

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
November 16, 2022
Regular Board Meeting 6:00 P.M.

Trustees Present: Chairman Kathryn Clark-Ross, Vice Chairman Dunham, Secretary/Treasurer Sageman, Trustee Eisele.

Trustees Present via Zoom Meeting: none.

Trustees Absent: Trustee Garcia

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

Others Present: District Counsel Chuck Zumpft, District Engineer Tim Russell, Peter Beekhof with Westridge Homes, Michael Stanka with Stanka Consulting and Residents Brian Patrick, Kendra Wilson, Penni Eisele, Ben Walker, Debbie Walker, and Robert Stulac.

Others Present via Zoom Meeting: none.

6:00 P.M. - Regular Meeting

1. Call to Order

Request that Cell Phones and Pagers be turned off for recording purposes.
Vice Chairman Dunham called the meeting to order at 6:00PM.

2. Pledge of Allegiance: Led by Trustee Eisele.

3. Public Interest Comment: Resident Kendra Wilson stated that she lives on Somerset and has her business on Mica, the Edward Jones office, she just lost the election. That is ok, she has a silver lining. She has a proposal or a seed to plant that she would not have been able to plant while she was a candidate or is she was on the board. Kendra stated that her day job is she is financial advisor, she met with Stacie when she was running for the board. Stacie advised her that our reserves earn next to nothing in interest. Edward Jones where she works has some of the best rates locally for CD's, which are no risk FDIC insured investments. A one-year CD is at 4.7%, 3 months 3.9%, as a resident she wants our reserves, her money that she puts in to work for us. Kendra stated when she talks to her clients, she tells them money not sitting in the bank is money that you worked for that is not working for you. She does not know how to go forward with this maybe she needs to bring a more robust proposal to the board or put something on the agenda. Kendra stated that on her commute to work she sometimes likes to bike, the Mica Cottages have parking spaces on Vista Grande.

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Last time she talked to Chris about it they talked about maybe being able to put the bike path up on the sidewalk, but she brings it up today because they are starting to do landscaping. She would like an update on that, we need a bike path.

Resident Debbie Walker stated the park on North Sunridge, the swing is so loud please oil it.

Resident Robert Stulac stated what Kendra brought up. When he was out campaigning, he was asked when people come to public comment what is the next step does it get put on the agenda the next month or what happens.

General Manager Chris Johnson stated we can't discuss it because it is public comment so the best route is for her can come into the office to meet with us and then bring the issue to the board if needed. Resident Robert Stulac stated it is a good idea, he will let her know.

Resident Brian Patrick stated for clarification correct him if he is wrong any citizen can offer an item on the agenda at any time.

General Manager Chris Johnson stated yes but we need to have something to present to the board.

4. Approval of Agenda

General Manager Chris Johnson stated item five Kelli Nevills had to cancel her presentation tonight, so he requests that we pull item five from the agenda.

Vice Chairman Dunham motioned to approve the agenda with the removal of item five. Trustee Eisele seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

5. Presentation from Kelli Nevills from Nevada Division of Forestry for Indian Hills GID to become a Firewise Community.

This item was removed from the agenda.

Public comment: none

Board of Trustees further discussion/comment: none

6. Discussion and possible action to approve, approve with conditions or deny the request from Stanka Consulting LTD. on two tentative parcel maps for 3282 Plymouth and 3292 Plymouth and for Indian Hills GID to accept ownership and maintenance of proposed utilities (water & Sewer) and/or proposed surface improvements (road, curb, and gutter).

District Engineer Tim Russell stated this item, there has been activity on these two parcels off Plymouth for quite some time. Annexation and other activities such as right of way. The applicant has gone through the County process for the tentative map, they are in the process

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of finalizing their improvement plans for the final. The tentative map never came to this board that was an oversight on the Counties part. So, to get the board's input and approval the developer is here tonight and to explain the project and answer any questions. The board can act to accept ownership maintenance of the water and sewer. The other component is the surface improvements in the cul-de-sacs or roads which have curb and gutter. Typically District policy is that all district roads should have curb, gutter and sidewalk and the district will accept them. Tim stated as an example the donut hole over here off Vista Grande as it comes north are county, basically anywhere in the district you do not see curb gutter and sidewalk those roads are not maintained by the district. Tim stated the applicant can speak now and answer questions.

Michael Stanka with Stanka Consulting introduced himself to the board. Michael stated the water and sewer is pretty straight forward, the recommendation of your engineer suggests that you accept it. The only thing in question that is pending is the roads will you accept the maintenance of curb and gutters without sidewalks. The question is if sidewalks are not installed will the district not accept the maintenance. That is what they want to discuss, is that a requirement, it is not a County requirement but is it a district requirement. These are cul-de-sacs so they would be long sidewalks for minimal people. That is what they want to discuss, would those be required for the transfer of roads to the district. Based on the location of these cul-de-sacs, they go up to a County road so you would end up with a sidewalk on these roads, no sidewalk on the County road and then sidewalk again. It is up to the district to grant a deviation of your requirements or not.

Pete Beekhof the owner of Westridge homes introduced himself, Pete stated that he is the developer of the homes on Plymouth, last time he was here requesting the easement a comment was made that the district does not want any more roads. His big question is the future maintenance of the roads, the cul-de-sac will have six residents on the future Lily Court and two residents on the other court. His understanding from staff and the engineer's recommendation is to have the district not accept dedication of the roads. So, he is supposed to set up a HOA for 500 feet of road and two houses and 400 feet of road for four houses. His understanding is the general improvement district is to maintain roads, streets and so forth. When he mentioned this to Douglas County if they would take care of it, they said no we will not and told us to come back to Indian Hills GID that is their jurisdiction, that is theirs to take care of. They are back here trying to make sure they are clear on who is going to take care of the roads and if it is a matter of them having to put sidewalks in so the district will take dedication of the roads, they are going to spend more money putting more improvements in to take care of than just the roads. The sidewalks will go nowhere, there are no sidewalks to them and having a thousand feet of sidewalk for two houses, the rural district which is what the County classified it as. Pete stated that he understands there are County guidelines and District guidelines here they feel like they are caught in the center here, they feel they are getting taxed without getting representation. They are paying the same tax as the guy down the road that does not have to maintain his street you do it. He is not quite sure how that works, that is how he sees it. He knows it comes down to dollars for maintenance, but taxes are collected on that. He is not sure how that works, he has never sat on the boards side of the table.

Chairman Clark-Ross stated that she is confused are they Douglas or us. District Engineer Tim Russell stated they are part of Indian Hills; they have been annexed into Indian Hills

GID.

Chairman Clark-Ross stated ok did we agree to roads and sidewalks, she understood it was just water and sewer.

District Engineer Tim Russell stated that is one of the challenges here Madam Chairman, they have gone to the County and gotten a lot of approvals from the County. They are at a point where they are trying to get the plans finalized and start construction, but they have never come to the district to formally ask for the district to maintain their roads or water and sewer, normally that happens six to nine months ago. This is where we have gotten to unfortunately, if they came to us earlier on, we could have given them conditions that we would accept if they did certain things. It is late in the game which is one of the challenges for the board to consider. Ultimately it is up to the board to accept without sidewalk or or not. Tim stated he is just telling the board what the typical standard and past practice has been to require curb, gutter, and sidewalk because Indian Hills by nature is more of a residential community providing those facilities for its residents.

Trustee Eisele stated the one question he has is, previously if we did anything like this it would include sidewalks and gutters. He understands that if they did sidewalks, it would come out to a dead end. What happens if we don't have them put in sidewalks and the County comes in later on puts a sidewalk in on Plymouth and says we have to put in sidewalks. Bill stated he is confused, he can see some day where we may have sidewalks going down the hill, he would hate to not do it and be required to do it later. That is where he is at now.

Vice Chairman Dunham stated unfortunately when you develop property you have to do your homework, this one slipped through the crack. Being in a long line of contractors he knows this falls back on the developer. You have to do your homework if we are going to have sidewalks the developer installs them. Our district has a different tax rate that is no different than developers in California, Minnesota and here in Nevada. Eagle Valley Construction, infrastructure, Millard, Serpo this is something that is a stickler because someday it might need sidewalks who pays for it at that point. Dale stated in his experience this is on the developer the six people, people do walk there we don't need to pick up the cost to maintain it there are six people involved he recommends you put in the houses, and we will see what happens in five or ten years.

Secretary/Treasurer Siegman stated he echoes what the other board members have said. His concern is that we are making a special case for your development because you have x number of homes, so we might be opening the door for the next developer to come in and say well I only have this many homes why do I need to do it. If that has been our position that we require sidewalks, curbs, gutters, and pavement that then we need to stick with that. From his point of view this is your development not ours, if you want to develop here you need to meet our standards. He believes the curb, gutter and sidewalks would be put into County standards before we would accept them. That is his position on it.

Chairman Clark-Ross stated if we, what would this cost.

General Manager Chris Johnson stated he thinks the answer you are looking for are six residents going to provide an equal amount of taxpayer dollars to pay for those two

additional roads that we are not going to have the money to maintain in the near future. The bottom line is no, we have heard this argument from both of the gated communities when they have asked us to provide maintenance on their roads, they have made the same argument that they pay taxpayer dollars but what is misunderstood in all of this is taxpayer dollars are not paid in to pay for your specific street. Taxpayer dollars are paid in for streets in common so if you use the argument that I pay taxpayer dollars, but I live at the first house in on Mica Drive should I only pay for eight hundred feet of road, should we look at the roads and divide it up and pay taxes based off where people live. You could effectively say that someone who lives on the corner of Indian only uses eight hundred feet of road in the district so is it fair to tax them on all the district roads and that is not what it is about taxes are for the common use roads. To say that they are taxpayer dollars and taxpayer dollars are used to pay for their roads that is not an accurate statement, they are paying for the common roads. To come in, his opinion those are six additional homes that is an extensive cost of road maintenance in our future. As an example, today our crew was crack sealing on Plymouth, typically we try to crack seal a quarter of the district a year. Right now, a pallet of crack seal has gone from \$1,200 to \$2,000 he is looking hard at the budget to see how many more we can buy. Taking on two more roads is adding to the cost of a conundrum that we are already facing.

Chairman Clark-Ross stated thank you Chris, that was good.

Public comment: Resident Brian Patrick stated that we have annexed people in different areas of the district like in Jacks Valley without any reconsideration if they form an HOA for the six owners, they take responsibility for roads with the six owners but continuing on they will pay for water and sewer. The ownest is not on the district anymore it is on the homeowners. He does not like saying that. He is not sure if them creating an HOA is a possibility Chuck, but it seems like the only way out for them.

District Counsel Chuck Zumpft stated he defers to Tim on that. District Engineer Tim Russell stated that is certainly an option and not uncommon.

Resident Brian Patrick stated that may change the nature of the road that they install, that is a county issue.

District Counsel Chuck Zumpft stated Tim will the district have an opportunity to inspect all the underground work before it is accepted and approved. District Engineer Tim Russell stated yes that would be a requirement and coordinated with the County.

Resident Robert Stulac stated Tim you said seven or eight months ago Douglas County approved what. District Engineer Tim Russell stated the process for creating lots is you go to the County or entities involved, the next formal step is a tentative map that gets approved through the County, that is basically saying this is what we want to do, the County says ok if you want to do that here are all the conditions you have to meet for us to approve it, once approved then it moves to the improvement plans and then the final map. The final map is the document that gets recorded that creates the parcels, physically creates them. That document that cannot happen until the physical improvements are made. You don't want to have a situation where maps are created, and no physical improvements are made so that is the process.

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Resident Robert Stulac stated it seems odd that the County would approve that prior to this being addressed, is that normal.

District Engineer Tim Russell stated no that is not normal as stated before it fell through the cracks. Tim stated it is a hard thing the frequency of a tentative map process in Indian Hills is one or two in the last ten years, so the County forgot that they need to check with us.

Resident Robert Stulac stated Robert in their eyes it was all approved, so it sucks.

General Manager Chris Johnson stated County Development emails him with any projects that are on the horizon, he goes through to see if there are any that apply to us, the vast majority of the time they do not apply to us but if they do then we can attend the meetings. We did not receive anything on this project.

Pete Beekhof stated that he believes prior to him buying the property there was a tentative map already approved for the Dixon split, he does not know if that came to this board or not. They changed that map so the county made them go back, if they would have done a subdivision map then they would have gone through a more formal process. He was not told to do anything else. He feels that, well first he is not asking anyone to pay for anything on the development side. When they did their homework, the County does not require sidewalks, so they did not know about our requirements. What the board is telling him, and he thinks they are being very short sighted on this part is if he spends \$40,000 on sidewalks that the district will take dedication of the road and the sidewalks so now the district is getting twice as many items to take care of so sidewalks and roads, is that what the board is telling him.

Chairman Clark-Ross stated no that is not what she is saying.

Vice Chairman Dunham stated at this time in conjecture of what will be or what will come that is down the road. Right now, in his position no we are not, it is bad that you did not follow all the right things. I guess being a new developer you didn't know. You are asking to have the same luxuries they have as residents of Indian Hills; it falls outside the whole. You are shaking your head, Brian.

Resident Brian Patrick stated you guys already accepted them. Vice Chairman Dunham stated he did not know they accepted anything. What was accepted the water.

District Engineer Tim Russell stated no nothing has been accepted. The primary parcels are annexed into Indian Hills that is all. Vice Chairman Dunham stated the way he understood with that annex we are not providing anything other than sewer and water. District Engineer Tim Russell stated the annexation. Resident Brian Patrick stated what he is saying is if you have annexed them in.

Administrative Services Supervisor/Human Resources Brooke Thompson stated we can not be having this discussion back and forth. General Manager Chris Johnson stated Madam Chair a matter of order right now you need to close public comment and give the developer another chance to talk. You can not have a discussion with the developer or the public and the board during public comment.

Resident Kendra Wilson stated that she lives close to this on Somerset. She walks her dogs to where sidewalk ends by Tenant and around. As a neighbor she would love to see an extension of the sidewalk she would like for board to do a requirement to do sidewalks and also finish up the sidewalk on Plymouth just as a neighbor she thinks it would really jazz up the place.

Resident Brian Patrick stated correct him if he is wrong, if you annexed in this group and they are going to come in and pave a road and put in a sidewalk according to your specifications you have annexed them in, he does not think you can deny them of this. We had this issue with the 27 homes up here, same thing. They are jumping through the hoops, it is on us he doesn't care how long the street is, it is on us.

Board of Trustees further discussion/comment: Chairman Clark-Ross stated is Brian right, what is our obligation.

District Counsel Chuck Zumpft stated he is not right, the District's obligation is to provide services that it has to the rest of the residents, landowners at the expense of the new landowners. Offers of dedication are rejected by governing bodies all the time. Most maps have notes from the County that says we acknowledge the dedication, and we are reserving for acceptance if we want to take it later. We have obligation to accept offers of dedication provide you do have an obligation to provide water service and sewer service if they provide for all the infrastructure into their properties and to the district within our rules, guidelines, and codes with those installations, so you do have obligations as a result of their property being annexed accepting offers of dedication is not on that list and you have no obligation to deviate from the district's customs and rules of sidewalks unless it serves a benefit to the district to do so.

General Manager Chris Johnson stated Mr. Beekhof was not finished.

Peter Beekhof stated Brian made a point, he believes he is right if we jump through your hoops, and you don't accept the dedication then we have an escalated issue that could not be resolved here between us. If he does this, he does not know how we can deny him dedication. The sidewalk going up Plymouth is County jurisdiction he does not know that we can say he has to do that sidewalk. If he moves forward and he does install sidewalks, will we have an issue of the district accepting dedication of the sidewalk and roads now you have two things to maintain.

General Manager Chris Johnson stated he is 100% accurate that portion of Plymouth is the County, where the sidewalk ends that is the end of Indian Hills and the start of County. We cannot ask them to install sidewalk there that is County where they end are county.

Peter stated and they, the County just did a bunch of improvements there. He has seen people walking there he is not saying there is not a need for it. He is saying that it is not part of his requirement to meet our requirements but if that is the way they have to go ok, then the district has sidewalks and streets to maintain, do you want more 1200 feet of sidewalk to maintain.

Vice Chairman Dunham stated because of on fault of his own, sometimes things slip through the cracks. If he goes forward with doing the curb and sidewalk will this road still going to be County. General Manager Chris Johnson stated no we are not talking about that section of Plymouth that is County, this road would be inside the district.

Vice Chairman Dunham stated he is confused he is trying to justify having the equipment our resources going down the road. At this point he thinks the six owners should share their costs have their own easements and take care of it. It should be on them it serves no other purpose than to the residents going to and from their homes.

Trustee Eisele stated because of the road and sidewalk coming out to a county road he can't see any reason to have sidewalks there. If he knew in the future that the county would put in sidewalks on

Plymouth, then he would say yes but he has no idea what will happen. Bill stated that he is confused are there more than those houses going in there.

Peter Beekhof stated no that is it.

Chairman Clark-Ross stated she hates to say this but her experience with the County is we will not ever see any sidewalks there.

General Manager Chris Johnson stated that he can't say anything it is a County road. When we redid Plymouth, the County also redid their portion of it so we could share the costs and then the county decided not to do it at the same time, so we did our section and that was it. The thing with sidewalks not meeting up with other sidewalks, it happens all the time it is all over the district. One of the reasons we are so strict with the sidewalks is for ADA compliance

Pete Beekhof stated that he has not seen Douglas County build a road or sidewalk in the last 20 years. He does not see the County doing anything. There is very little room for curb and gutter and sidewalk on Plymouth, they would have to have a railing because of the slope on the side. Pete said originally, they tried to not do any curb or sidewalk, but the County shot it down because of the roads. They were hoping not to have the cul-de-sac either, but the County also shot it down. Pete stated he was not here when this was annexed in but his understanding from the annexation is that those tax dollars from those parcels or a portion of go to Indian Hills GID to maintain those streets. Everyone keeps saying we are not paying our share, but those homeowners will be paying them taxes and their share for roads, someone Indian Hills will be collecting those tax dollars.

Secretary/Treasurer Siegman stated maybe the misunderstanding is that the taxes are not for the roads, they are not all for the roads we still have water and sewer to maintain.

General Manager Chris Johnson stated the sewer and water funds are enterprise funds which means they are funded out of the sewer and the water operations. The ad valorem fund goes into parks, streets and maintenance of the district. Chris stated what benefits are those roads bringing to the district, they bring benefit to those six homes. It is the same thing in the gated communities they have their own roads and maintain them.

Pete Beekhof stated they are your people. To have a HOA for six homes it's not ok, they would have to a president, vice president, etcetera. They offer dedication of things all the time when the dedication is not taken; they reserve the right to take dedication at a later date. He doesn't know if that is an option for the district.

Secretary/Treasurer Siegman asked why the County isn't taking responsibility for these roads, he understands the annexation which makes us responsible for water and sewer but not the roads, sidewalks, landscaping, or anything else.

District Engineer Tim Russell stated the County as Mr. Beekhof indicated will typically do the deferment for responsibility of roads.

General Manager Chris Johnson stated we know our road condition here, the condition they are in and what we are trying to do. The County is much worse off, there are roads in the County that make our bad roads look pretty nice and on top of that they are trying to build new roads to deal with the traffic. The County doesn't want to take on more roads.

Secretary/Treasurer Siegman stated so we don't want it the County doesn't want it so where does that leave him. General Manager Chris Johnson stated well that is the conundrum.

Peter Beekhof stated he is thinking why doesn't he just get undedicated/ unannexed and then go to the County and say here you go these are your roads and they will get an outside source for water and sewer from the GID. General Manager Chris Johnson stated but you have to be annexed to get

water and sewer. Pete stated if I give you more sidewalk then it doesn't get maintained he does not know how to get out of. No one has money for road maintenance he gets it. It seems short sided to him to ask for more to maintain. Secretary/Treasurer Seigman asked if we have the same option as Douglas County to defer acceptance of the dedication.

General Manager Chris Johnson stated that is an option but again you are foreseeing Mr. Beekhof to take a gamble on that. If in five years you bring this back and there are no sidewalks it is still against the policy and if he puts the sidewalks in now then we don't accept it he put up a lot of money for infrastructure for nothing.

Trustee Eisele stated is the discussion to have sidewalks or no sidewalks in that area.

General Manager Chris Johnson stated no the bottom-line discussion is we going to accept dedication of those roads and maintenance of the roads whether there are sidewalks or not, whether there are sidewalks is our policy. Even if there are sidewalks there, we don't have to accept the dedication of those roads or assume the maintenance of those roads.

Chairman Clark-Ross stated so the bottom line is those roads forget the sidewalks or anything else, just the roads. General Manager Chris Johnson stated yes that is why we are looking at a conundrum right now, if they put in sidewalks and we defer five years down the road and then they come back and ask again they are putting in additional costs, it pushes it onto them later. Right now, it is not for discussion whether they put in sidewalks, the question is do you want to accept the maintenance of the roads.

Pete Beekhof stated if we decide to put in sidewalks then we can come back to another meeting to ask for dedication.

Vice Chairman Dunham asked District Counsel Chuck Zumpft what our legal obligation is.

District Counsel Chuck Zumpft stated he believes that historically when similar projects have been offered for dedication if those applicants demonstrated that they have complied with all the district rules and expectations and historically under those circumstances the district has always accepted the offers of dedication then you are a little harder pressed to deny it because you should have a reason not to continue your historical morals. Chuck stated to answer your question no he does not think so.

Trustee Eisele asked General Manager Chris Johnson for his recommendation.

General Manager Chris Johnson stated he recommends that we accept the water and sewer facilities because that is required for them to go on and at this point, he recommends that we do not accept the surface improvements, they go against our policies, you all know it is black and white. Those of you that worked with me on the board know that he is all our precedence. If you make an exception once you have to make an exception again and again.

Mr. Stanka if we included the sidewalks would that change your recommendation on accepting the maintenance. General Manager Chris Johnson stated historically we have accepted it if the developer meets all conditions and requirements. At this point he can't say yes or no but based on how this has been handled in the past he would say yes but he cannot speak for the board.

Trustee Eisele motioned to approve the request from Stanka Consulting LTD. on two tentative parcel maps for 3282 Plymouth and 3292 Plymouth and for Indian Hills GID to accept ownership and maintenance of proposed utilities (water & Sewer). Chairman Clark-Ross seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

Trustee Eisele motioned to approve with conditions the request from Stanka Consulting LTD. on two tentative parcel maps for 3282 Plymouth and 3292 Plymouth and for Indian Hills GID to accept ownership and maintenance of proposed surface improvements (road, curb, and gutter) on the condition that they install surface improvements to comply with Indian Hills GID's specifications. Chairman Clark-Ross seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

7. Discussion and possible action to accept a bid for the Sanitary Sewer Lift Station Bypass #3 project from Knox Excavation, Inc. in the amount of \$57,725.00.

General Manager Chris Johnson stated he defers to Tim. District Engineer Tim Russell stated what you have, back in October they attempted to get some bids for the lift station bypass at lift station three on South Sunridge. There is no way to maintain the lift station without shutting the whole thing down, this has been going on for a while when John was here. This is to connect and block off the sewer going to the lift station pump from that new manhole to the force main. This is step one of a twostep process. They attempted to get some bid months ago, attempted again and finally got bids on this. Knox came back with a bid that is within our budget so that is great. Tim stated at this point he recommends that the board award this contract to Knox Excavation.

General Manager Chris Johnson stated this as Tim stated was part of last year's budget it was budgeted for at \$70,000, we are on budget, and it has been approved for. The bid came in lower so that is good.

Chairman Clark-Ross stated that she was impressed that we saved money. General Manager Chris Johnson stated for this to come back lower in this economy he was shocked.

Vice Chairman Dunham stated we only got two bids.

General Manager Chris Johnson stated that was it and that is the second attempt the first time we didn't get any bids.

Vice Chairman Dunham stated that his concern is the difference in prices it is almost 25% difference, for years it is all about the low bid but to only get two bids. You think that is a great bid.

General Manager Chris Johnson stated yes, and we cannot wait he is concerned. We got this last month the day the packet went out so we could not get it in the board packet. He had Collin ask them to extend the days. The difference does not surprise him, look at the past. There is no rhyme or reason on bids these days.

Trustee Eisele stated he has nothing.

Secretary/Treasurer Siegman stated he has nothing.

Public comment: none

Board of Trustees further discussion/comment: none

Vice Chairman Dunham motioned to accept a bid for the Sanitary Sewer Lift Station Bypass #3 project from Knox Excavation, Inc. in the amount of \$57,725.00. Trustee Eisele seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

8. Discussion and possible action regarding General Manager Chris Johnson's annual performance evaluation.

Chairman Clark-Ross stated can you believe we have had Chris for a year.

Trustee Eisele stated that he has worked with Chris a lot this last year and Chris is doing a fantastic job for us. He has been able to make a lot of changes, all employees love working with Chris and that is a big thing. Chris works very good with the board, he has an open-door policy, which is really good. There are other managers who do not have an open-door policy.

Vice Chairman Dunham stated that he agrees with Bill when he hears Chris talk to a room full of people or to just him, he shows the same enthusiasm and energy level above what is expected of him. Thank you, Chris.

Secretary/Treasurer Siegman stated that he hasn't been here long enough to fully assess Chris but from what he has seen he has no complaints or concerns. He has not had a bad experience. Keep it up.

Chairman Clark-Ross stated that she has Robert's comments, he submitted via email. Robert stated: Evaluation: satisfactory. Comments: I look forward to Chris's evolution as a general manager of IHGID and appreciate that staff appreciates respects and generally likes our new general manager. I am optimistic current and future boards will be able to work collaboratively on matters important to the district and as Chris says "assign value and prioritize" accordingly. I regret that this vacation scheduled more than two years ago prohibited my attendance to deliver and deliberate this evaluation in person.

Public comment: Resident Kendra Wilson stated that she really appreciates Chris, open-door policy is an understatement he spent over an hour with her going on a tour of district. He is always very engaged, and she appreciates the work he is doing.

Resident Robert Stulac stated he has interacted with Chris on a number of occasions over the last few months, he is very helpful, very transparent. He also took him on a tour. He gives him a high rating on his evaluation, he exceeds expectations. Robert stated that he looks forward to working with him.

Resident Penni Eisele stated that he is the best we have had, she likes open door policy.

General Manager Chris Johnson stated that he appreciates all the comments here. Chris stated that this is a passion. He lives here, this is his home. He is looking out for his neighborhood. As far as the open-door policy he would not have it any other way. Chris stated he does not have all the answers and never will, he has people who come in and see him, he has a board that talks to him and public that provides input. It is that kind of atmosphere that helps us to see things because sometimes when you are so focused on one job and looking down the road of the norms it is the person from the side that brings ideas and solutions, he enjoys that.

Chris thanked Kendra and Robert for coming out to do a tour of the district, he extends that invitation to the world because he finds that our neighbors do not understand how much is going on here. He likes it that our neighbors can come out here and meet our staff and the professionalism we have with our staff. Today our staff came together one from water and one from sewer to crack seal and train the parks guys how to crack seal that is the team we have. Thank you, we will keep doing what we are doing. Chris stated that with his evaluation he would like to request a merit increase of 5% for the board to approve.

Chairman Clark-Ross stated so you not only want your job, but you want more money too. Brooke what do you think, I would like to hear from you.

Administrative Services Supervisor/Human Resources Brooke Thompson stated well you all know what I think. Brooke stated she thinks staff as a whole she can 100% speak for staff because they would all come to her. Staff was all a little concerned not knowing what to expect from Chris and he has come in here being a breath of fresh air, not that our previous general manager didn't value our opinions, but he didn't necessarily do anything with them. Chris is doing a great job; everyone is very very happy. Anything that I have brought to Chris we have taken care of quickly, the morale around here staff wise has skyrocketed in a very short time. It is simple things, field staff didn't want green ugly shirts, it was a battle before with simple, little things. That is all gone with Chris. People enjoy coming here again and want to continue doing the work that they do. Chris's leadership has created that bond that seemed to fade away over time. I think he is doing great.

Chairman Clark-Ross stated she is glad she asked Brooke, that is exactly how she feels she could not have said it any better. Administrative Services Supervisor/Human Resources Brooke Thompson stated yes, the rapport that the rapport that Chris has built with all the staff very quickly is appreciated. He cares what everyone is doing, wants to learn and takes an interest in that. That helps builds the rapport, respect, and trust.

General Manager Chris Johnson stated it was almost exactly one year ago today that he was sitting in a chair in front of you interviewing and you voted no. Chris stated he came around the table afterwards, Kathryn do you remember what I said to you. Chairman Clark-Ross stated yes something about proving to her. Kathryn stated and you did, but she did have reservations. She thought that you would not be able to disconnect from the airport and she was worried because of the prior general manager.

Trustee Eisele motioned to approve a 5% merit increase to General Manager Chris Johnson's annual salary based on his successful performance evaluation. Vice Chairman Dunham seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

Board of Trustees further discussion/comment: none

9. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reviewed his report with the Board.

Chris stated thank you the big thing was last month was busy. We had a lot going on out here and it was a lot of fun. We have received the official approval for the dog park grant, he will work with Tim to get the design going. He is also looking at some improvements here. Parks and streets staff have been winterizing, they have one more mowing to do. Streets they are crack sealing today and did a great job. Chris stated he is building relationships throughout the community; these relationships are invaluable to us. Chris stated that they had the General Manager's meeting up here, every two months all General Manager's from the GID's, Town managers and he invited the County Manager, Assistant County Manager and the Chiefs meet have lunch and talk about issues and how to work collaboratively together. When our vac truck was down, they would have let us borrow theirs if it was

not broken too. Those relationships need to be fostered and maintained. We will be hosting the Nevada League of Cities lunch in December and the Chamber breakfast here in January it is building relationships and putting our name on the map.

1. Administrative

General Manager Chris Johnson reviewed the administrative report with the Board.

2. Water

General Manager Chris Johnson reviewed the water report with the Board.

3. Wastewater

General Manager Chris Johnson reviewed the wastewater report with the Board.

b. District Accountant Report

General Manager Chris Johnson reviewed the accountant report with the Board.

c. Engineer Report

District Engineer Tim Russell stated other than the previous agenda items, he has nothing else to add.

d. Attorney Report

District Counsel Chuck Zumpft stated that he has nothing to report.

Public comment: Resident Kendra Wilson stated bringing back the bike path being on the sidewalk on Vista Grande what can we do. General Manager Chris Johnson stated there is almost nothing we can do about that. Douglas County approved that before the bike path was there, we have no teeth in it. Anything the developer is going to do is going to be out of the kindness of their heart, Chris stated he will contact Community Development again. Resident Kendra Wilson stated she understands it is Douglas County, but it is something that we should be concerned about, the safety of our residents in our neighborhood. We should be concerned.

Resident Robert Stulac asked where this is. General Manager Chris Johnson stated this is at Mica Drive and Vista Grande.

Vice Chairman Dunham stated Brooke you are doing great, so glad you are here.

10. Discussion and possible action to approve Draft Minutes from the October 19, 2022, Board Meeting.

Trustee Eisele motioned to approve Draft Minutes from the October 19, 2022, Board Meeting. Vice Chairman Dunham seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

11. 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.

Chairman Clark-Ross stated that the Trunk or Treat was such a bid success, great job. She gets a lot of feedback, and everyone loved it. Vice Chairman Dunham stated that it is nice to see people sitting in the audience tonight.

12. Adjournment

Trustee Eisele motioned to adjourn the meeting. Chairman Clark-Ross seconded. Motion carried 4-0. Trustee Garcia was absent from the meeting.

Meeting adjourned at 7:49P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Trustee
Bill Eisele**