

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
November 20, 2013
6:00 P.M. Regular Meeting

Trustees Present: Chairman Brian Patrick, Vice Chairman Chris Johnson, Secretary/Treasurer Bill Eisele, Trustee Ronny Lynch and Trustee Denise Pierini.

Staff Present: General Manager John Lufrano and Administrative Assistant Brooke Thompson.

Others Present: Engineer Tim Russell, Attorney Scott Brooke, Debbie Neddenriep with Carson Water Subconservancy District and Residents Kathryn Clark-Ross, Dale Morlan, Art Baer, Lucy DuPertuis, Ken Sewell, Penni Eisele, Terry Rankin, Ryan Kolda, Bert and Trisha Warren, Daniel Carlson, Paul Templin, Becky Templin, Christine Buch, Gennady & Wendy Stolyarov and Rick Kohler

6:00P.M. - Regular Meeting

1. Call to Order

Chairman Patrick called the Regular meeting to order at 6:00 P.M. Chairman Patrick requested that all cell phones and pagers be turned off for recording purposes.

2. Pledge of Allegiance: Led by Vice Chairman Johnson.

Chairman Patrick expressed his condolences to Jimmy Weavers family. He passed away.

3. Approval of Agenda – Chairman

Chairman Patrick amended the agenda by removing item five as Wes Henderson could not make it tonight.

Trustee Lynch motioned to approve the agenda with item five removed because Wes Henderson could not make it tonight. Vice Chairman Johnson Seconded. Motion passed unanimously.

4. Public Interest Comment: Resident Christine Buch wanted to take a moment to thank the Board and General Manager John Lufrano for everything that has gone on the last year and a half in getting the Senior lunches going. In September they started with 11 people and it has grown to 35. She stated that the program has grown tremendously and they would like for the Board to attend. Resident Kathryn Clark-Ross stated that the support from everyone is great and everyone has jumped into help. She stated that the streets don't look bad either. General Manager John Lufrano stated that on Friday there is a dedication for the lunches.

5. Discussion only introduction by the new NV League of Cities Executive Director, Wes Henderson.

This item was removed from the agenda.

6. Discussion only on the comprehensive Regional Water System Report and overview of the Bureau of Reclamation Plan of Study by Carson Water Subconservancy District.

Deborah Neddenriep, Water Resource Specialist with CWSD stated that she is here tonight to talk about the plan in the Carson River water shed, you can see the extremes. The CWSD focus is on balancing water demands between users. They received a grant to consider water supply issues. This study evaluated ways to meet future needs while balancing the impact on the environment and agriculture. Indian Hills gets all their water from ground water so this may not affect you entirely but there may be some indirect affects. There were some grant requirements in order to meet the EPA standards. The first thing this grant required was for us to look at climate effect of the spring run-off, to develop a Regional Water Conservation Plan and evaluate possible water leasing and banking programs and to evaluate future regional projects. The Carson River water shed, the head waters start in Alpine California and ends up in the Carson sink. All Municipal water systems have sufficient water however there is limited upstream storage. Runoff patterns in the Carson River have been changing. All groundwater basins water appropriations, not production exceed the perennial yields. The Regional Water Conservation objectives are to preserve water and avoid water waste to balance the resources among agricultural users, environmental needs and municipal customers, to identify programs which complement purveyor's conservation plans and programs and to identify measures and methods which motivate water customers to avoid waste and conserve water. The suggested actions are to present the report to all the water purveyor boards, promote water conservations, promote coordination among various demands and to work with the Bureau Of Reclamation, water purveyors, and counties on identifying future regional water projects. CWSD held a residential survey where we would send someone out to review irrigation and sprinkler systems. Trustee Lynch asked if there has been any consideration about putting a reservoir in the head where that water starts. Debbie stated that is a good question and that is the reason CWSD was formed in 1959. They were created by the Nevada Legislature. The Bureau of Reclamation studied this and found that there would not be enough water to store and the cost was not worth it. Vice Chairman Johnson asked about the residential survey and if it is still going on? Debbie stated yes if someone calls, there is a guide on our website. Trustee Pierini complimented Debbie and her team on the program she has created to help us all understand. Debbie stated that if anyone has more questions please contact our office and we will answer then.

Public Interest Comment: Resident Gary Lind asked why the Federal Government lowered the arsenic level. Debbie stated that she does not know why.

7. Discussion and possible action to authorize the Tahoe Transportation District to begin preparations to bring public transit service to Indian Hills. The proposed service would operate southbound on Jack's Valley Road, Vista Grande and Mica Drive; the northbound service from Mica to Vista Grande and exiting on Jack's Valley.

Curtis Garner, Transit Manager with Tahoe Transportation District stated that he was contacted by General Manager John Lufrano a few weeks ago about getting transportation in the District. It was perfect timing because we are getting ready to reroute our routes. I have some extra time on several routes and would like the Boards permission to include Indian Hills in our stops. Chairman Patrick asked if there is a way to get the busses into the neighborhoods and not just the main roads. Curtis stated that

they are offering a commuter express service, it is designed to connect Minden/Gardnerville to Carson City as quickly as possible. I do not think that would fit our intended purpose. Curtis stated that he is just asking for the Board to approve and welcome this and he then needs to bring it to his board and do a public study. General Manager John Lufrano stated that this came about from the Senior lunches to get people here and wherever else they need to go. Curtis Garner stated that they are just connecting all the transit systems.

Public Interest Comment: Resident Christine Buch asked if we have given any consideration to getting to the medical center on the other side of 395. Curtis stated that this is not set in stone and we can determine what is needed most. Trustee Pierini asked what the hours of service would be. Curtis Garner stated that they operate Monday through Friday 6:00AM-6:30PM.

Vice Chairman Johnsons motioned to invite/authorize the Tahoe Transportation District to begin preparations to bring public transit service to Indian Hills. Secretary/Treasurer Eisele seconded. Motioned passed unanimously

8. Discussion and possible action to partner with Douglas County to get residents to start maintaining their property appearance.

General Manager John Lufrano stated that this was first approached with the Code enforcement officer and then Mrs. Moss. We want residents to start caring about the appearance of their properties. I met with the County manager and discussed with him what the intent of this would be. We do not have any teeth in this; we would just send a letter with a picture. If we do not get compliance I would then turn it over to the County. If we can get 70-80% of residents to clean up their properties just off a letter that would be great for the District and the County. The County Manager is on board with this and is thankful for me bringing the issue and a solution to him. I asked Mimi to be here tonight to go over the County codes. Mimi Moss with Douglas County Community development stated that County code has requirements for residential properties as to where you can park recreational vehicles. You cannot park in your front yard or driveway it has to be behind a six foot fence. We are trying to be proactive in trying to enforce issues in your area. Right now code enforcement is based on a complaint basis; we do not go out and canvas neighborhoods. In the last year there were 121 cases from Indian Hills which is about 25% of the total cases. The code regarding how your property looks is not spelled out completely. The nuisance ordinance takes care of weeds if they are a fire hazard or buildings if they are falling down. We are going to need some assistance to come up with the code language. We send a lot of notices to people with the first notice we give them 15 days and then another 15 days with a second notice. We are flexible, we work with property owners. We need a good code in place and need to be able to enforce it. We will have to really define things in the code. This will go to our board around the first of the year. We will work with John and property owners on this issue. You want to site the code and give them guidelines when sending out a letter. General Manager John Lufrano stated that most areas in the District have CC&R's so I don't know if we want to work off of those or not. Our sidewalk obstruction policy is working great with 98% compliance.

Chairman Patrick stated that we are all in this together and sometimes a little reminder is all that is needed. Trustee Lynch stated that the weeds are a horrible fire hazard does the fire department get involved with that. Mimi Moss stated no the fire department does not get involved in that and neither does the County unless the weeds are 10 inches or more. The fire code is limiting.

Public Interest Comment: Resident Gennady Stolyarov stated that he has an issue with this evolving from codes and ordinances that are designed for the protection of health and safety to codes and ordinances that will essentially have the effect to enforce someone's esthetic's and standards from someone whom may just have a different standard or opinion. This is the desert and it is probably a good idea to strive to use as little water as possible. What I worry about is that there may be a requirement for people to put more in. General Manager John Lufrano stated that we would be happy with just dirt it would look far better than some of the properties now. We have to strive and find that happy medium. Resident Terry Rankin stated that she lives by a house with three foot tall weeds. Realtors are advertising that you can park a boat in your front yard so that is a problem. Resident Dan Carlson asked if the road behind Opalite and the weeds is his responsibility to clean up. General Manager John Lufrano stated no you are not responsible for anything outside your property line. Chairman Patrick stated that John took an overview of all subdivisions CC&R's. I do not believe it is our intent to create CC&'s for the entire District. The economy has been very bad for the last five years. We all need to get together and improve the image of the entire neighborhood. Trustee Pierini asked if in developing the regulation we can connect people with services to get the work done if needed. General Manager John Lufrano stated that we could definitely do that and have a list available for the public. Vice Chairman Johnson stated that this is in no way intended for us to tell you what to do. We are looking for solutions and welcome the public's input.

Trustee Lynch motioned to approve to partner with Douglas County to get residents to start maintaining their property appearance. Secretary/Treasurer Eisele seconded. Motion carried unanimously.

9. Discussion and possible action to not replace the irrigation system to the Opalite trees.

General Manager John Lufrano stated that this was an item brought back from last month for an action from the Board. I am asking for the Board to approve or deny moving forward with the irrigation system based on the discussions from last month's meeting. It is \$4,000 to correctly install irrigation to those trees. The trees have been in the ground for 11 years now. We have to maintain the trees but we do not have to irrigate them. The question to the Board is if we want to continue using tax payer dollars to keep these trees alive. Vice Chairman Johnson stated that he does not see that we can take District resources to do this, the trees are dormant and maybe we should take a few months to see if there is an alternative solution. General Manager John Lufrano stated that even if we do that and get funds from somewhere else to install the irrigation we still have to pay for the watering costs. I don't think the issue tonight is just the \$4,000 for the irrigation it is the maintenance cost too. Secretary/Treasurer Eisele stated the problem that he has is if we do this then we have to do this for everybody else in the District. This would be a gift of public funds. Trustee Pierini stated that in evaluating this I understand the cost to the taxpayer. Where is it any different than taking care of the tiers or the islands or any other area that beautifies our District. If we chose to abandon the trees it will go back to natural landscape. Trustee Lynch most of these trees are evergreens and do not need that much water.

Public Interest Comment: Resident Gary Lind asked what the benefit to the District is for taking care of these trees. I think we should take care of the tiers and islands as they are District property but this area is not. I know in the past there has not been much done for the District and I would rather see this money go into a fund for improvements. The trees are going to grow or not

regardless of if they are watered. I am concerned for the future of this District. Resident Art Baer stated that he is confused with this issue and does not understand what is wrong with the irrigation system now. The trees were bought by the GID and we have an easement. We went through a lot of hoops to get this done. Chairman Patrick stated the first few years the homeowners were suppose to water them and decided not to. Times have changes and it is no longer feasible. Two things are ringing in my ears recompense and the other is we did it cause others were not. Resident Art Bear stated that it is a shame that these are going to die. General Manager John Lufrano stated that the irrigation was done incorrectly there is no pressure at the top. The design was done incorrectly in the beginning. That is why I went out and got a professional quote for installation. Steve Smith with NDOT told me today that we are not responsible for replacing the irrigation to these trees. Resident Dan Carlson stated that he saw people tearing out the irrigation this morning which makes him think the Board has already decided to not replace the irrigation? Can he water the trees that are behind his house? General Manager John Lufrano stated that the old irrigation would not be used if the Board decides to replace it. If you want to water the trees that is perfectly fine. I would recommend that even if it is once a month. Vice Chairman Johnson clarified that we are not going in and pulling out the trees. Chairman Patrick stated that the islands by La' Dagio have not been watered in years and those trees still growing on their own. Resident Judd Templin stated so it is ok for you to let these trees die. The agreement 11 years ago was for the District to water the trees after the first year. General Manager John Lufrano stated the agreement was for three years. Resident Gary Lind stated that is sounds like the issue has been resolved if you are willing to water the trees behind your homes. General Manager John Lufrano stated that everything is evolving and that is why I have brought this to the Board. Resident Paul Templin asked why you could not put the irrigation in and water it once a month. General Manager John Lufrano stated that the issue is spending the money to install new irrigation. Resident Gary Lind stated that this sounds self centered, this benefits so few people in the District that it does not make sense to do. It cannot cost that much to water the trees so you can water them yourself. I have lived here for years and the District looks better than ever. Chairman Patrick asked if the pine trees are supposed to naturalize and need very little water. General Manager John Lufrano stated that Mr. Bently never intended to water those trees forever. Resident Kathryn Clark-Ross stated that she had a professional landscaper look at them and he said they do need water. We cleaned, dug and planted these trees, it was a lot of work. We had an agreement with the District that they would maintain the trees. I know times have changed. I cannot watch the last trees die because we in the water business are depriving them of water. This was done to improve the neighborhood. The public thinks all decisions are made before the meeting and are discouraged to come to the Board meetings. We are not asking for the District to do anything we just need some help. This area was a dump before the trees were put in. Resident Becky Templin stated that she was involved in this in the beginning. There was a ton of trash and homeless people living in the ditch. I watered the trees for one year that was the agreement. Volunteers from everywhere came to help plant the trees. It is a shame that this is happening. Resident Gary Lind stated that I did not realize the residents planted these trees. I would like more trees in my yard I will plant them and if you guys would water them that would save me a lot of money. Two gentlemen stated that they would water the trees. This impacts so few people that it is not worth it. Resident Rick Kohler stated that the trees could survive if not watered. Could we table the issue and buy more time to come up with a solution.

Trustee Lynch motioned to not replace the irrigation system to the Opalite trees.

Secretary/Treasurer Eisele seconded and stated that this would be a gift of public funds which is why he seconded this item. Motion carried unanimously.

10. Discussion and possible action to allow RCI to prepare an Emergency Action Plan (EAP) for ponds 5 and 6 and to fund it from the sewer money market account not to exceed \$10,000.

General Manager John Lufrano stated that we received a letter from the Division of Water Resources that we were suppose to prepare an Emergency Action Plan back in 2008 but it was never done. These ponds are considered dams and we need an emergency plan if they were breached. I called District Engineer Tim Russell and got a quote. This money is not budgeted so I am asking for the ok to transfer money from the sewer money market account to cover the cost to develop a plan. Secretary/Treasurer Eisele asked if this is something that we need to go out to bid for. General Manager John Lufrano stated no we can do it all in house. Chairman Patrick stated this is just to come up with a plan. General Manager John Lufrano stated yes and the \$10,000 is a little high Tim's quote was \$7,000 but I am asking for the \$10,000 just in case. District Engineer Tim Russell stated the good thing is that the dams are right next to each other so both plans should be very similar. We are going to get this done as quickly and as cheap as possible. Chairman Patrick stated when you develop a plan usually you have to do something after. District Engineer Tim Russell stated you have to update the plans every five years but the plan will already be created. The State makes you model where the water is going to go if there was a breach. Trustee Lynch stated that it was suppose to be done five years ago so we need to do this. Secretary/Treasurer Eisele asked how long it will take. District Engineer Tim Russell stated that he is hoping it will be done next month but definitely in 60 days.

Public Interest Comment: none

Trustee Lynch motioned to allow RCI to prepare an Emergency Action Plan (EAP) for ponds 5 and 6 and to fund it from the sewer money market account not to exceed \$10,000. Vice Chairman Johnson seconded. Motion passed unanimously.

11. Discussion and possible action to move forward with purchasing and installing Indian Hills welcome signs.

General Manager John Lufrano stated that he brought this back to the Board as requested. The intent is to put one sign on the Sunridge side and one on this side just past the gas station. We need to get the sense of community and I think this is a good start, all other agencies in the County have done this. We can use more signs down the road but this will be a good way to get people aware of the area and get that sense of community back. Trustee Lynch stated that on this side of Mica the big lot to the left is an absolute mess and the lot by the gas station is overgrown with weeds. These areas should be cleaned up if we are going to put these signs up. He will clean it up himself if needed. The signs are very nice. Trustee Pierini asked what the cost for the signs are. General Manager John Lufrano stated that each sign is \$2,000. Vice Chairman Johnson asked if they both are going to say Indian Hills, he feels like if the one says Sunridge it is dividing the District. General Manager John Lufrano stated that there are a ton of subdivisions on this side of the District, too many to break out.

Public Interest Comment: Resident Gary Lind asked what the size of the signs are, he also volunteered to help Ronny clean up the lot by the gas station. General Manager John Lufrano stated that the signs are 4x8. Resident Rick Kohler stated that if we are considering a new logo should we wait to put that on the signs.

Trustee Lynch motioned to approve purchasing and installing Indian Hills welcome signs. Secretary/Treasurer Eisele seconded. Motion passed 4-0. 4 ayes by Vice Chairman Johnson, Secretary/Treasurer Eisele, Trustee Lynch and Trustee Pierini. Chairman Patrick abstained from voting.

12. Discussion and possible action to change the District Logo.

General Manager John Lufrano stated that there has been questions raised as to if we want to change the logo so I brought it back to the Board. The idea is to have a subcommittee of residents who pick the top five and bring those to the Board for final voting. Do we set parameters or let them go. Secretary/Treasurer Eisele would like the logo changed because it does not represent the District well. He would like to open it to all artists in Douglas County. General Manager John Lufrano stated he had a resident who stated that the District does not market ourselves. We are in a great location and we need to show that in the logo. Vice Chairman Johnson stated that we should just throw it out there so we do not limit ourselves and see what we get back. Trustee Lynch stated that he thinks we should set parameters. General Manager John Lufrano stated that he wants to make this as inexpensive as possible.

Public Interest Comment: Resident Lucy Dupertuis asked what the cost would be to change the logo on everything. General Manager John Lufrano stated it is all computerized now so very little cost would be involved. I want to work with the Washoe Tribe to get some kind of display in the office. The Washoe Tribe will be involved.

Secretary/Treasurer Eisele motioned to change the District Logo. Vice Chairman Johnson amended the motion to allow staff to advertise County wide for submissions of a new District Logo and to set up a panel to review and chose the final options for the Board to vote on. Secretary/Treasurer Eisele seconded. Motion carried unanimously.

13. Reports to the Board:

a. General Manager Report

District General Manager John Lufrano reviewed his report with the Board.

1. Water

Dave was on vacation for two weeks so there is no report. The next meeting will include two months of reports

2. Wastewater

District General Manager John Lufrano reviewed the Wastewater report with the Board.

b. District Accountant Report

District General Manager John Lufrano reviewed the Accountant report with the Board.

c. Engineer Report

District Engineer Tim Russell stated that he has been working with John and Scott on miscellaneous projects but the big one is that the road project is done. Trustee Lynch stated he heard that there has been a problem with water lines. District Engineer Tim Russell stated that to the best of his knowledge this will not affect us. An employee of the manufacturer came out and said

the lines were not being tested correctly. The Federal Government did not find anything and the States took over that investigation. General Manager John Lufrano thanked Tim and RCI for the wonderful job done with the Vista Grande road project.

d. Attorney Report

District Attorney Scott Brooke stated that he will bring the Brown's well ski pond agreement back to the Board next month. They have asked their membership to comment which has pushed it back again. I told them that this will be on the next agenda for action regardless and that there will be no more water pumped from Indian Hills. He apologized for the delay.

Public Interest Comment: none

14. Discussion and possible action to approve Draft Minutes from the October 16, 2013 Board Meeting.

Vice Chairman Johnson motioned to approve draft minutes from the October 16, 2013 Board meeting. Secretary/Treasurer Eisele seconded. Motion carried 4-0. 4 ayes by Chairman Patrick, Vice Chairman Johnson, Secretary/Treasurer Eisele and Trustee Lynch. Trustee Pierini abstained from voting as she did not attend the October meeting.

15. Chairman and Trustees Reports, Correspondence.

Trustee Lynch stated that the trail from Valley Vista Park to James Lee Park was cleaned up beautifully and he appreciates that. General Manager John Lufrano stated that we are not done with this there are still issues with the open space that the developer needs to take care of before the District accepts the area. Trustee Pierini asked where we are with the Disc Golf Course. General Manager John Lufrano stated that Mike has installed the sleeves for the nine baskets and will install the baskets shortly. We are going to get a map of the course done too.

16. Adjournment

Secretary/Treasurer Eisele motioned to adjourn the meeting. Vice Chairman Johnson seconded. Motion passed carried unanimously.

Meeting adjourned at 8:37 P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Bill Eisele**