

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

Chairman	Vice Chairman	Secretary/Treasurer	Trustee	Trustee
Kathryn Clark-Ross	Nancy Jones	Russ Siegman	Robert Garcia	Robert Stulac

**July 15, 2026
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. Reports to the Board:
 - a. General Manager Report
 1. Administrative
 2. Water
 3. Wastewater
 4. Parks & Streets
 - b. District Accountant Report
 - c. Engineer Report
 - d. Attorney Report
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
6. Discussion and possible action to allow District Manager approval of a change order for ADA compliant sidewalks to Rapid Construction's Contract not to exceed \$200,000.
(General Manager, Chris Johnson/District Engineer Collin Sturge)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
7. Discussion and possible action to approve Draft Minutes from the June 17, 2026 Board Meeting.
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

8. Chairman and Trustees Reports, Correspondence

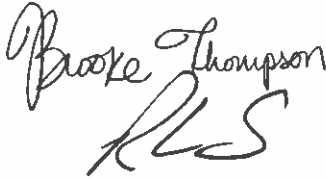
Under this item the Board Members will briefly identify relevant communications received by them before the meeting, or meetings attended, or potential business of the district. No action will be taken on any of these items, but a member may request such an item or topic be placed on a future agenda.

9. Adjournment

- Motion
- Vote

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., July 10, 2026, by

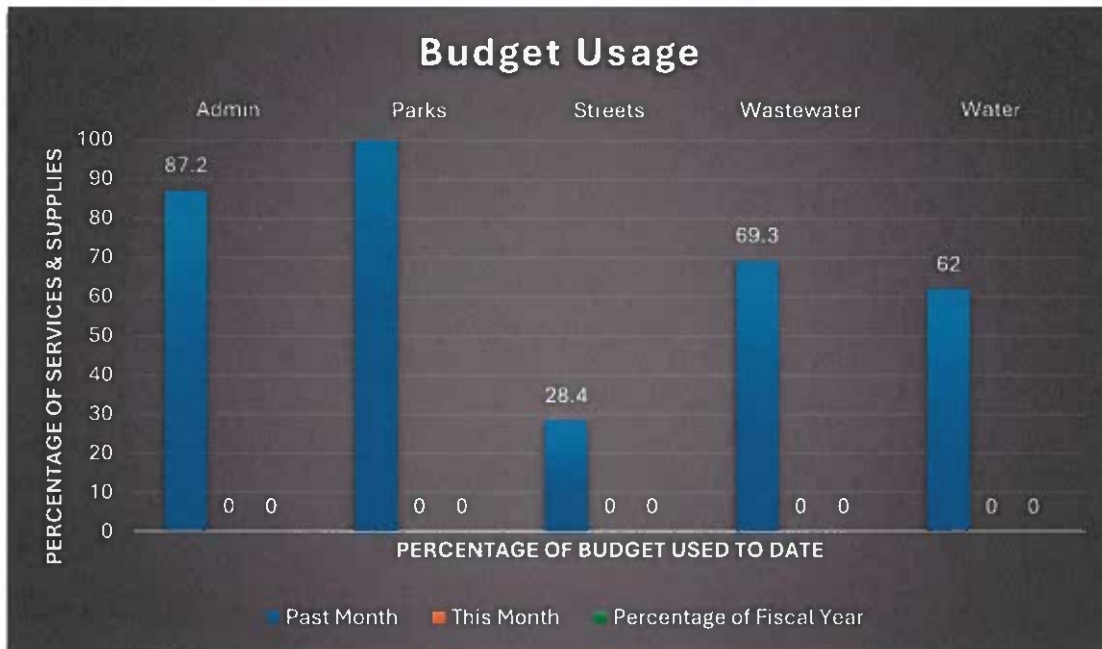
A handwritten signature in black ink, appearing to read "Brooke Thompson". The signature is written in a cursive, flowing style. Below the name, there are additional stylized initials or a flourish that look like "RCS".

AGENDA ITEM 5a.

Reports to the Board:

a. General Manager Report

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



***** NOTE: Parks expense is due to the playground replacement.**

***** NOTE: We started the new fiscal year on 7/1, so budget usage is at 0.**

Current Grant Research:

Researching opportunity to use RCT funding for more playground upgrades. I met with the Director of Douglas County Community Services, and a designer regarding a Bike Pump Track installation.

New Items:

- We continue to work on the Amador Project. With the additional work needed on the driveway transitions, we are projecting another 2 weeks of work on the project.
- I met with the General Managers of the districts in Douglas County. We discussed several issues, including the Lead & Copper rule. We will be meeting every two months, and our next meeting will be here at IHGID.
- Our Wastewater Supervisor is retiring at the end of this year. We will be listing his position soon to begin our search for a qualified replacement.
- The Summer Kickoff was a big success. Everybody that attended had a lot of fun and we received a number of compliments.
 - Thank you Trustee Stulac, Trustee Garcie, Lynn Dement, and our other volunteers for your help with the event!
- We have our next Community Cleanup coming on the 18th.
- I will be giving a presentation about Indian Hills GID to the Good Governance Group on the 14th.
- I will be giving a presentation about Indian Hills GID to the Leadership Douglas County class on the 21st.

Existing Items:

- The Amador Project is still moving along. We have encountered some pretty big issues that were unforeseen, as you will notice in our funding request. We have had to add a month to the completion time with a projected completion by the end of July. A big part of this is the water main abandonment on Princeton and Impala. The slurry encasement of power lines added to this, as well as a few changes we've made for water and sewer lines being out of place.
 - The one thing that I want to point out on the project that is very important to me is that we are doing things RIGHT! On all of our projects we have ran into things that were done to cut corners, and it is now causing us problems. I refuse to cut corners and leave surprises for future staff and managers. With every decision, we are doing the things that are right to do, and not cutting any corners.
 - The district has been focused primarily on the Amador Project and the new playground.
 - I've spent considerable time meeting with and planning with our engineers on the Amador Project, overcoming some of the issues that have popped up.
 - One important note is that with the new issues and extra engineering costs, we should be close to staying within the force account. The worst case scenario puts us around \$35k over the force account, but that would result only from us working into August. Even should the extra work go over the force account, we will still be \$450k under budget for the project.
- The playground is done!
 - The new playground is done and fully functional. It has been really fun watching all of the kids on that playground. Jacks Valley School had their field day with the kids walking all the way to the park. It was cute watching the line of kids walking like ants until they hit the entrance to the park. Once they hit the entrance, it was a blast of kids scattering all over the new playground.



Completed / Past Items to be removed next month:

- The Amador Project is moving along. We have run into a few problems, but we have addressed the problems without trouble. We are currently working on a couple of other problems that were unforeseeable. We are still on schedule to finish in June and below budget.
- The playground is huge!
 - The playground is almost complete. There was a single piece that was faulty, so the project was delayed. Upon receipt of the new piece, the builder discovered it was also faulty, so we are again awaiting a replacement piece.
- I have met with and been working with Sunridge Golf Course on some development they're going to be doing.

Goals Update:

Board Established Goals:

- Evaluate operating expense options vs capital expense options.
 - In progress. Will be using for evaluation of purchasing of new vehicles. We are budgeted for two new trucks (Water & Parks / Streets this year).
- Master Maintenance Schedule showing man-hours required for each task performed in the district, per department.
 - Done
- Continue to pursue cost-cutting measures.
 - In Progress, always.
- Search & apply for any and all grant opportunities to support the District's infrastructure needs.
 - In Progress, always.
- Enhance Employee Safety Programs and relay improvements to the board.
 - Conducting Quarterly Safety Inspections of Department Facilities.
 - Conducting monthly safety training presented by our Safety Officer.
- Further reduce wildfire fuels around District to enhance the Firewise program.
 - In Progress. Meeting with our Firewise Rep to update on our cleanups and fuels reduction progress.
- Complete Amador Project to accepted quality standards, at or under budget.
 - 90%. In Progress and projected to finish under budget.

These are my personal goals to accomplish this year:

- Become proficient in the District's GIS system and establish a standard for our maps and GIS.
 - In Progress. Just negotiated and renewed license. Will attend virtual classes in October.
- Make certain District maps available for public viewing, where acceptable.
 - In Progress with GIS goal.
- Develop and build the District's Community Wildfire Protection Plan using the newly acquired knowledge from the seminars.
 - In Progress
- Drive more public awareness of our webpage and research ways to distribute information.
 - Using newsletters, events, and other means to promote the webpage.

- Research and establish a volunteer program for help with District public events.
 - Volunteer program is nearly complete.
- Research USDA and other available loans to evaluate the cost / benefit of using loans to fund district projects while keeping reserves.
 - In progress

Administrative Report

July 2026

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 635, 31.435% of residents taking advantage of automatic withdrawal. We continue to receive requests and new authorization forms daily.

In June we sent out thirty-six past-due bills resulting in no disconnections.

We had nine new account sign-ups in June. These are homes that have changed ownership.

I have received several inquiries regarding reserving the District's Gazebos for various parties/activities. We had five gazebo reservations in June with several scheduled for the upcoming summer months. Everyone is thoroughly enjoying the new playground structure at James Lee Park.

The district's yard of the month winners for July are: 3521 Long Drive, 3348 Dog Leg, 981 Ranchview Circe, 874 Valley Crest, 3543 Smoketree Ave. and 828 Amador Circle All winners have been notified, are excited, and appreciative that the district is continuing this program.

Our Annual Summer Kickoff party was a success! Thank you to everyone who came out to volunteer and enjoy the festivities. We could not have the bounce house due to the wind; and Lizzy's Law which went into effect January 1, 2026. All in attendance enjoyed the activities, DJ and BBQ.

The recreation committee has finalized the date for the Fall Festival, October 10th. Brush up on your softball skills for the IHGID Board/Staff vs. IHGID residents' game at 9:00AM. All other festivities will start at 11:00AM. We are still finalizing the full list of event activities and will keep the board informed as more details are confirmed.

The second Community Clean-up Day of the year will be on Saturday, July 18, 2026. The Clean-up is provided to Indian Hills residents only and is free of charge. We will be accepting trash, green waste, and metal. Dumpsters will be located at James Lee Park in the dirt field just west of the Skate Park.

Water Department Report

July 2026

Water Quality:

- The Bac-T sample results for June 2026 came back good.
- The Hobo water plant received 30.3 MG of (Minden) water for the month of June.
- North School Well pumped 0.43 MG to the water system. South School Well pumped 0.64 MG for the month of June.

- Ridgeview well pumped 2.8 MG of water to the water system for the month of June.
- Hobo pump 9.94 MG of water to the golf course.

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 issued a boil water order for a part Vista Grande Blvd. as part of the Amador project. The main was shut off on Vista Grande to abandon a water main on Amador Cir.
- The Water department has been working with Rapid Construction on the new water main for the Amador Cir. project.
- The Water department excavated a meter pit at 903 Opalite Dr. due to a leak inside the pit. This repair required the removal of sidewalk panels.
- The Water department excavated a meter pit at 3477 Long Dr. due to a leak inside the pit. This repair required the removal of sidewalk panels.
- The Water department repaired a water meter pit at 900 Vista Park Drive. This repair was completed without excavating the meter pit.

Wastewater Department Report

July 2026

1: Treatment plant: We replaced the old office floor with waterproof vinyl laminate flooring and painted and reinstalled the baseboard molding. Ryan also painted the door casings and the interior door.

Ryan has been spraying weeds and vegetation around all storage ponds including the east and west primary ponds and storage ponds 1 through, along with other areas of the WWTP.

Ryan continues to drag our roads and Hobo Hot Springs Road. All roads are in great condition thanks to Ryan's work on them.

The average daily flow to the Wastewater plant for June 2026 was .300 MGD (Million Gallons per Day) or 300,000 gallons per day.

2: Lift Stations: Summit plumbing cleaned Lift 2 and 4 wet wells, removing grit, grease and floatables from the wet wells.

We are pulling pump 1 at lift 2 on 7/9/2026 for Pac Machine/Xylem to evaluate for rebuild or replacement. This is a CIP project.

All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: Ryan has been inspecting and Impact constructions work on Amador and Placer Ct. All underground sewer work has been completed along with pipelining by Insituform. Rapid will be raising the manholes to grade with new manhole rings and manhole lids.

Ryan inspected problem manholes and is editing the list as needed. He is up to date on manhole/gravity sewer main flushing.

Parks & Streets Department Report

July 2026

Parks and Streets staff continue to preform weekly checks of all parks and open spaces. Checks are done on Mondays, Wednesdays and Fridays during the Summer months as usage is increasing with the warmer temperatures. Staff checks and cleans/restocks all of the district's public restrooms, checks all trash cans and dog bag dispensers on district property along with doing a visual inspection of the playground equipment.

Parks staff continue to spray weeds throughout the district with a roundup/2-4d mixture to get a handle on the weeds. Parks staff have also fertilized all parks and are now mowing on a weekly basis. Parks staff have been diligently addressing sprinkler issues and drip leaks throughout the district's parks and landscape areas. Staff have also completed a second round of fertilizing of all parks. Additionally parks staff is in the process of getting quotes from tree companies to remove multiple hazard trees at North Sunridge Park.

Streets staff have also been changing out street name signs to bring us up to the MUTCD standard for regulatory signage. As of June 4, 2026, we have put in another order of street signs to complete the Sunridge side of the district.

Additionally, staff continues to sweep all streets in the district once a month. The main reason for the reduction in sweeping is to accommodate the construction crew that is working on the Amador rehab project. Street sweeping is done on the west side of 395 on Monday's and the east side of 395 on Friday.

Staff also continue the filling of potholes throughout the district as needed.

AGENDA ITEM 5b.

Reports to the Board:

b. District Accountant Report

AGENDA ITEM 5c.

Reports to the Board:

c. Engineer Report



Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

7/8/2026

Chris Johnson, District Manager
Indian Hills GID
3394 James Lee
Carson City, NV 89705

Subject: Engineer's Report to the Board – July 2026 Board Meeting

Dear Chris:

The following is a list of services that Lumos & Associates (Lumos) has provided to Indian Hills General Improvement District (IHGID), and an update to general District items that have been coordinated over the last month:

- Lumos is working with IHGID and Rapid Construction on the Fiscal Year 25 / 26 Street Rehabilitation Project (Amador) Construction. The Project's construction schedule has remained since the last board meeting, with final completion anticipated at the end of July, 2026. The construction project has a change order anticipated, which will be covered in greater detail in a separate agenda item.
- Lumos coordinated with IHGID regarding dedication of the Silverado Detention Basin lot to IHGID.
- Lumos reviewed a draft version of the new MS4 Stormwater Permit from Nevada Division of Environmental Protection (NDEP). It is anticipated that IHGID and Douglas County will meet to discuss implications of the new permit in August.

I will be happy to answer any questions during the Board Meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Collin Sturge'.

Collin Sturge, P.E.
IHGID District Engineer

AGENDA ITEM 5d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 6.

**Discussion and possible action to allow District Manager approval of a change order for ADA compliant sidewalks to Rapid Construction's Contract not to exceed \$200,000.
(General Manager, Chris Johnson/District Engineer Collin Sturge)**

C-940 Work Change Directive Form

Owner: Indian Hills General Improvement District Owner's Project No.:
 Engineer: Lumos & Associates Engineer's Project No.: 11600.004
 Contractor: RaPiD Construction Inc. Contractor's Project No.:
 Project: IHGID FY 25/26 Street Rehabilitation Project
 Contract Name: IHGID FY 25/26 Street Rehabilitation Project
 Date Issued: 07/10/2026 Effective Date of Work Change Directive: 07/10/2026
 Work Change Directive No.: 13

Contractor is directed to proceed promptly with the following change(s):

Description:

After installation of the new curb and gutter on the Amador Circle rehabilitation project, the anticipated cross slope of the sidewalk between the top back of curb and the tie-in point of the existing driveways deviates from the original design intention due to the constraints posed by existing conditions and assumptions performed in the design phase. Due to the minor differences between existing and proposed, the projected cross slopes of the proposed sidewalk would exceed ADA compliance and/or result in a backwards slope that would create potential ponding at the driveways, if we were to tie-in to the existing driveway at the same location as the existing sidewalk is now.

To ensure ADA compliance and positive drainage of sidewalk, Lumos is recommending the Contractor to build the sidewalk per the design plans (with the ADA compliant and positive draining cross slopes) and correct the discrepancies of the existing slope by removing and replacing a small portion of the adjacent driveway to accommodate the slight vertical change at the back of sidewalk.

Lumos has performed field evaluations and has calculated the required transition distance to ensure that the correct slopes are maintained. Furthermore, the design team has walked the site with the proposed distances and has performed a constructability review, in which the transition limits were refined to mitigate the risks during construction.

The revised quantities associated with this work are provided below:

Item Description	Original Quantity	Revised Quantity
PCC Driveway Transition	150 SF	4,100 SF
AC Driveway Transition	0 SF	150 SF
Paver Driveway Transition	0 SF	80 SF

Purpose for the Work Change Directive: To build the new sidewalk at ADA compliant cross slopes with positive drainage while maintaining a smooth transition into residential driveways without tripping hazards or potential ponding locations.



Indian Hills General Improvement District

FY 25 / 26 Street Rehabilitation Project

Contract Documents

C-940 Work Change Directive Form

Directive to proceed with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Estimated Contract Price: \$ 200,000 increase
Contract Time: 8 days increase

Basis of estimated change in Contract Price:

☐ Lump Sum ☒ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: IHGID District Engineer

Date: 7/9/26

AGENDA ITEM 7.

Discussion and possible action to approve Draft Minutes from the June 17, 2026, Board Meeting.

**Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
June 17, 2026
Regular Board Meeting
6:00 P.M.**

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

Trustees Absent: Vice Chairman Jones

Staff Present: General Manager Chris Johnson and District Accountant Stacie Cobb.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement and Dallas Debatine.

6:00P.M. - Regular Meeting

1. **Call to Order**
Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Clark-Ross called the meeting to order at 6:00PM.
2. **Pledge of Allegiance:** Led by Trustee Garcia.
3. **Public Interest Comment**
4. **Approval of Agenda**

Trustee Stulac motioned to approve the agenda. Chairman Clark-Ross seconded. Motion carried unanimously.

5. **Discussion and possible action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2026-2027 funds.**
Jim Norton of Warren Reed Insurance and Wayne Carlson, CEO of Pool PACT, presented the annual insurance renewal and highlighted the continued value of the district's participation in the insurance pool.

Insurance Renewal

- The annual renegotiation of the Pool PACT master insurance policy for all 144 member agencies was successful.

Minutes of the June 17, 2026, Regular Board of Trustees Meeting

- There was no general rate increase, with premium increases only related to increased property values or higher-risk exposures.
- The district's annual premium increased to \$82,932.86, primarily due to a nearly 24% increase in insured property values, while overall program costs increased by less than 9% because of favorable market negotiations.

Coverage Enhancements

- Property catastrophe coverage increased from \$330 million to \$500 million.
- Earthquake and flood coverage remained at \$150 million.
- General liability, automobile liability, and wrongful acts coverage remained at \$10 million.
- Equipment breakdown coverage increased from \$100 million to \$150 million at no additional cost.
- Cyber insurance was restructured after the previous carrier exited the market. Coverage limits remain at \$1 million per occurrence and \$15 million aggregate, with revised risk-sharing between the Pool, its captive insurer, and the excess carrier.
- A PFAS (per- and polyfluoroalkyl substances) exclusion was added to align with environmental insurance carriers, meaning PFAS-related claims are not covered.

District Performance

- The district celebrated its 25th anniversary as a Pool PACT member.
- Over 25 years:
 - Approximately \$250,000 has been paid in premiums.
 - Approximately 30 claims totaling about \$250,000 have been submitted.
 - The district has maintained an excellent loss history with a loss ratio of less than 20%, making it one of the pool's best-performing members.
- Notable past claims included:
 - A 2008 pump station malfunction resulted in approximately \$90,000 in damage.
 - Several vandalism claims at parks.
 - A light pole claim that was later determined to involve an NV Energy-owned pole, requiring reimbursement of the initial payment.

Member Services

Pool PACT continues to provide numerous services beyond insurance coverage, including:

- Human Resources support.
- Safety training and grants.
- Online learning programs.
- Board member education.
- Environmental liability coverage.
- Employment practices liability.
- Cybersecurity services.

The district recently received a \$18,000 passive network assessment at no cost, during which cybersecurity experts evaluated the district's network for vulnerabilities and provided recommendations to improve protection against cyber-attacks. Staff also have access to KnowBe4 phishing awareness training, which helps educate employees and board members on recognizing phishing attempts.

Minutes of the June 17, 2026, Regular Board of Trustees Meeting

Board Discussion

- Trustee Garcia asked about the passive network assessment and confirmed it was a comprehensive security evaluation rather than software or hardware installation.
- Trustee Stulac inquired about reimbursement for recent vandalism incidents. Staff explained that some incidents fell below the district's \$1,000 deductible, while larger claims were reimbursed.
- General Manager Chris Johnson reported that vandalism has significantly declined since security cameras were installed at the parks.
- District Counsel Chuck Zumpft asked about the new PFAS exclusion, and Mr. Carlson confirmed there is no insurance coverage for PFAS-related claims due to industry-wide exclusions.

Conclusion

The Board thanked the presenters for the renewal update, recognized the value of the district's long-term partnership with Pool PACT, and proceeded toward accepting the annual insurance renewal proposal.

Public comment: none

Trustee Garcia motioned to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2026-2027 funds. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Vice Chairman Jones was absent from the meeting.

6. Discussion and possible action to accept a proposal from Lumos & Associates, Inc., to provide technical assistance for the EPA Lead and Cooper rule in the amount of \$30,000.

General Manager Chris Johnson and District Engineer Collin Sturge presented a proposed budget item to address the EPA's Lead and Copper Rule requirements, which require water systems to identify the material of customer service lines installed before 1989.

Overview

- The EPA now requires water districts to inventory all service lines that could contain lead or certain copper materials with lead components.
- Approximately **500 homes** in the district, generally those built before 1989, are considered "unknown" and require verification.
- Homes built after 1989 are assumed to have plastic service lines and are exempt.
- The district must submit its inventory to the Nevada Division of Environmental Protection (NDEP) by November 1, 2027.

Challenges

- The EPA and NDEP have provided very little guidance on acceptable methods for identifying pipe materials.
- The only method clearly accepted by regulators is physically exposing ("potholing") the service line, which would require digging two holes in each yard.
- Staff described this requirement as extremely costly, labor intensive, and disruptive to residents.

Proposed Approach

Rather than immediately excavating hundreds of properties, staff proposed a phased approach:

- Review historical construction drawings, permits, inspection records, and subdivision plans.
- Make reasonable engineering assumptions when entire developments were constructed at the same time with the same materials.
- Inspect visible pipe material at water meter boxes where possible.
- Evaluate the use of Ground Penetrating Radar (GPR) to distinguish plastic from metallic pipes, potentially eliminating most homes from excavation.
- Resort to potholing only where necessary.

Loomis & Associates would assist with research and documentation under a time-and-materials budget not to exceed \$30,000.

Ground Penetrating Radar Discussion

Chris Johnson explained that GPR may be capable of distinguishing plastic pipes from metal pipes based on their radar signatures.

Potential benefits include:

- Eliminating the need to excavate hundreds of properties.
- Reducing contractor costs that could otherwise exceed \$100,000 to \$200,000.
- Providing additional utility locating benefits for future capital projects.

However, staff emphasized that:

- GPR would only be used if the EPA accepts it as an approved identification method.
- A vendor demonstration would be completed before any purchase.
- The equipment would have other long-term uses for locating underground utilities.

Water Quality

Staff reassured the Board that:

- The district routinely tests drinking water throughout the system.
- No detectable lead has ever been found in District water samples.
- The EPA requirement concerns identifying pipe materials, not current lead levels in drinking water.

Board Discussion

Trustee Stulac

- Questioned approving the full \$30,000 before receiving written guidance from NDEP.
- Recommended sending a formal letter outlining the district's proposed methodology (record review, GPR, and limited excavation) and requesting agency concurrence.
- Believed this could save significant money if accepted.
- Expressed concern over another unfunded federal mandate affecting small water districts.

Secretary/Treasurer Siegman

- Supported beginning document research immediately.
- Noted that GPR may help narrow the number of properties requiring excavation but likely could not definitively identify lead versus other metal pipes.

- Pointed out that organizing historical records would provide lasting value to the district.

Trustee Garcia

- Emphasized that the \$30,000 represented a contingency, not a guaranteed expenditure.
- Supported allowing engineering staff flexibility to pursue the most cost-effective solution.
- Suggested sending the proposed methodology to NDEP while allowing research to begin.

Chairman Clark-Ross

- Expressed concern over the practicality of the federal mandate.
- Asked questions about older neighborhoods and the likelihood of lead service lines.

Staff Clarifications

Chris Johnson emphasized:

- The budget authority does **not** mean the district intends to spend the entire \$30,000.
- Staff will pursue the least expensive acceptable method.
- Much of the work involves researching historical records regardless of which identification method is ultimately approved.
- The budget was already included in the approved Water Enterprise Fund budget and cannot be used for roads or other General Fund purposes.

Public comment: Resident Lynn Dement: I have a question. I tried to research my own home back when we first got the notification out of the office here that we were supposed to check on things, and my home was built in 1989 and I went, yeah, we were that old. And I went to the assessor's office to see. I went through every agency in Douglas County to try to determine what month. In 1989, my house was built and I was unable to determine that. So, and of course, you're a better researcher than I am, but is that my home going to be on the list of possibilities that you would not be testing?

Chairman Clark-Ross: No. You guys are newbies out there. 89.

Resident Lynn Dement: Yeah, but that was the cutoff for using lead.

Chairman Clark-Ross: Oh

Trustee Stulac: Yeah, my house is 93.

Chairman Clark-Ross: Yeah, mine's 70 something. In fact, I knew James Lee. So, do you mean he left me an email to get Ahold of him? Maybe we will start calling, email him, ask him. But yeah, that's how old we are out there. So, we were way before that, you know, the original James Lee Homes. Anyway, do you have anything else? Go ahead.

Resident Dallas Debatine: Amador Circle and sure appreciates the work going on the street. And it's just amazing. The change is going to be fantastic. Has the EPA set a standard on lead and, and copper lead in, in the water? And, and you said that, that some of the houses that the water that you've tested has no lead in it. Yeah.

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Trustee Garcia: Correct. That could also be one of them.

Resident Dallas Debatine: So, if the water that you've tested has no lead in it. Is there any reason we need to go further?

District Counsel Chuck Zumpft: They are not testing water in all 500 homes?

District Engineer Collin Sturge: Correct.

Resident Dallas Debatine: I'm sorry.

District Counsel Chuck Zumpft: They're not testing the water in all 500 homes,

Trustee Stulac: Correct?

General Manager Chris Johnson: Correction in 2500 homes in the district.

Trustee Stulac: That line the house?

Resident Dallas Debatine: Question can you. I don't I don't know, it just it seems if the if the EPA has not established a level of lead in the water yet, then how can they require that we test them at a zero level? I don't know. I don't understand that. So, I'm hesitant on.

Trustee Stulac: Well, there is a there is an EPA drinking water level MCL already established for lead. But as Chris said, it's been non-detect. I think it's 10 off the top. I'm not sure what it is. There is a safe level.

Secretary/Treasurer Siegman: But they're not asking for levels of lead in the water. They're asking for material.

Trustee Stulac: Correct.

Secretary/Treasurer Siegman: What kind of surface material is used?

Trustee Stulac: That's right.

Secretary/Treasurer Siegman: So, it doesn't matter whether you have lead in your water or not. According to the EPA.

Resident Dallas Debatine: But you could have.

Secretary/Treasurer Siegman: Absolutely.

Resident Dallas Debatine: It's all their concern. Okay.

Outcome

The Board generally agreed that staff should move forward with researching records and pursuing the most cost-effective compliance strategy while seeking additional guidance from NDEP. The proposed engineering budget was described as a contingency to provide flexibility as regulatory requirements become clearer.

Trustee Garcia motioned to accept a proposal from Lumos & Associates, Inc., to provide technical assistance for the EPA Lead and Copper rule in the amount of \$30,000.

Secretary/Treasurer Siegman seconded. Motion carried 3-1. Ayes by Chairman Clark-Ross, Secretary/Treasurer Siegman, and Trustee Garcia. Nay by Trustee Stulac. Vice Chairman Jones was absent from the meeting.

7. Discussion and possible action to accept addendum No. 2 to the consultant agreement with Lumos & Associates, Inc. for the IHGID FY 25/26 Street rehabilitation project.

General Manager Chris Johnson and District Engineer Collin Sturge presented an addendum requesting up to \$83,000 in additional engineering and construction management services for the Amador Street Rehabilitation Project. Staff emphasized that the request represents a **worst-case contingency** and is intended to avoid returning to the Board for additional approvals if unexpected issues continue through project completion.

Reason for the Additional Request

As construction progressed, several unforeseen field conditions required redesign, additional inspection, and construction management services, including:

- Relocating water infrastructure that differed from existing plans.
- Replacing damaged meter pits located in driveways with traffic-rated meter boxes to prevent future damage from vehicles.
- Addressing undocumented underground utilities, including an electrical line encased in slurry.
- Modifying the design to avoid placing a new fire hydrant in the middle of a resident's landscaped yard by relocating and redesigning that portion of the project.
- Abandoning an aging water line connected from Princeton through Amador after replacing a failed isolation valve.

Johnson stressed that these changes reflect the district's commitment to doing the project correctly the first time, rather than repeating mistakes made during previous construction.

Project Status

- Construction remained on schedule for completion near the end of July, although the addendum assumes work could extend into mid-August if additional unforeseen conditions arise.
- Even with the requested amendment, the overall project is expected to remain approximately \$500,000 under the original project budget.

Engineering Contract Amendment

Collin Sturge explained that:

- The amendment reallocates \$12,000 in unused contingency funds from a completed design task to construction management.

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- An additional \$83,000 is requested for expanded construction management and inspection services.
- Combined, Tasks 14 and 15 would have a not-to-exceed amount of \$95,000, although only \$83,000 represents new funding.

Force Account Status

Staff also reported that:

- The contractor's **\$175,000 force account** still has approximately \$60,000 remaining.
- Careful negotiation of change orders has helped control costs.
- If the project finishes as expected in late July, staff believes the remaining force account may be sufficient, and some or all of the additional engineering contingency may not be needed.
-

Board Discussion

Trustee Garcia confirmed that:

- The request represents a worst-case scenario.
- The project remains substantially under budget.
- The amendment first utilizes unused contingency funds before requesting additional compensation.

Secretary/Treasurer Siegman questioned the contract language, noting that while the addendum requests \$83,000 in new funding, the total value of the construction management tasks becomes \$95,000 after adding the transferred \$12,000. Staff agreed that this should be clarified in the motion or amendment.

Chairman Clark-Ross asked whether the wording should be corrected before approval. Staff advised that the Board could approve the amendment with the corrected amount reflected in the motion.

Overall

The discussion emphasized that the requested amendment is a contingency to address unforeseen construction conditions while maintaining project quality. Staff expressed confidence that the project remains on budget, with the additional authorization providing flexibility if construction extends beyond the anticipated completion date.

Public comment: Resident Dallas Debatine: Comment. I'll have a comment on that. Doing things right. As Chris said, it's we had, we had a lot of meters in our neighborhood that are too high. We have meters that are too low and which makes it difficult to do yard work around them. And they're putting the meters all back to dirt level. That's a, that's, that's an amazing difference that somebody paid attention to. So, thanks.

Additional Discussion – Amador Project Construction Addendum

General Manager Chris Johnson provided additional examples of the unforeseen conditions encountered during construction that contributed to the request for additional engineering and construction management services.

Unforeseen Field Conditions

Johnson explained that numerous unexpected issues have required redesign, coordination, and additional oversight, including:

- Removal of approximately a dozen mature trees that had grown around water meter pits and sidewalks.
- In one example, several large trees completely surrounded a water meter pit and had lifted adjacent sidewalk panels.
- Rather than replacing damaged sidewalks while leaving the trees in place to cause future damage, staff worked directly with the homeowner to obtain permission to remove the trees at no cost to the residents.
- Tree removal required hiring a contractor and additional engineering review to evaluate impacts on sidewalks and other infrastructure.

Johnson noted that these types of situations were impossible to anticipate during design and have contributed to the need for additional construction management time.

Lead Service Line Observation

Trustee Stulac asked whether the Amador project had revealed any lead or metallic service lines that could assist with the District's Lead and Copper Rule inventory.

Johnson responded that:

- The service lines uncovered on Amador and Placer have all been plastic.
- This information further supports the district's belief that lead service lines are unlikely to exist in the system and provides additional documentation for future regulatory compliance efforts.

Motion Preparation

Before taking action, the Board discussed correcting the wording of the motion to accurately reflect the revised contract amounts.

- **Secretary/Treasurer Siegman** reminded the Board that the motion should reflect the corrected total amount after accounting for the transferred contingency funds.
- **Chairman Clark-Ross** directed Secretary/Treasurer Siegman to make the motion using the corrected figures so the amendment would accurately reflect the Board's approval.

Secretary/Treasurer Siegman motioned to accept addendum No. 2 to the consultant agreement with Lumos & Associates, Inc. for the IHGID FY 25/26 Street rehabilitation project with the caveat that the total of \$83,000 be changed to \$95,000 to reflect the \$12,000 from Task 7 being moved to this addendum. Chairman Clark-Ross seconded. Motion carried 4-0. Vice Chairman Jones was absent from the meeting.

8. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson provided an overview of the district's financial status, capital projects, grant activity, and operational priorities.

Budget Status

- As the fiscal year concluded, departmental budgets were generally on track and nearly fully utilized.

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- The Streets Department was still purchasing supplies with remaining budget funds.
- Parks expenditure appeared higher than normal due to the James Lee Park playground replacement project.
- The budget graphs showed departments spending below the fiscal year benchmark, with the exception of Parks because of the playground investment.
- The next monthly report will reflect the start of the new fiscal year with budgets reset.

Playground Project

Johnson reported that the new playground at James Lee Park is complete and has been extremely well received by the community.

Highlights included:

- The playground is heavily used every day by local children.
- School groups were among the first to enjoy the new equipment immediately after construction.
- The project became the largest playground in Douglas County, making it the first playground in the county to require a building permit due to its size.
- After learning of the permit requirement, the district worked cooperatively with Douglas County to obtain the necessary approval.

Playground Inspection Certification

Johnson recognized Administrative Services Supervisor Brooke Thompson for securing a Pool PACT grant that fully funded staff training.

As a result:

- Parks employee Steve completed certification in playground inspection and maintenance.
- The grant covered tuition, testing, travel, lodging, rental car, and other expenses at no cost to the district.

Amador Street Project

Johnson reiterated that staff's priority throughout construction has been to complete the project correctly rather than simply minimize costs.

Examples included:

- Installing traffic-rated meter boxes where appropriate to avoid future maintenance expenses.
- Correcting undocumented utility locations and construction deficiencies.
- Updating records to ensure future projects have accurate information.
- Addressing unforeseen conditions as they arise rather than leaving problems for future generations.

He noted that while the project has encountered challenges, construction continues to progress well and is expected to be completed in July.

Grant Opportunities

Trustee Stulac asked for additional information regarding the Board goal of pursuing grant funding.

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Johnson explained that:

- Grant opportunities are continually monitored through numerous state and federal agencies rather than a single grant database.
- Monthly General Manager reports identify grants researched and pursued during that reporting period.
- Several grant opportunities reviewed during the year were ultimately not applicable to the district.
- Staff member Stacy regularly researches grant opportunities.
- Both Johnson and Stacy plan to attend a **University of Nevada, Reno (UNR)** grant-writing training program to improve the district's ability to pursue future funding.

Trustee Garcia commented that formal grant-writing training can significantly improve the success of grant applications.

Overall

Johnson concluded by noting that staff's primary focus has been completing the Amador Street project while continuing normal District operations. The Board acknowledged the progress made on major capital improvements, the successful completion of the new playground, and the ongoing effort to identify future grant funding opportunities.

1. Administrative

2. Water

3. Wastewater

4. Parks & Streets

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge provided an update on the Amador Street Rehabilitation Project and other engineering activities.

Amador Street Rehabilitation Project

Sturge reported that the project has transitioned from underground utility work to surface improvements.

Current activities include:

- Completion of nearly all water and sewer utility work.
- Construction of sidewalks, curb and gutter, and other concrete improvements.
- Final paving will begin once the concrete work is completed.

He acknowledged that the concrete phase creates the greatest inconvenience for residents because driveway access is temporarily restricted but noted that construction has progressed well overall.

General Manager Chris Johnson added that:

- Resident impacts have been minimal considering the size of the project.

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- When concerns arise, staff and the contractor respond quickly. In one instance, after a resident reported limited notice about driveway access restrictions, the contractor immediately installed a temporary steel plate so the resident could access their driveway.

Project Budget and Schedule

Sturge reported that:

- The project completion date has shifted from the end of June to approximately the end of July.
- Despite the extended schedule, the construction budget remains on track at approximately \$3.67 million.
- About \$60,000 remains in the contractor's force account to address any additional unforeseen conditions.

Water Rights

Sturge has:

- Prepared change applications with the Nevada Division of Water Resources to transfer water rights within the district.
- Coordinated with District Counsel to verify the legal authority needed before completing those transfers.

Lead and Copper Rule

Sturge also:

- Prepared the engineering proposal addressing compliance with the EPA's Lead and Copper Rule.
- Coordinated with the Nevada Division of Environmental Protection (NDEP) regarding the district's proposed compliance strategy.

Valley Vista 7 Development Agreement

Sturge worked with General Manager Chris Johnson and Douglas County regarding the renewal of the Valley Vista 7 Development Agreement.

Johnson explained that:

- Years earlier, the developer had offered the district ownership of a steep parcel containing a drainage channel.
- The district declined ownership because it did not wish to assume maintenance responsibilities for the property.
- As a result, maintenance of the drainage channel remains the responsibility of the subdivision through its homeowner's association under the development agreement.

Conclusion

Sturge concluded his report by stating that engineering efforts remain focused on completing the Amador Street Rehabilitation Project while continuing work on regulatory compliance, water rights administration, and development coordination. No further questions were raised by the Board.

d. Attorney Report

District Counsel Chuck Zumpft: Nothing to report.

Board Discussion Summary

During questions on the District Engineer's report, Trustee Garcia sought clarification on several engineering topics.

Traffic-Rated Water Meter Boxes

Trustee Garcia asked what a traffic-rated water meter box is and whether it is simply designed to withstand vehicles driving over it.

District Engineer Collin Sturge explained that:

- Meter boxes installed in driveways should meet an H-20 traffic rating, meaning they are designed to support vehicle loads without failing.
- Some existing meter boxes in the district lack this rating and are susceptible to damage when vehicles drive over them.
- The Amador project includes upgrading those meter boxes where necessary.

General Manager Chris Johnson added that he had not been familiar with traffic-rated meter boxes before this project, highlighting how the construction process has uncovered opportunities to improve the district's infrastructure.

Valley Vista 7 Development Agreement

Trustee Garcia also asked why the district was involved in the renewal of the Valley Vista 7 Development Agreement.

Sturge explained that:

- Douglas County requested the district's position during the renewal process.
- Neither he nor General Manager Johnson had been involved in the original agreement, so they reviewed the historical documentation.
- The district's recommendation was simply to leave the agreement unchanged, as it continues to assign drainage maintenance responsibilities appropriately.

Water Rights Update

General Manager Johnson provided additional information regarding the district's ongoing water rights work.

He explained that:

- Staff are proactively reviewing the water rights associated with the Jacks Valley School wells, which supply part of the district's upper pressure zone.
- Historical records regarding those wells contain uncertainties.
- The district is working now to ensure the appropriate water rights remain in place so the wells can continue serving customers without future legal or regulatory issues.

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Public comment: Resident Lynn Dement stated yes, to the administrative report. It mentioned the yard of the month is beginning. And I had mentioned at a prior board meeting that the gift card from Home Depot that we the GID provides to the winners is for \$10, and I had hoped that perhaps there could be some discussion among the board to help out a little bit, and maybe to make it \$15 for this year, just because \$10 is like, it's a nice recognition, but.

Before moving to the next agenda item, Trustee Stulac briefly discussed the upcoming Summer Kickoff community event with Administrative Services Supervisor Brooke Thompson.

- Trustee Stulac confirmed that Brooke had received his email and advised that he would be volunteering to help with barbecuing during the event.
- He also noted that his wife planned to attend despite recently undergoing foot surgery and would assist where she could.

Chairman Clark-Ross stated that she would be unable to attend the event due to a scheduling conflict with another commitment in Douglas County.

9. Discussion and possible action to approve Draft Minutes from the May 20, 2026, Board Meeting.

Public comment: none

Trustee Garcia motioned to approve Draft Minutes from the May 20, 2026, Board meeting. Chairman Clark-Ross seconded. Motion carried 4-0. Vice Chairman Jones was absent from the meeting.

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.

Trustee Reports

- Trustee Garcia thanked General Manager Chris Johnson for promptly responding to a developing sinkhole around a manhole in his neighborhood. He appreciated the district's quick communication and proactive response.
- General Manager Johnson credited Water Supervisor Matt for addressing the issue and noted that he would pass along the recognition.
- Secretary/Treasurer Siegman reported that he had no additional comments.

Summer Kickoff Event

The Board briefly discussed the upcoming Summer Kickoff community event.

- Chairman Clark-Ross confirmed the event would be held on June 27 and noted that several trustees and volunteers, including Trustee Stulac and Trustee Garcia, would be helping at the event.

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- General Manager Johnson confirmed the event was scheduled for the following Saturday.
- Chairman Clark-Ross recalled that the previous year's event was unusually cold and expressed hope that the weather would be better this year.
- Brooke Thompson joked that if the weather turned cold again, it would be the Chairman's fault.
- Staff also recalled that despite the cold temperatures, children enthusiastically participated in activities, including duct tape crafts, even while bundled up against the weather.

11. Adjournment

Trustee Garcia motioned to adjourn the meeting. Secretary/Treasurer Seigman seconded. Motion carried 4-0. Vice Chairman Jones was absent from the meeting.

Meeting adjourned at 7:37PM

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**