

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
July 15, 2026
Regular Board Meeting
6:00 P.M.

Trustees Present: Chairman Clark-Ross, Vice Chairman Jones, Trustee Garcia, and Trustee Stulac.

Trustees Absent: Secretary/Treasurer Siegman.

Staff Present: General Manager Chris Johnson.

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Residents Lynn Dement, Bill Eisele 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 Resident Lynn Dement 1025 Mica Drive. Stated, I just want to thank you. Say thank you to the people here that contributed to the yard of the month, over and above what the district gift card comes out to. You made some people very, very happy and they were thrilled with their awards. So, thank you.

4. Approval of Agenda

Trustee Garcia motioned to approve the agenda. Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting.

5. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reported that District operations continue to focus heavily on ongoing construction projects. He also shared that he recently resumed regular meetings with the other Douglas County general managers to improve coordination and collaboration on regional issues, including discussions regarding incorporation efforts and other shared concerns.

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Mr. Johnson announced that the District's Wastewater Supervisor will retire at the end of the year. Recruitment for a replacement will begin immediately, with the goal of hiring a Grade III Wastewater Operator in October to allow for approximately three months of training and knowledge transfer before the current supervisor retires. He noted that finding qualified operators is challenging due to the limited number of certified Grade III operators in Nevada.

He reported that the Summer Kickoff event was successful and thanked those who attended and supported the event. He also reminded the Board of the upcoming Community Cleanup event, noting that it supports the District's Firewise efforts. Mr. Johnson further advised that he recently presented to the Good Governance Group about District operations and would also be presenting to Leadership Douglas County during its County Government Day program.

Mr. Johnson stated that budget expenditures currently reflect 0% usage because the new fiscal year has just begun, with budget tracking expected to begin appearing in future reports.

During Board discussion, Chairman Clark-Ross asked about the regional general managers' meetings. Mr. Johnson explained that the meetings include six Douglas County general managers and are held every other month on a rotating basis. The group collaborates on common issues, including new regulatory requirements such as lead service line mandates. He also explained that the district discontinued its membership in the League of Cities because the organization primarily represents cities and did not provide sufficient value to the district to justify the approximately \$14,000 annual membership cost.

Trustee Garcia requested an update on a faded "Keep Left" traffic sign near the south entrance to L'Adagio on South Sunridge, noting that vegetation obscures the sign and the pavement markings have faded, creating a potential traffic hazard. Mr. Johnson agreed to have staff inspect the area and indicated the sign would likely be replaced if it had deteriorated beyond repair. The discussion concluded with an update on the district's street sign replacement program, including installation of new street name signs featuring the Indian Hills GID logo at no additional cost.

1. Administrative
2. Water
3. Wastewater
4. Parks & Streets

b. District Accountant Report

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c. Engineer Report

District Engineer Collin Sturge reported that construction of the Amador Project remains the primary focus of staff and consultants. While progress may appear slow, work continues through detailed construction issues and coordination efforts. At the time of the report, the project remained on schedule, although an additional one to two weeks was anticipated due to issues that would be discussed later under a related agenda item. A change order was also expected and would be presented separately.

Mr. Sturge also reported that he has been assisting General Manager Chris Johnson with efforts to formally dedicate the Silverado Detention Basin property to the district. Although the District has maintained the basin for many years, the property transfer process is now underway. He further advised that he reviewed the draft Municipal Separate Storm Sewer System (MS4) permit issued by the State and has been coordinating with Douglas County and District staff regarding comments and future discussions on the permit requirements.

General Manager Chris Johnson noted that Indian Hills GID, Douglas County, and other local agencies are working collaboratively to address the new MS4 permit requirements through a unified approach. Board members requested additional information regarding the purpose of the MS4 permit. Mr. Sturge explained that the permit regulates stormwater discharges and stormwater management activities within small municipalities, including oversight of construction runoff, District facilities, and annual reporting requirements. The current permit, originally issued in 2014, is undergoing revisions after nearly two years of discussions between state regulators and local agencies. District representatives expressed concern that many of their comments were not incorporated into the draft permit. An example of permit compliance includes tracking the amount of cinders applied to roadways during winter maintenance and accounting for the quantity recovered during street sweeping to ensure materials do not enter storm drains and waterways.

Trustee Stulac asked for an update regarding the district's response to the federal lead and copper rule requirements. Mr. Sturge explained that staff still intend to submit a letter to the Nevada Division of Environmental Protection (NDEP) outlining the district's proposed compliance approach and requesting feedback. Due to demands associated with the Amador Project, preparation of the letter has been delayed, although staff noted there is sufficient time, as the required lead service line inventory is not due until October 2027. Trustee Stulac emphasized the importance of obtaining guidance from NDEP early in the process. Mr. Sturge indicated that preparation of the letter remains a priority once construction demands lessen, and General Manager Johnson remarked that the construction project has required significant staff attention.

d. Attorney Report

District Counsel Chuck Zumpft: Nothing to report.

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Public comment: Resident Lynn Dement stated I just wanted to make a little correction to the administrative report. As far as the fall festival goes, it is on October 10th, but it will be from 11 to 2 with no softball game at 9:00. The softball game will be from 1 to 2 during all the festivities that are still going on in the park. And I'm sure we'll get you all to see who's place and form your team, and I'll do that with the residents.

Trustee Garcia asked what time can you repeat that for the record? So just so I can write that down. The changes for the Fall Festival will be between.

Resident Lynn Dement stated on October 10th from 11 a.m. to 2 p.m., and the softball game will take place from 1 p.m. to 2 p.m. So, mark your calendars and Brooke and I really expect everybody on the board to be there. They'll be. And that was facetious. There will be pinch runners and pinch fielders for the old folks that can't run anymore.

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 and District Engineer Collin Sturge presented a proposed change order associated with the Amador Street Rehabilitation Project. During construction, the district determined that replacing all sidewalk panels, rather than only selected panels, would provide a more consistent appearance and improve long-term functionality. However, replacing the entire sidewalk system also required the project to meet current Americans with Disabilities Act (ADA) standards, which were not in place when the original sidewalks and many driveways were constructed.

General Manager Chris Johnson explained that many existing driveways were not ADA compliant, with slopes exceeding allowable standards. To construct level, ADA-compliant sidewalks and prevent drainage problems or trip hazards, portions of approximately 62 of the 85 affected driveways must be removed and reconstructed where they connect to the sidewalk. This work will create a smooth transition between the sidewalk and driveway while maintaining proper drainage and accessibility. The estimated cost of the additional work is approximately \$180,000, and staff requested authorization to increase the construction contract by up to \$200,000 to cover the change order. Even with this increase, the overall project remains below the original project budget and engineer's estimate.

Mr. Sturge noted that this additional work is not the result of a design error, but rather a consequence of changing the project scope after design had already begun. Had the decision to replace all sidewalks been made at the outset, the additional survey work and driveway reconstruction would have been incorporated into the original design and bid documents. Staff also reported that they are coordinating individually with affected homeowners to obtain permission before performing driveway work. Approximately 30 of the required property owner approvals have already been received, with no opposition reported. Homeowners who wish to replace an entire driveway panel rather than only the portion required for ADA compliance may do so at their own expense by coordinating directly with the contractor.

Board members discussed the project and asked questions regarding the extent of driveway reconstruction, ADA requirements, and project lessons learned. Trustee Garcia stated that he viewed the issue as an unforeseen consequence of changing the project scope rather than a mistake and noted that the experience would help inform future sidewalk replacement projects. Mr. Sturge agreed, explaining that future projects involving complete sidewalk replacement would incorporate these requirements during design.

In response to questions from the Board, Mr. Sturge explained that ADA compliance establishes standards for sidewalk width, cross slopes, and longitudinal slopes to ensure safe and accessible travel, particularly for individuals using wheelchairs or other mobility devices. These standards help prevent excessive slopes and reduce the risk of tipping or uncontrolled movement.

Public comment: Resident Bill Eisele stated I'm Bill. I live at 850 Amador circle in your question I have is why wasn't this looked at when we started this project on the Ada stuff and roadway? It seems to me like this is an awful lot of money to be putting out \$200,000 to do this now. And why wouldn't they figure it in on a regular contract?

District Engineer Collin Sturge stated yeah. So, in the original contract, we were not anticipating replacing all the sidewalk, but when we went and walked through it ourselves. Chris and.

Resident Bill Eisele: When, when, when that decision made and why was this looked at that time? It was going to cost us. I know we had the money. That's not the problem. I know we have to do it. I'm just wondering why this wasn't put in at the time that we were going to do this and put the whole project together at one time.

District Engineer Collin Sturge: Well, I think we are putting the whole project together at one time.

Resident Bill Eisele: Well, then why are we coming back with a change order. Now it's a question mark.

General Manager Chris Johnson: It's as we explained before, we changed it after we started the design. That was actually my decision to change it. When we went through there, we were looking at the number of panels that we were replacing was going to leave maybe a third of all the panels untouched.

Resident Bill Eisele: I realize that the why wasn't this looked at previous to even going in there and doing the curbing better?

General Manager Chris Johnson: Because it wouldn't have been an issue before that.

Resident Bill Eisele: We weren't going to put any important part. We were getting.

General Manager Chris Johnson: No, we were, but we were going to replace and tie into existing panels. But I'm the one who said, let's take out all the panels and replace all of them.

Resident Bill Eisele: Okay?

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District Engineer Collin Sturge: Yeah, when you're tying into the existing panels, you are not required to make the.

Resident Bill Eisele: I realize that I just my, my only question was, is I'm trying to figure out why this wasn't done sooner in the process. And Chris just explained that.

District Engineer Collin Sturge: Okay.

Resident Bill Eisele: Okay. Thank you.

Chairman Clark-Ross: Thank you Bill. Anybody else? Okay, I'm going to close. You don't have anything to say? Dallas, you live right there.

Resident Dallas Debatin: It looks good to me.

Chairman Clark-Ross: Are they going to give you a new driveway?

Resident Dallas Debatin: I think mine's I think mine's probably okay.

District Engineer Collin Sturge: You haven't heard or gotten a letter on your door?

Resident Dallas Debatin: See, I got a letter on what would the letter say?

District Engineer Collin Sturge: It should be mentioning that. What? The plan and what we're doing. And then requesting a signature on authorization to cut that portion of your driveway.

Resident Dallas Debatin: I did receive that, but that I think that was just to comply with getting my car out of the way.

District Engineer Collin Sturge: Oh, that was a different letter. Yeah. I'm assuming your driveway is Ada compliant or your sidewalk in front of your driveway is.

Resident Dallas Debatin: Just visually remembering. The way it looked. And it doesn't. It looks like it ought to be.

Trustee Stulac commented that the discussion highlights an important consideration for future street rehabilitation projects. He suggested that, whenever practical, the district should continue evaluating whether replacing only individual damaged sidewalk panels is preferable to full sidewalk replacement, as localized repairs generally avoid triggering additional ADA compliance requirements. He acknowledged that the Amador project was an exception because the sidewalks were in particularly poor condition, and he agreed with staff's decision to replace them in their entirety.

District Engineer Collin Sturge agreed that the experience provides a valuable decision point for future projects. He noted that the district will consider this lesson during planning and

design of future street rehabilitation efforts but reiterated that, given the condition of the sidewalks on Amador, a full replacement remained the appropriate approach for this project.

Vice Chairman Jones motioned to allow District Manager approval of a change order for ADA compliant sidewalks to Rapid Construction's Contract not to exceed \$200,000. Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting.

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

Vice Chairman Jones referenced the previous discussion regarding the Lead and Copper Rule (Page 23, Discussion Item 2) and thanked the Board and staff for the thorough discussion. She asked whether the district had confirmed if lead was present in the district's water supply.

General Manager Chris Johnson explained that the district does not have lead detected in its water. He stated that approximately 25 homes throughout the district are registered with the Nevada Division of Environmental Protection (NDEP) and the Environmental Protection Agency (EPA) for sampling purposes. These homes collect water samples that are submitted for testing, and the district has never had a detectable lead result.

The Board discussed that the current Lead and Copper Rule requirements are primarily focused on identifying the materials used in water service lines and verifying whether any lead-containing components exist. Trustee Stulac noted that compliance is a challenge for water districts throughout the state because it is a federal EPA requirement.

Vice Chairman Jones asked about the possibility of using ground penetrating radar (GPR) technology to identify service line materials remotely. General Manager Johnson stated that the district had not yet received a definitive response regarding whether GPR would satisfy regulatory requirements. District Engineer Collin Sturge noted that no additional information had been received regarding the use of GPR.

The Board discussed potential concerns related to copper piping. General Manager Johnson explained that the concern is not the copper pipe itself, but rather the solder used to connect pipes, as older solder may contain lead. District Engineer Sturge clarified that this concern applies primarily to installations completed before 1989.

The Board discussed that GPR could potentially identify whether a service line is plastic or metal. If a plastic line were identified, no further investigation would likely be required. However, if a metal line were identified, the district would need to physically verify the material. General Manager Johnson explained that while lead piping could be identified, copper piping would still require additional investigation to determine whether lead-containing solder was used.

Vice Chairman Jones asked whether the EPA requirement was only to identify potential lead service lines or whether replacement would be required. General Manager Johnson explained that any identified lead or qualifying metal service lines would need to be replaced. Although service lines on the homeowner's side of the meter are traditionally the

homeowner's responsibility, the EPA and NDEP requirements place responsibility on the water provider to address any identified lead service lines.

General Manager Johnson noted that, to date, no lead service lines have been identified throughout the State of Nevada. Chairman Clark-Ross expressed concern regarding the potential financial impact of the requirement on small water districts, stating that replacement costs could be financially devastating. He thanked Vice Chairman Jones for raising the questions and helping clarify the issue.

Public comment: none

Vice Chairman Jones stated, I looked it up in Robert's rules and even though I was absent, I am allowed to motion that these be approved and show my trust in our great clerk and the record keeping.

Vice Chairman Jones motioned to approve Draft Minutes from the June 17, 2026, Board meeting. Trustee Garcia seconded. Motion carried 4-0. Secretary/Treasurer Siegman 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.

Trustee Garcia provided several updates. He stated that he had already communicated with General Manager Chris Johnson regarding questions raised by a resident concerning the curve on the signage and the white line. He thanked staff for following up and requested an update when available.

Trustee Garcia also reported attending a wildfire defense seminar and shared information with the Board regarding programs designed to help communities improve wildfire resilience. He explained that some programs allow residents to participate individually or collectively to reduce costs for installing fire-resistant mesh on vents to help prevent embers from entering homes through attic, crawl space, and other openings.

Trustee Garcia explained that the program provides community resources, including a website for resident registration, training opportunities, contractor access, and instructional videos. He noted that the district is exploring opportunities to participate as a pilot program or test community to determine how similar efforts could benefit residents throughout Indian Hills.

General Manager Chris Johnson confirmed that Kelly from the Nevada Division of Forestry (NDF), who also serves as the District's Firewise Coordinator, will provide a presentation at the next Board meeting regarding the wildfire defense program. He stated that additional information received from Kelly would be included in the Board packet.

The Board discussed the types of vents that could be addressed through the program.

General Manager Johnson explained that protections may apply to crawl space vents, attic vents, roof vents, and areas such as underneath raised decks where embers may collect.

Trustee Stulac noted that some neighboring properties have raised decks with open areas underneath that could potentially benefit from these protections. Trustee Garcia stated that if additional information is needed after Kelly's presentation, he can provide access to the seminar materials.

Trustee Stulac reported receiving a question from a resident regarding the former Sunridge entrance signs located at the bottom of Mica Drive. He explained that the stucco structures remain, but the brass lettering that previously identified Sunridge has been removed, and residents were asking whether the signs would be replaced.

General Manager Johnson explained that the signs were installed by the original Sunridge developer and were not maintained by the district. He stated that the lettering was brass and had deteriorated over time, causing it to appear greenish due to tarnishing. The signs were beyond repair and were removed.

General Manager Johnson added that the district is preparing to redo the steps in that area. He also noted that the wooden sign located near the Sunridge entrance has not been operational for many years.

Trustee Stulac thanked staff for the clarification and stated he would relay the information back to the resident.

Chairman Clark-Ross announced that a date had been set for the 13-year anniversary celebration of the North County senior lunch program. He explained that the program began approximately 13 years ago with support from General Manager Chris Johnson and others. The celebration is scheduled for Wednesday, September 9, and will be held at the park. Chairman Clark-Ross invited Board members, staff, and District Counsel Chuck Zumpft to attend. She explained that the event will be held during the regular senior lunch timeframe and will include lunch as part of the celebration. Chairman Clark-Ross stated that he had spoken with Corey from Douglas County regarding food arrangements and that additional details, including the menu and schedule, are still being finalized.

The Board discussed the event as a "save the date" item, with lunch expected to begin around the normal time of approximately 11:30 a.m. to noon. Chairman Clark-Ross noted that the celebration will include additional activities, including a talent show and other entertainment.

9. Adjournment

Trustee Garcia motioned to adjourn the meeting. Trustee Stulac seconded. Motion carried 4-0. Secretary/Treasurer Siegman was absent from the meeting

Meeting adjourned at 6:57PM

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**