasket, Loctite	93.00	\$93.00
		TM85101		
2	EA	Gasket, Cleanout TM8512XX	48.00	\$96.00
		OR2129B		
2	EA	O-Ring	2.00	\$4.00
		TM85990		
2	EA	Cartridge Bearing-Seal, Expansion, TM8500, T/C SS	980.00	\$1,960.00
		TM85760		
2	EA	Cartridge Bearing-Seal, Fixed, TM8500, T/C SS	980.00	\$1,960.00
			Total:	\$6,737.00
			Grand Total:	\$6,737.00

Prices are Valid Until Thursday, August 31, 2023

Freight & Sales Tax (CA, NY, NJ, MD) if applicable, will be added to Invoice.

Thank you for this opportunity to be of service.

This quote is subject to Franklin Miller Standard Warranty, Terms and Conditions attached. Prices do not include applicable taxes.

FRANKLIN MILLER INC.

TERMS AND CONDITIONS

DATED 5/30/2019

1. ENTIRE AGREEMENT

Any order resulting from a Franklin Miller ("SELLER") proposal shall be bound by the following Terms and Conditions. Any exception to these Terms and Conditions by the BUYER shall not be binding on SELLER unless agreed to in writing upon the parties hereto, their successors and assigns.

2. LIMITED WARRANTY

SELLER warrants the goods sold hereunder to be free from defects in material and workmanship under normal use and service not arising from misuse, negligence or accident, or unauthorized modification of the equipment, in connection with the use, installation, and transportation of the goods by BUYER, its agents, servants, employees or by carriers. SELLER's obligations under this warranty are limited to remedying any deficiencies in the goods at such place or places in the United States of America as may be designated by SELLER. This warranty shall pertain to any part or parts of any goods to which BUYER has, within (12) months after date of shipment given written notice of a claimed defect to the SELLER. The BUYER shall be required to furnish SELLER with details of such defects and this warranty shall be effective as to such goods which upon SELLER's examination shall disclose to its satisfaction to have been defective and which at SELLER's option shall be repaired in place if required for a warranty repair. The BUYER at his expense shall make available in a suitable location for repair by SELLER or promptly thereafter be returned to SELLER, at BUYER's, or its nominee's expense. If upon examination it is determined by the SELLER that the repair or replacement does not fall within the warranty as set forth in this clause, an estimate for cost of repair will be provided to the BUYER. This warranty is expressly in lieu of all other warranties expressed or implied. In no event shall the SELLER be liable to the BUYER or to any other person for any loss or damage, direct or indirect, arising out of or caused by the use or operation of the goods, or for the loss of profits, business, or good will. Under no circumstance will SELLER be liable for any of the following: (1) third party claims against BUYER for losses or damages including liquidated damages; (2) loss of or damage to BUYER's records or data; or (3) economic consequential damages (including loss of profits or savings) or incidental damages even if SELLER is informed of their possibility. Excluded from the warranty herein are (a) defects in parts or components not manufactured directly by SELLER (SELLER will, however, pass on the remaining balance of the purchased equipment manufacturer's warranty) or not part of SELLER's standard design or are supplied pursuant to special BUYER's requirements; (b) certain parts which are subject to wear and tear from abrasive action or use thereof; and (c) any part that has been subjected to misuse. SELLER's liability is limited to furnishing or repairing at SELLER's option parts determined by SELLER to be defective. **NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES, WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE) OTHER THAN THOSE EXPRESSLY SET FORTH ABOVE WHICH ARE MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, SHALL APPLY TO PRODUCTS SOLD BY US.** In the case of delayed start-up, SELLER shall provide recommended maintenance and long-term storage instructions, including documentation forms which BUYER must complete in order to maintain this warranty. BUYER's failure to adhere to said maintenance instructions for any piece of the equipment shall void this warranty. Further, no waiver, alteration, or modification of the foregoing conditions shall be valid unless made in writing and signed by an executive officer of SELLER. If the BUYER is in default of Clause 6 (Payment of Purchase Price) this warranty is null and void unless reinstated by SELLER.

3. FORCE MAJEURE

The obligation of SELLER hereunder shall be modified or excused for reasons of act of God, war, changes in law or regulations, strikes or lock-outs, fire, breakdown of machinery, or if for any other cause beyond SELLER's control, including supplier delay, the goods cannot be delivered, or their delivery becomes delayed in whole or in part. In the above instances, time for delivery shall be extended for the period of the delay caused, with the proviso, however, that either party may cancel in writing the undelivered portion of the order or contract if the delay exceeds six (6) months from the delivery date originally confirmed by SELLER. In no event shall SELLER become liable in the aforesaid instances to BUYER or any third party for consequential damages, liquidated damages, particularly described in ARTICLE 2 herein.

4. DELIVERY

(a) All quoted delivery dates and/or periods are approximate. Unless otherwise agreed, delivery of the goods is F.O.B. Factory or (EX WORKS - INCOTERMS 2000). Delivery to any common carrier shall constitute delivery to BUYER, and thereafter the risk of loss or damage to the goods shall be upon BUYER. Delays by BUYER, Owner, or the engineer of the BUYER or Owner in furnishing necessary technical information or documents, or delays caused by order modifications requiring additional production time, shall result in a corresponding postponement of the delivery date.

5. SHORTAGE OR DAMAGE OF DESTINATION SHIPMENTS

Any claims of shortage or damage on destination shipments must be made in writing within ten (10) days after delivery of the goods (as to which such claim is made) to SELLER or its nominees, but in no event shall the claim be later than within the time limit provided by the carrier or insurance company, otherwise such claim shall be deemed waived.

6. PAYMENT OF PURCHASE PRICE

(a) Time of payment is of the essence under this contract. Upon default by BUYER in any of the terms of this contract, or failure to comply with any of the conditions hereof, or upon seizure of the property under execution or other legal process, or if BUYER becomes bankrupt or insolvent, or any petition for reorganization or for a state court receivership is filed against BUYER, or if the BUYER makes any assignment for the benefit of his creditors or otherwise sells, encumbers or disposes of the merchandise, or if for any other reason the SELLER should deem itself insecure, the full amount of the purchase price then remaining unpaid shall at once become due and payable at the option of the SELLER. Then, at its option, SELLER may take possession of any goods theretofore sold to BUYER, in connection with which the full purchase price has not been paid, analogous to the terms and provisions set forth herein.

(b) **TERMS OF PAYMENT** - All orders are subject to credit approval by the SELLER. Payment terms are as stated in SELLER's quotation. Retainage if required by OWNER shall be no more than 5% of the purchase price. Retainage shall be released and paid in full no later than 120 days after satisfactory start up of the SELLER's equipment. All shipments, including partial shipments, will be billed a pro rata amount as of date shipped. If the account remains unpaid after sixty (60) days, interest at the rate of 1-1/2% per month (18% per annum) will be added to the outstanding balance computed from date of shipment. All costs of collection will be added to the outstanding balance including legal fees and court costs. Acceptance of partial payments on account does not constitute any change in the payment terms and conditions herein and is not to be considered to extend the due date for payment.

7. SECURITY INTEREST AND TITLE

In states and localities which are governed by the Uniform Commercial Code, this contract shall serve as the security agreement, reserving in SELLER a security interest until full payment of purchase price. The provisions of the Uniform Commercial Code regarding security interest shall have preference and apply if inconsistent with other terms of the conditions of sale herein. In states and localities where the Uniform Commercial Code does not apply, title to the merchandise shall remain in the SELLER or its assigns until full payment of the purchase price. BUYER agrees to execute forthwith any and all documents in such form as SELLER may require for filing or recording the security interest under the Uniform Commercial Code with the proper registers or offices, or for filing or recording the conditional sales contract.

8. VARIATIONS IN DUTIES AND TAXES & RATE OF EXCHANGE

The prices on the products specified are exclusive of all city, state or federal taxes. BUYER shall bear any increases, after the date of this contract, in or any new imposition of duties, levies or taxes relating to the product sold hereunder. Unless a Sales Tax Exemption Certificate is provided, SELLER will invoice for the New Jersey Sales Tax on all items sold in New Jersey. SELLER is not authorized to collect sales tax for any other jurisdiction.

9. MODIFICATIONS AND CANCELLATION

The parties may agree to modify project plans or specifications provided BUYER pays SELLER for engineering time, materials costs, and other expenses relating to the requested modification. An order, once placed with and accepted by SELLER can be canceled only with SELLER's consent and upon terms that will indemnify SELLER against loss.

FRANKLIN MILLER INC.

TERMS AND CONDITIONS

DATED 5/30/2019

10. STOP WORK ORDER OR DELAY:

If an engineering approval, release to manufacturer, shipment or work on any part of this contract is held or delayed by BUYER for greater than 120 days from the date of contract, SELLER is entitled to an increase in contract price to cover cost escalations caused by such delay.

11. MISCELLANEOUS PROVISIONS

(a) If for any reason a provision of the contract is legally invalid, then in such event the rest of the contract shall remain in full force and effect; (b) Any amendment to any contract or contracts shall require the consent in writing of both parties; and (c) The within terms shall govern in any instance where they conflict with the provisions of any forms used by BUYER.

12. BUYER'S RESPONSIBILITY AS TO MAINTENANCE

BUYER shall use and shall require its employees and agents to use all safety devices and guard safe operating procedures and shall maintain the same in proper working order. Further, BUYER shall obey and have its employees, subcontractors and agents obey safety instructions given by SELLER. BUYER agrees to indemnify and save SELLER harmless from any liability or obligation with respect to any personal injuries or property damage directly or indirectly connected with the operation of the equipment. BUYER agrees to notify SELLER promptly and in any event not less than ten (10) days after notice or knowledge of any accident or malfunction involving SELLER's equipment which has caused personal injury or property damages and to cooperate fully with SELLER in investigating and determining the causes of such accident.

13. REPAIR OBLIGATION FOR CONTAMINATED EQUIPMENT

Nothing herein shall be deemed to require SELLER to accept equipment for repair, modification or alteration unless the units have first been cleaned and decontaminated.

14. NOISE LEVEL REQUIREMENTS

Although SELLER's machines have been designed to satisfy the general requirements of BUYER's specifications, SELLER cannot represent or certify that they satisfy the noise level requirements for a specific application, location or operation since these circumstances are unknown to SELLER and are beyond SELLER's control and because of the general nature of size reduction equipment. If required to test for this noise level requirement, testing will be with no product fed to the machine and FMI will provide a quotation for each test to be performed. If corrections are required after completion of the tests, the costs for these modifications will be negotiated.

15. OSHA CONDITIONS

Although SELLER's machines and guards have been designed to satisfy the general intentions of OSHA requirements, SELLER cannot present or certify that they satisfy the requirements of OSHA for a specific application, location, or operation since these circumstances are unknown to SELLER and are beyond SELLER's control. The SELLER shall not be liable for any costs of compliance or other costs or fines resulting from non-compliance with any OSHA requirement.

16. DOCUMENTS REQUIRED

Prices quoted include the required number of manuals set forth in the specifications. If not stated, SELLER shall provide its standard Operations and Maintenance Manuals. Any additional manuals are not included in the quoted price and shall be charged to BUYER.

17. PATENT AND LICENSE & LIABILITY INDEMNIFICATION

BUYER agrees to indemnify SELLER, its agents, successors and assigns against any loss, damage and liability, including costs and expenses arising out of any claim against SELLER for actual or alleged infringement on any patent, copyright or trademark arising out of the use or sale by BUYER, its agents, servants, employees or customers of the product provided by SELLER, as used by BUYER, in conjunction with any other equipment, product or system. BUYER agrees to indemnify SELLER, its agents, successors and assigns against any loss, damage and liability, including costs and expenses arising out of any claim against SELLER for actual or "Bodily injury" or "property damage" arising from the actual, alleged or threatened discharge, dispersal, release or escape of pollutants from any source whatsoever. "Pollutants" means any solid, liquid, gaseous or thermal irritant or

contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

18. TRADEMARKS AND COPYRIGHTS

BUYER acknowledges that it has no right, title or interest in the trademarks or copyrights in the products, and BUYER covenants that it will take no action to register or otherwise interfere with such rights.

19. INDEPENDENT CONTRACTORS

SELLER and BUYER are independent contractors. BUYER is not authorized to and shall not make any representations on behalf of which are binding upon SELLER.

20. NON-ASSIGNMENT BY BUYER

Contract or contracts may not be assigned by the BUYER without prior written consent of the SELLER.

21. APPLICABLE LAW

Any contracts herein are governed by the applicable laws of the State of New Jersey.

22. BUYER APPROVALS

If BUYER approval is required of the SELLER's submittals, specifications and/or operating instructions submissions, upon receipt of such approval, the approved documents shall supersede the BUYER's description of requirements on this purchase order and the description on the SELLER's original proposal. SELLER will provide equipment, spares and data in accordance with the approved submittals.

23. STANDARD PRODUCTS

All of SELLER's machines are built to best commercial practices and as part of its standard product line, which may be modified to meet BUYER's specifications. However, no manufacturing drawings or procedures, formal inspection plans, schedules, progress reports, welding procedures, quality control plans, or sub-supplier information, will be supplied. Erection, safety, operation and maintenance instructions are contained in SELLER's manual to be supplied with the machines.

24. SIZES AND DIMENSIONS

The samples, measurements, dimensions and weights contained in the SELLER's catalogs, sales manuals, photographs and drawings constitute only an approximate guide. The SELLER reserves the right to make any changes which the SELLER, in its absolute discretion, considers necessary.

25. ARBITRATION

Actions by the SELLER for nonpayment by the BUYER of the undisputed purchase price of goods sold by the SELLER, or for redress for other undisputed breaches by the purchaser of the contract of sale, may be brought by the SELLER before any judicial court of competent jurisdiction without need for prior arbitration. All other disputes, controversies, or claims arising out of or relating to this agreement or the performance or breach thereof shall be settled by arbitration by an arbitrator mutually agreeable to be held in the County of Essex, State of New Jersey in accordance with the rules and procedure then obtaining of the American Arbitration Association.

26. FORUM.

ALL JUDICIAL PROCEEDING AND/OR ARBITRATION BROUGHT AGAINST BORROWER ARISING OUT OF OR RELATING TO THIS NOTE MAY BE BROUGHT IN ANY STATE OR FEDERAL COURT OF COMPETENT JURISDICTION IN THE STATE OF NEW JERSEY, AND BY EXECUTION AND DELIVERY OF THIS AGREEMENT BUYER ACCEPTS FOR ITSELF AND IN CONNECTION WITH ITS PROPERTIES, GENERALLY AND UNCONDITIONALLY, THE JURISDICTION OF THE AFORESAID COURTS AND FORUM FOR ARBITRATION AND WAIVES ANY DEFENSE OF FORUM NON CONVENIENS AND IRREVOCABLY AGREES TO BE BOUND BY ANY JUDGMENT RENDERED THEREBY IN CONNECTION WITH THIS AGREEMENT. BUYER hereby agrees that service of process sufficient for personal jurisdiction in any action against BUYER in the State of New Jersey may be made by registered or certified mail, return receipt requested, to BUYER at its address as provided by BUYER. BUYER hereby acknowledges that such service shall be effective and binding in every respect.

AGENDA ITEM 7.

Discussion only regarding past Ad Valorem tax rate reduction to assist Douglas County in a time of deficit and any actions IHGID can take to recover lost revenue, including but not limited to asking the BOCC to honor Commissioner Olsen's promise to "help resolve any impact this may have on IHGID". (Trustee, Garcia)

John Lufrano has given us snow removal policies from other entities. Trustee Humble is open to suggestions. She would like to see a mixture of salt. Due to complaints from residents regarding the lack of snow removal, it might behoove us to equip our trucks with a GPS unit. A GPS unit is \$350 per unit. This way we could report back to residents that we are doing snow removal. This would allow the General Manager who lives in the District, to be able to monitor from a cell phone or computer, wherever he is. Trustee Humble recommended the scheduling of snow removal be done by the Board and General Manager. The Board should be able to call the General Manager when residents complain to them. There should be more communication between the Board and General Manager and not just a policy set in stone.

Public Comment: (none)

Chairman Pierini commented she thinks we have a good snow policy. The answer is in the budget in regard to buying a more efficient truck and plow to be able plow both sides of the highway simultaneously.

General Manager John Lufrano commented that the Snow Policy was amended January 20, 2010 and was brought to the Board for changes before the amendment. Parts of the Snow Policy were based on John's years of experience plowing snow and the cost of material and employees. Jim Taylor and John had decided to cut the salt out since it would be more effective to use black cinders due to cost and cinders give better traction in melting snow. We have been trying to get rid of salt due to issues it creates with yards. At the time the issue was the traction at intersections and to be able to get the hills sanded. To apply sand before, during and after a storm would waste sand and be costly. If we are trying to be proactive in sanding before a snow and see no snow, we could be sweeping it up a week later. Sometimes staff is out plowing when three inches of snow has fallen. 4" inches of snow is the County standard, with 6" for the Towns and other General Improvement Districts. John commented he thinks 4" of snow is reasonable for plowing. If we went to 2" we would be on the street more frequently and cause more wear and tear of equipment and streets as well as the cost of overtime for employees. Other Town managers have found they have fewer repairs to their streets when they let the snow melt. General Manager John Lufrano stated that last year the District did use salt. This year we stopped using salt and started using more cinders on the East side due to hills and the need for traction.

Trustee Humble stated these are just suggestions and General Manager Lufrano can implement the ones he feels are useful and forget the rest. General Manager Lufrano stated we will continue to do what we can and use salt if we need to.

No action taken.

16. Discussion and possible action to reduce the Ad Valorem tax rate for IHGID beginning in FY 2011-2012 from .8041 to .7901: (Exhibit E)

General Manager John Lufrano explained that the backup material in the Board Packet includes tax scenarios received from Douglas County. District Accountant, Stacie Joerg Cobb put together how much each entities percentage would be. John participated in a roundtable discussion with the County. They are looking for ways to offset costs coming from the State that they do not know particulars on yet. The County only knows they need assistance with what is coming down to them. John cautioned the Board that we are not asking the County to offset us. The District is giving our tax rate up for the good of the County, for them to pick the rate up. We do have a say in this. If we deny this tax rate

reduction, it dies across the board and the County cannot take the rate and utilize it. This will give us an approximate \$33,000.00 decrease in our budget. The rate will be changed forever. We can't ask to get it back unless the State raises the cap.

County Commissioner Mike Olson explained that there are three districts that have a higher tax rate than the County. The County is addressing a \$3.5 million deficit. The three districts affected are Gardnerville, Minden and IHGID. The County can work with the towns differently than working with the GID. The County controls the towns budgets, but not IHGID's. We are working to find ways to offset what this will cost individual towns and GIDs. Right now we are asking for help in accomplishing the goals of the County. The County wants to work with IHGID and solve some of the problems that are here also.

Vice Chairman Patrick asked if we reduce our rate and Minden and Gardnerville reduce their cap, it gives the county maneuverability. Commissioner Olson explained that the County will have to work with other districts such as the swimming pool and mosquito district so that they don't grab that tax as it becomes available. It needs to be identified for County purposes. The County has cooperation with Minden and Gardnerville and IHGID is the last piece to push this forward. The \$3.5 million deficit we are looking at is before we get what the State is giving the County. It is not looking at the reduced sales tax, property taxes, etc. that are all declining. We are seeing some relief per say in not seeing a double digit sales tax decline in last few months which helps overall revenue. We will continue to see a decline in property tax. At some point the 3% and the 8% abatement will catch up with the decline and we'll see property taxes increase, although it will be minor for the next few years. Commissioner Olson stated the County would like to address services they offer and be able to do them efficiently and would like the IHGID Board's consideration on this item. Two funds the County is looking at offsetting are China Springs that has a \$3.2 million budget that is being reduced by the State by \$1 million. Part of the solution may be to reduce the Western Nevada Regional Youth Center (WNRYS) tax 2 cents. Douglas County is one of thirteen counties that fund it and is working with other counties to be sure they are paying their share. The medical indigent fund continues to be challenged and the County has no control over it. There are two different indigent funds. One is an indigent accident fund where anyone driving a car that is in an accident and determined to be indigent, the county pays for those services. The second is a medical indigent fund for when somebody needs help and they don't have money to pay, the county picks up the bill. The county is reducing their overall contingency fund from 3% to 1.5%. The County Manager works with the budget and is working hard to keep libraries, parks and fire houses open and sheriffs on the streets. The County appreciates the help and will work hard to help to resolve any impact this may have on IHGID.

General Manager Lufrano spoke with Lisa Garland from USDA regarding the sludge project. During the discussion John mentioned the tax rate, a red flag went up and Lisa needed to speak with Kay Vernatter from USDA regarding the terms of our funding and possible issues with the tax rate.

Lisa Garland of USDA Rural Development explained that Rural Development utilizes water revenue bonds or wastewater revenue bonds. The revenues are attached for the repayment of that loan. The question is if there are GEO bonds the District has and what revenues are affected by that GEO bond. The tax rate change should not affect USDA Rural Development. General Manager Lufrano commented that there is not an affect with USDA. However, we are not sure if we have any general obligation out there that is an issue. Vice Chairman Patrick stated District ad valorem is not tied to any general obligation bonds. All

of our bonds are water and sewer. We have no loans for streets. Trustee Art Baer commented that when the District took out loans we went through a loan arranger. The Enterprise Funds guarantee payment and if the Enterprise Funds don't make the payment, our General Fund makes the payment. This is part of the contract.

Chairman Pierini voiced concern with the permanency of this decision. This is the biggest trust endeavor she has faced while on the Board. The District is very proud to be part of Douglas County. We are thankful that in times we have called for assistance the County Manager and Commissioners have made all their resources available to IHGID.

Public Comment: (none)

Trustee Baer commented this is \$33,000 coming out of our ad valorem and he is looking at where we are in the General Fund. The District will wind up with almost nothing at the end of the year.

Trustee Humble commented she does not see where the District has any other choice. This is a long term item. It is not a reduction and is nothing that will benefit our residents. It is to help the County, and we should help the County. Trustee Humble noted there was a point in time when our District lines went all the way to Carson City. The land that the box stores are built on was part of IHGID and was going to be our revenue. The County took it for redevelopment. The golf course built by Mr. Wellman was also part of IHGID and was put in the redevelopment area by the County. Slowly but surely the District is being chipped away at until there is nowhere for the District to go and no way to make this money back.

Secretary/Treasurer Eisele stated that IHGID is part of Douglas County and he looks forward to working with the County no matter what happened in the past.

Vice Chairman Patrick motioned to reduce the Ad Valorem tax rate for IHGID beginning in FY 2011-2012 from .8041 to .7901. Secretary/Treasurer Eisele seconded. Motion carried unanimously.

Commissioner Olson thanked the Board for their sacrifice and stated it is appreciated that IHGID is working with the County to get us out of our deficit.

Recessed: 8:12 PM

Resumed: 8:22PM

17. Discussion and possible action to review and amend the Fiscal Year 2011-2012 Final Budget to transfer various line item amounts into the Streets Budget:

Trustee Art Baer explained that there are three areas that need to be looked at in the Budget. The two enterprise funds and the streets that have nothing in the budget. We need to take a tough look at what we are spending to take care of parks in relation to what is needed in streets. Trustee Baer noted that line items need to be eliminated. Art suggested eliminating seasonal employees that will free up \$34,000 that could be put in streets. We don't know where we will wind up with union negotiations and where the State leaves us with the ad valorem. Art believes the line item for the dump truck and snow plow can be deleted and the District can do without it. We currently have a dump truck with a snow blade on it and 3 pickups with snow blades.

AGENDA ITEM 8.

Discussion and possible action to earmark Indian Hills funds/reserves and future returns from investments to replace and enhance underutilized park grass areas in support of other ongoing water conservation initiatives. (Trustee, Garcia)

AGENDA ITEM 9.

**Discussion and possible action regarding the District's reservation and fee structure.
(Trustee, Garcia)**

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT PARK USE FEE SCHEDULE

The fee schedule below applies to uses or activities, which require the approval of a Special Use Permit. Activities not requiring a Special Use Permit are not subject to fees.

FEES

DEPOSIT



Two hour minimum on all facility rentals.

Park Reservation Fees *

James Lee Park Gazebo	(1-50)	\$25/Hour	\$100
	(51-100)	\$35/Hour	\$100
North Sunridge Park	(1-25)	\$25/Hour	\$100
	(26-50)	\$35/Hour	\$100
South Sunridge Park	(1-25)	\$25/Hour	\$100
	(26-50)	\$35/Hour	\$100

Tournament Fees/ Ball Field Use

	(1-6 Hrs)	\$30 / Field	\$100
	(All Day)	\$60 / Field	\$200
(2 days or more)		\$300	\$300

Field Use Fees

Individual Use ~ Field *	\$3/ Hour
Individual Use ~ Lights	\$20/ Hour

Concession Stand

James Lee Park Concession Stand	1-4 Hrs \$25/Hr 5+ Hrs \$125/day	\$200
Alcohol Sales Fee	\$50 / Event (Non Refundable)	

Court Reservations

Tennis Court Individual Use *	\$2.50/Hour	
Tournaments	\$30/Court/Day	\$100
Skateboard Park (Event Use)	\$25/Hour	\$100

*No fees will be charged for resident applicants

District staff time required for set-up, attendance, and/or clean up will be billed to the Special Use Permit holder.

Adopted October 21, 2003
Adopted February 1, 2006
Amended February 21, 2007
Amended April 14, 2009
Amended June 19, 2013

AGENDA ITEM 10.

**Discussion only, Fire Wise Community update.
(General Manager, Chris Johnson)**

AGENDA ITEM 11.

Discussion only regarding groundwater nitrate issue. (Vice Chairman, Stulac)

**INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
BOARD OF TRUSTEES MEETING
AGENDA ITEM REQUEST FORM**

Please provide the following information for an item to be placed on the Agenda for a Board of Trustees Meeting:

Today's Date: 8/9/23

Date/Month of Meeting: 8/16/23 / August

Meeting Type: 3rd Wednesday Business

Your Name and Title: Robert Stulac - Vice Chair BOARD of Trustees

Your Company or Organization Name: N/A

Phone Number: (775) 450-7156

Check One: Discussion Only Item Discussion and Possible Action Item

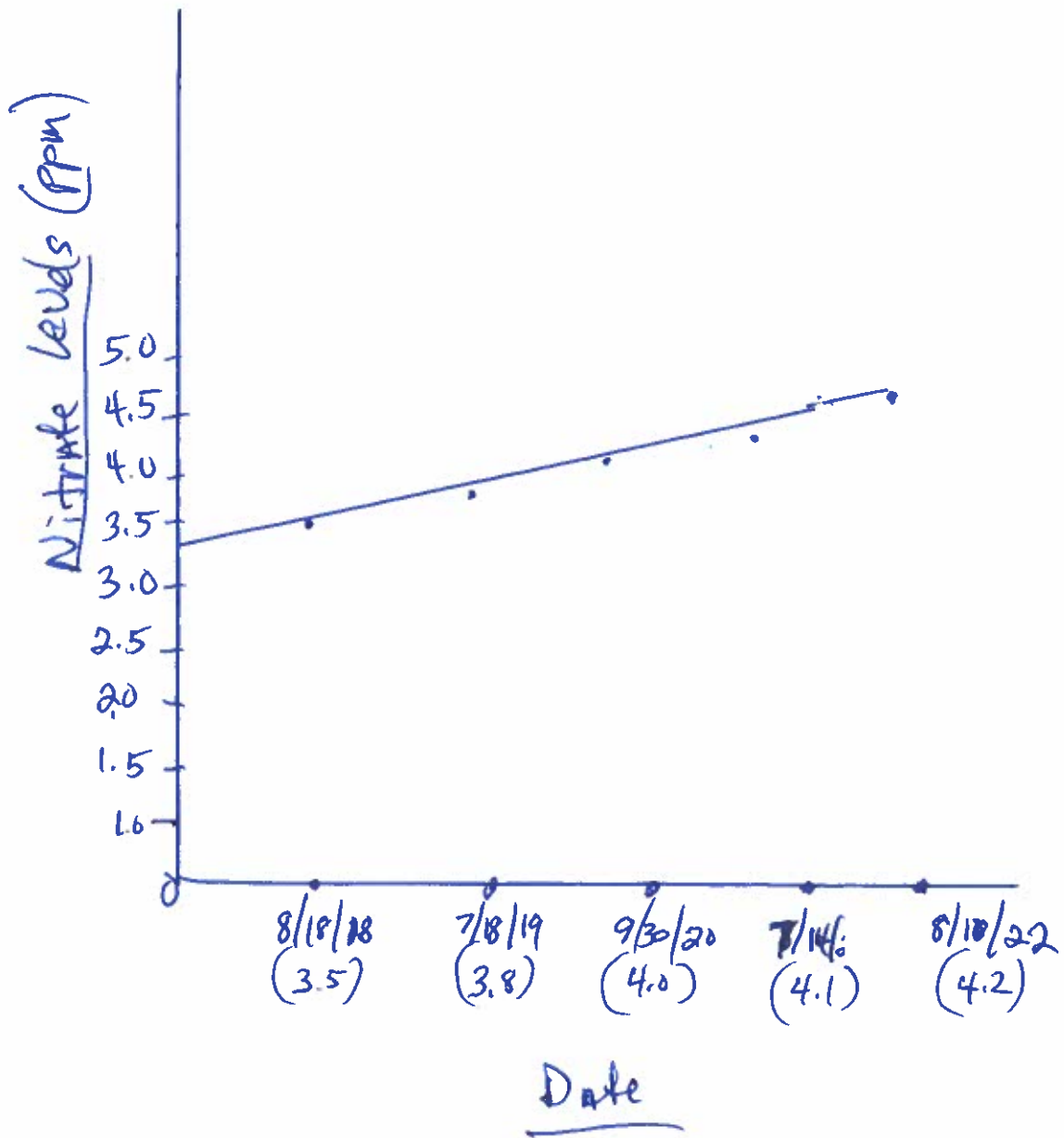
Agenda Item Title: Groundwater Nitrate Issue

Agenda Item Description: The nitrate levels in the Consumer Confidence reports have been slowly rising for the past 5 years. In August 2018 the nitrate levels were 3.5 ppm and in August 2022 they were 4.2 ppm. The likely source is the 221 Septic Systems up in Jacks Valley. The "School Wells" we sample are southeast of Jacks Valley Elementary School. Douglas County is requiring "denitrification system" for all new septic & failed septic, and if any upgrades are done for mother-in-law quarters, etc. in the Jacks Valley Area. The MCL for nitrates is 10ppm.

REQUIRED: Please attach background information regarding your requested Agenda Item to be included in the Board of Trustees' Board Meeting Packet. (Letter, Proposal, etc.)

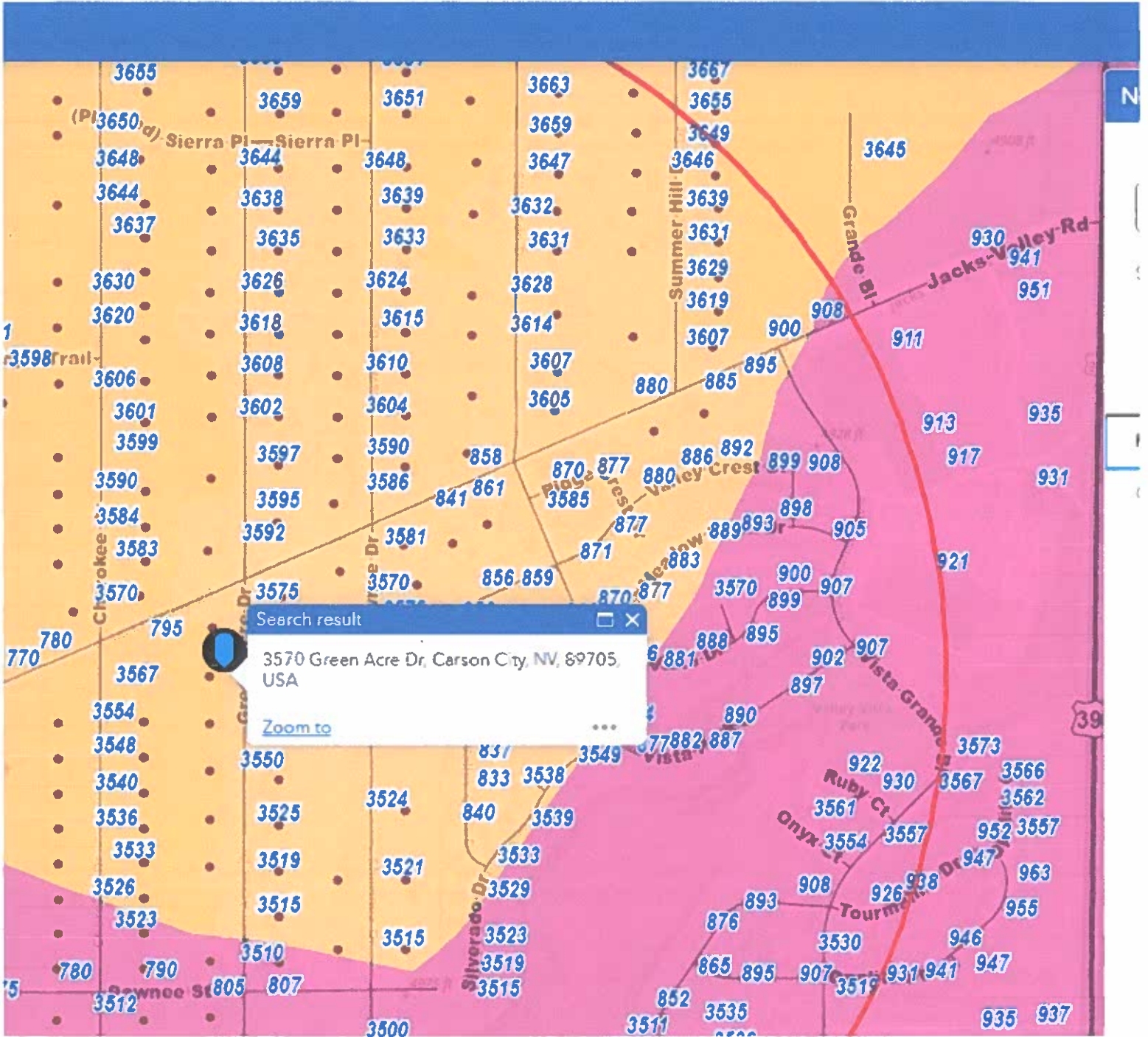
(Attachment A)

Nitrate levels in school wells
Fidlar Hills GSD
August 2023
Nitrate MCL = 10ppm



(Attachment B)

Jacks Valley Septics (221) (Yellow)



AGENDA ITEM 12a.

Reports to the Board:

a. General Manager Report

- 1. Administrative**
- 2. Water**
- 3. Wastewater**

General Manager Report

August 16, 2023

We are already into the middle of August! The July Community Cleanup went well, removing 120 yards of garbage, 80 yards of green waste, and 40 yards of metal / appliances from the district.

The skate park was again vandalized. Graffiti was spray painted around the park. Garbage was thrown around the park including broken glass. Food was smashed around the park, and the berries from the surrounding trees were smashed all over the park. We have closed the skate park and will reopen it when we can have better observation on the area.

The GPS for our GIS system is working excellently. Matt is using it to catalog meter pits now. The accuracy is down to .2", meaning if the staff is placed on a point on the ground and we mark that point, the GPS coordinates will be within .2".

We have created the money market account and have transferred money into the account. Interest is accruing on the account.

Administrative Report

August 16, 2023

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 536, 26.53% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In July we sent out twenty-three past-due bills resulting in zero disconnections.

The district's Gazebo reservations are picking up in anticipation of the summer months with five reservations for James Lee Park Gazebo, and two for North Sunridge Park Gazebo in July. We had seven tennis court reservations in July.

We had eight new account sign ups in July. These are homes that have changed ownership.

We conducted interviews last week for the Utility Billing Coordinator position. As of this meeting we anticipate having an accepted job offer. We believe this candidate will be a great fit and are excited to welcome her to the team.

Water Department Report

August 2023

Water Quality:

· The Bac-T sample results for July 2023 came back good.

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- The Hobo water plant received 27 MG of (Minden) water for the month of July.
- North Well pumped 2.6 MG and South Well pumped 2.7 MG of water for the month of July.
- Ridgeview Well pumped 2.8 MG of water for July.
- Hobo well sent 11.7 MG of water to the golf course for the month of July.

Water Plant Rounds:

Every morning all operations of the Water plant are checked. Morning rounds consist of,

- The water level and operation of all water storage tanks are checked and recorded.
- The water pressure at the plant and off-site booster stations is checked and recorded.
- All flow and totalizer meters are checked, and the amount of water used is recorded.
- The booster pumps at the plant are checked for proper voltage and current. They are also checked for excessive temperatures at bearings and checked for any water leaks. All information is recorded.
- Water samples are taken from the plant, and we check the water for proper chlorine residual and calibrate the chlorine analyzer as needed. We also check the water for PH, clarity, and temperature. All information is recorded.
- Trends of the water system are checked through SCADA. Checking these trends for anomalies in the distribution system can give us an early warning of future problems.

Maintenance:

- The Water department excavated a water meter pit at 929 Ranchview Cir. due to a broken meter pit coil. This repair required the removal of a sidewalk panel and pavers from a driveway.
- The Water department excavated a water meter pit at 972 Hilltop Dr. due to a leak on the meter pit coil in the pit.
- The Water department replaced 5 sidewalk panels in the Silverado Dr. area 2 due to water leaks and three due to deterioration of the concrete.
- The Water department replaced the roof on North well pump house and replaced the ceiling inside the well house due to water damage.

Wastewater Department Report

August 2023

1: Treatment plant: We are continuing to diagnose a low flow issue with the solid handling sludge pump house. We have rebuilt the #1 disc pump and purged the accumulators. This improved flow to

20-22 GPM. We flushed the suction and discharge piping with no improvement. We think the inline grinder may be suspect and are planning on rebuilding it after we get board approval for a rebuild kit.

The #1 motor and blower have been picked up from Sparks Electric Motor Repair and is back in operation. I ordered a belt tension gauge to confirm that we had the belts tensioned properly. It is running well with no oil leaks.

Ryan has set up our new spray rig and is spraying weeds on a regular basis.

Ryan and I have dragged the roads on a regular basis, especially after any rain.

2: Lift Stations: The Lift station 2 Godwin bypass pump level transducer failed. We have a new one on order and will replace it soon.

All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: Ryan inspected problem manholes and is editing the list as needed. He is up to date on manhole flushing.

Continue weekly check of sewer hot spots (manholes that develop above average grease buildup) and physically pulling sewer lids, checking for flow, debris, root intrusion and confirming locations in relation to our plot maps. This ongoing maintenance of the sewer system has been very successful; we have identified potential problems long before they develop into messy situations.

AGENDA ITEM 12b.

Reports to the Board:

b. District Accountant Report

**INDIAN HILLS GID
CASH BALANCES
AS OF 7/31/23**

CASH BALANCES		7/31/2023
Operating	\$ 5,792,410.41	
Reserved from rate increase	\$ 2,546,427.66	
Reserved for streets	\$ 1,376,314.42	
Reserved Donations	\$ 2,691.17	
Reserved for water tank	\$ 29,030.05	
Operating Available		\$ 1,837,947.11
Payroll		\$ 25,310.13
Money Market	\$ 3,940,689.24	
Reserve for Infrastructure	\$ 679,423.43	
Reserve for Connections	\$ 598,506.66	
Reserve for storm water mgt	\$ 40,092.11	
Reserve for sewer debt reserves	\$ 57,048.00	
Reserve for short lived assets	\$ 45,872.95	
Money Market Available		\$ 2,519,746.09
Pipeline	\$ 572,071.51	
Reserve for USDA debt service	\$ 40,284.00	
Reserve for O&M	\$ 67,941.82	
Reserve for short lived assets	\$ 328,308.70	
Reserve for AB198 capital repl	\$ 119,189.44	
Reserve for construction	\$ 16,347.55	
Pipeline Available		\$ -
Total		\$ 4,383,003.33
Investment Pool		
IHGID		\$ 9,067.60
IHCIP (2m 2007 Bonds)		\$ 126,308.94
Drinking Revenue Bond		\$ 261,617.74
Total		\$ 396,994.28

**INDIAN HILLS GID
CASH BALANCES BY FUND
7/31/2023**

CASH BALANCES	7/31/2023		
	WATER	SEWER	ADMIN
Operating	1,497,337.06	2,212,179.82	2,082,893.53
Reserved from rate increase	1,262,054.08	1,284,373.58	
Reserved for streets	100,000.00		1,276,314.42
Reserved Donations			2,691.17
Reserved for water tank	29,030.05		
Operating Available	106,252.93	927,806.24	803,887.94
Money Market	1,232,582.58	1,449,563.27	1,258,543.39
Reserve for Infrastructure	191,716.39	209,838.63	277,868.41
Reserve for Connections	309,513.33	288,993.33	
Reserve for storm water mgt			40,092.11
Reserve for sewer debt service		57,048.00	
Reserve for sewer short lived assets		45,872.95	
Money Market Available	731,352.86	847,810.36	940,582.87
Pipeline	572,071.51		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	328,308.70		
Reserve for AB198 capital replacement	119,189.44		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	837,605.79	1,775,616.60	1,744,470.81

INDIAN HILLS GID
ATTORNEY EXPENSES
JULY 2023

MONTHLY FEE
EXPENSES

paid in August

TOTAL

0.00

INDIAN HILLS GID
LONG TERM DEBT
AS OF 7/31/23

DEBT	BALANCE	PAYMENT	FINAL PAYMENT	INTEREST RATE
WATER 2000 BOND	\$ -	PAID OFF		
WATER 2003 BOND	\$ 281,333.70	59,220.37 due Jan and July	11/1/2026	3.46%
SEWER 1999 BOND	\$ -	PAID OFF		
WATER/SEWER 2007 BOND *	\$ 555,000.00	** due May and Nov	11/1/2026	4.00%
USDA SEWER	\$ 1,123,781.91	4,754.08 MONTHLY	11/1/2052	2.75%
USDA PIPELINE	\$ 740,961.39	3,357.00 MONTHLY	8/1/2051	3.25%
PIPELINE 2010 STATE	\$ 513,905.65	40,343.06 due Jan and July	7/1/2030	2.57%
	<u>\$ 3,214,982.65</u>			

* (35% WATER, 65% SEWER)

** payment amount varies

**INDIAN HILLS GID
ENGINEERING EXPENSES
JULY 2023**

Engineering Fees	2,000.00
Indian Drive	1,162.50
	<u>3,162.50</u>

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
July 2023

Employee	pay date		pay date		pay date	Total		Total
	Hours	7/14/2023	Hours	7/28/2023		Hours	Earnings	
WATER TECH	0.00		0.00		0.00	0.00	0	0.00
WATER TECH	0.00		1	42.79	0.00	42.79	1	42.79
PARKS	0.00			0.00	0.00	0.00	0	0.00
PARKS	0.00			0.00	0.00	0.00	0	0.00
STREETS	0.00		13.5	488.90	0.00	488.90	13.5	488.90
STREETS	0.00			0.00	0.00	0.00	0	0.00
WATER SUPER	0.00			0.00	0.00	0.00	0	0.00
WATER SUPER	0.00			0.00	0.00	0.00	0	0.00
ADMIN SUPPORT	0.00		3.75	210.04	0.00	210.04	3.75	210.04
ADMIN SUPPORT	0.00			0.00	0.00	0.00	0	0.00
SEWER TECH	0.00			0.00	0.00	0.00	0	0.00
SEWER TECH	4	264.78		0.00	0.00	264.78	4	264.78
SEWER SUPER	0.00		7	366.03	0.00	366.03	7	366.03
SEWER SUPER	0.00			0.00	0.00	0.00	0	0.00
MECHANIC	0.00		3.5	174.83	0.00	174.83	3.5	174.83
MECHANIC	0.00			0.00	0.00	0.00	0	0.00
TOTALS	4.00	264.78	28.75	1,282.59	0.00	0.00	32.75	1,547.37

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED JULY 31, 2023
WATER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	8.33%
FEEES	1,405,000.00	146,175.01	1,258,824.99	10.40%
CONNECTION FEES	0.00	0.00	0.00	0.00%
CRICKET/VERIZON	12,441.60	0.00	12,441.60	0.00%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	4,000.00	1,482.97	2,517.03	37.07%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,421,441.60	147,657.98	1,273,783.62	10.39%
EXPENSES				
SALARIES/BENEFITS	437,246.01	29,771.96	407,474.05	6.81%
OPERATING EXP	452,975.00	16,549.94	436,425.06	3.65%
DEBT PRINCIPAL	236,732.60	1,346.40	235,386.20	0.57%
DEBT INTEREST	55,038.28	14,667.50	40,370.78	26.65%
** CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
TOTAL EXP	1,181,991.89	62,335.80	1,119,656.09	5.27%
PROFIT	239,449.71	85,322.18	154,127.53	
NON-CASH				
infrastructure depletion (DEPRECIATION)	545,000.00	45,416.67	499,583.33	8.33%

** Reserves from rate reserves used to fund SCADA improvements

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED JULY 31, 2023
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	8.33% %
FEES	1,011,000.00	91,259.91	919,740.09	9.03%
CONNECTION FEES	0.00	0.00	0.00	0.00%
INTEREST	120.00	22.35	97.65	18.63%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,011,120.00	91,282.26	919,837.74	9.03%
EXPENSES				
SALARIES/BENEFITS	426,189.65	31,397.67	394,791.98	7.37%
OPERATING EXP	221,425.00	15,545.85	205,879.15	7.02%
DEBT PRINCIPAL	110,851.63	2,168.38	108,683.25	1.96%
DEBT INTEREST	43,437.33	2,276.97	41,160.36	5.24%
CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
TOTAL EXP	801,903.61	51,388.87	750,514.74	6.41%
PROFIT (LOSS)	209,216.39	39,893.39	169,323.00	
NON-CASH:				
infrastructure depletion (DEPRECIATION)	383,000.00	31,916.67	351,083.33	8.33%

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED JULY 31, 2023
GENERAL**

<u>INCOME</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>(OVER)/ UNDER</u>	<u>8.33% %</u>
AD VALOREM	1,154,366.00	70,000.00	1,084,366.00	6.06%
DOUGLAS CO. CONSOLIDATED TAX	404,710.00	31,002.75	373,707.25	7.66%
PARK REV	500.00	0.00	500.00	0.00%
GRANT	0.00	0.00	0.00	0.00%
DONATIONS	0.00	0.00	0.00	0.00%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
INTEREST	2,500.00	435.07	2,064.93	17.40%
STORM WATER	21,700.00	1,827.00	19,873.00	8.42%
TOTAL REV	1,583,776.00	103,264.82	1,480,511.18	6.52%
<u>EXPENSES</u>				
ADMIN				
SALARIES/BENEFITS	101,919.04	7,074.17	94,844.87	6.94%
OPERATING EXP	223,950.00	8,707.59	215,242.41	3.89%
CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
PARKS				
SALARIES/BENEFITS	220,534.96	12,900.21	207,634.75	5.85%
OPERATING EXP	153,175.00	9,320.27	143,854.73	6.08%
CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
STREETS				
SALARIES/BENEFITS	235,533.36	15,003.80	220,529.56	6.37%
OPERATING EXP	95,425.00	4,392.25	91,032.75	4.60%
CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
TOTAL EXP	1,030,537.36	57,398.29	973,139.07	5.57%
PROFIT	553,238.64	45,866.53	507,372.11	
NON-CASH:				
infrastructure depletion (DEPRECIATION)	338,000.00	28,166.67	309,833.33	8.33%

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**INDIAN HILLS GID
WATER FUND SUMMARY
7/31/2023**

	CASH BALANCES	LOAN BALANCES		REVENUES / EXPENSES	
Operating	\$1,497,337.06			User Fees	\$ 65,772.53
Reserved from rate increase	\$1,262,054.08	Water Bond-2003	\$ 281,333.70	Base Rate Fees	\$ 79,124.42
Reserved for water tank	\$29,030.05	Water Bond-2012 (35%)	\$ 194,250.00	Late fees	\$1,278.06
Operating Available	\$206,252.93	Pipeline USDA	\$ 740,961.39	Connection fees	\$0.00
		Pipeline State	\$ 513,905.65	Interest	\$1,482.97
				Verizon	\$ -
Money Market	\$1,232,582.58			Misc Income	\$ -
Reserve for Infrastructure	\$191,716.39			TOTAL REVENUE	\$ 147,657.98
Reserve for Connections	\$309,513.33				
Money Market Available	\$731,352.86			Salaries/Benefits	\$ 29,771.96
				Operating Exp	\$ 16,549.94
Pipeline	\$572,071.51			Interest Exp	\$ 14,667.50
Reserve for debt service (fully funded)	\$40,284.00			Capital Outlay	\$ -
Reserve for O&M	\$67,941.82			TOTAL EXPENSES	\$ 60,989.40
Reserve for short lived assets	\$328,308.70				
Reserve for AB198 capital replacement	\$119,189.44				
Reserve for construction	\$16,347.55				
	\$0.00				
TOTAL AVAILABLE	\$937,605.79	TOTAL LOANS	\$ 1,730,450.74	INCOME (LOSS)	\$ 86,668.58

**INDIAN HILLS GID
SEWER FUND SUMMARY
7/31/2023**

CASH BALANCES	LOAN BALANCES	REVENUES / EXPENSES
<p>Operating</p> <p>Reserved from rate increase</p> <p>Operating Available</p>	<p>Sewer Bond-1999</p> <p>Sewer Bond-2012 (65%)</p> <p>USDA sewer bond</p>	<p>User Fees</p> <p>Late fees</p> <p>Connection fees</p> <p>Interest</p> <p>Misc income</p> <p>TOTAL REVENUE</p>
<p>\$2,212,179.82</p> <p>\$1,284,373.58</p> <p>\$927,806.24</p>	<p>\$ -</p> <p>\$ 360,750.00</p> <p>\$ 1,123,781.91</p>	<p>\$89,981.86</p> <p>\$1,278.05</p> <p>\$0.00</p> <p>\$22.35</p> <p>\$0.00</p> <p>\$91,282.26</p>
<p>Money Market</p> <p>Reserve for Infrastructure</p> <p>Reserve for Connections</p> <p>Reserve for sewer debt service</p> <p>Reserve for sewer short lived assets</p> <p>Money Market Available</p>		<p>Salaries/Benefits</p> <p>Operating Exp</p> <p>Interest Exp</p> <p>Capital Outlay</p> <p>TOTAL EXPENSES</p>
<p>\$1,449,563.27</p> <p>\$209,838.63</p> <p>\$288,993.33</p> <p>\$57,048.00</p> <p>\$45,872.95</p> <p>\$847,810.36</p>		<p>\$ 31,397.67</p> <p>\$ 15,545.85</p> <p>\$ 2,276.97</p> <p>\$ -</p> <p>\$ 49,220.49</p>
TOTAL AVAILABLE	TOTAL LOANS	INCOME (LOSS)
\$1,775,616.60	\$ 1,484,531.91	\$ 42,061.77

**INDIAN HILLS GID
ADMIN, PARKS, STREETS SUMMARY
(AD VALOREM)
7/31/2023**

CASH BALANCES	ADMIN	REVENUES / EXPENSES
Operating	\$2,082,893.53	Storm water fees \$1,827.00
Reserved for streets	\$1,276,314.42	Consolidated Tax \$31,002.75
Reserved for Donations	\$2,691.17	Ad Valorem Tax \$70,000.00
Operating Available	\$803,887.94	Recreation Fees \$0.00
		Interest Income \$435.07
		Grant fund received \$0.00
		Miscellaneous \$0.00
Money Market	\$1,258,543.39	TOTAL REVENUE <u>\$103,264.82</u>
Reserve for Infrastructure	\$277,868.41	
Reserve for storm water mgt	\$40,092.11	Salaries/Benefits \$34,978.18
		Operating Exp \$22,420.11
		Capital Outlay \$0.00
Money Market Available	\$940,582.87	TOTAL EXPENSES <u>\$57,398.29</u>
TOTAL AVAILABLE	\$1,744,470.81	INCOME (LOSS) <u>\$45,866.53</u>

**INDIAN HILLS GID
CASH RESERVES BY FISCAL YEAR
FROM 2011-2024**

DATE	WATER		WASTEWATER		ADMIN DEPR RESERVES
	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES	
6/30/2011	0.00	27,500.00	0.00	27,500.00	0.00
6/30/2012	0.00	40,700.00	0.00	37,310.00	18,900.00
6/30/2013	0.00	55,196.00	0.00	46,814.00	37,488.00
6/30/2014	0.00	75,500.00	0.00	59,954.00	64,992.00
6/30/2015	38,637.00	48,174.00	27,364.00	74,546.00	93,696.00
6/30/2016	132,336.00	70,170.00	99,152.00	69,691.00	123,588.00
6/30/2017	267,694.00	73,628.00	221,563.00	85,687.00	142,350.00
6/30/2018	483,052.00	94,628.00	386,987.00	103,687.00	173,450.00
6/30/2019	746,866.00	112,020.00	585,105.00	123,687.00	195,650.00
6/30/2020	623,484.00	133,821.00	799,245.00	143,937.00	219,550.00
6/30/2021	921,247.00	164,820.00	1,023,070.00	165,437.00	253,250.00
6/30/2022	1,116,468.00	106,370.00	1,188,439.00	187,337.00	233,335.00
6/30/2023	1,232,994.39	188,566.39	1,269,027.85	207,546.96	274,235.07
as of 7/31/23	1,262,054.08	191,716.39	1,284,373.58	209,838.63	277,868.41

Reserve amounts will sometimes decrease as we use them for approved expenditures

AGENDA ITEM 12c.

Reports to the Board:

c. Engineer Report

AGENDA ITEM 12d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 13.

Discussion and possible action to approve Draft Minutes from the July 19, 2023, Board Meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
July 19, 2023
Regular Board Meeting 6:00 P.M.

Trustees Present: Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano, and Trustee Siegman.

Trustees Absent: Trustee Garcia.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Colin Sturge, Residents Lynn Dement, Kathy Waters, and Brian Patrick

6:00P.M. - Regular Meeting

- 1. Call to Order**
Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Dunham called the meeting to order at 6:00PM.
- 2. Pledge of Allegiance:** Led by Trustee Siegman.
- 3. Public Interest Comment:** Resident Lynn Dement stated she is really just here because it turns out she could have just submitted something to get something on the agenda next month but since she is here, she will tell you. There are a lot of them that worked really hard to do what is best for the dogs, there are a lot of them that want grass in the dog park, they are not asking for much, just a little bit. She would like people to consider the options there, just a small area with some shade, she would like it to be considered. Chris mentioned removing the grass in the soccer field, some grass here needs to be taken out please consider those are areas you can save water by taking grass out of.

4. Approval of Agenda

Vice Chairman Stulac motioned to approve the agenda. Secretary/Treasurer Lufrano seconded. Motion carried 4-0. Ayes from Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano, and Trustee Siegman. Trustee Garcia was absent from the meeting.

5. Discussion and possible action to approve a quote in the amount of \$8,330.00 from Eclipse Mapping and GIS.

The board briefly discussed this item.

Public comment: none.

Secretary/Treasurer Lufrano motioned to a quote in the amount of \$8,330.00 from Eclipse Mapping and GIS. Trustee Siegman seconded. Motion carried 4-0. Ayes by Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano and Trustee Siegman. Trustee Garcia was absent from the meeting.

6. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reviewed his report with the board.

1. Administrative

General Manager Chris Johnson reviewed the Administrative report with the board.

2. Water

General Manager Chris Johnson reviewed the Water report with the board.

3. Wastewater

General Manager Chris Johnson reviewed the Wastewater report with the board.

b. District Accountant Report

General Manager Chris Johnson reviewed the Accountant report with the board.

c. Engineer Report

District Engineer Colin Sturge stated he is filling in for Tim as he is on vacation. Colin stated the one thing he has to report is they have established a new timeline for the Indian Drive project and new sewer design, this will be brought back to the board in the future.

d. Attorney Report

District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: none.

7. Discussion and possible action to approve Draft Minutes from the June 21, 2023, Board Meeting.

Public comment: none

Vice Chairman Stulac motioned to approve Draft Minutes from the June 21, 2023, Board Meeting. Secretary/Treasurer Lufrano seconded. Motion carried 4-0. Ayes by Chairman Dunham, Vice Chairman Stulac, Secretary/Treasurer Lufrano and Trustee Siegman. Trustee Garcia was absent from the meeting.

8. **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.

9. **Adjournment**

Vice Chairman Stulac motioned to adjourn the meeting. Chairman Dunham seconded. Motion carried 4-0. Ayes by Chairman Dunham, Vice Chairman Stulac Secretary/Treasurer Lufrano and Trustee Siegman. Trustee Garcia was absent from the meeting.

Meeting adjourned at 6:36P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Vicky Lufrano**