

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

Chairman Robert Stulac	Vice Chairman Robert Garcia	Secretary/Treasurer Russ Siegman	Trustee Vicky Lufrano	Trustee Dale Dunham
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**April 10, 2024**

**Regular Board Meeting 6:00 P.M.**

District Board Room  
3394 James Lee Park Road  
Carson City, NV  
89705  
(775) 267-2805

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**MISSION STATEMENT**

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

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

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

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

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

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

Following is the Agenda, which is also posted on IHGID's website at: [www.indianhillsnevada.com](http://www.indianhillsnevada.com)

# AGENDA

## 6:00 P.M. – Regular Meeting

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

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

4. Approval of Agenda-Chairman  
Items on this agenda may be taken out of order. Two or more agenda items may be combined for consideration. Any item appearing on this agenda may be removed, or its discussion delayed at any time.
  - Motion
  - Vote

## 5. PUBLIC HEARING FOR WATER

**Discussion** only on the intent of the Board of Trustees of the Indian Hills General Improvement District, Nevada, to amend the monthly basic service fee charged for water service provided by the Indian Hills G.I.D. by increasing the Water Basic Service Fee Flat Rate per month as show below: (General Manager, Chris Johnson)

Service Size:	Existing Rate:	Year 1 Base Rate: Effective 6/1/2024	Year 2 Base Rate: Effective 6/1/2025	Year 3 Base Rate: Effective 6/1/2026	Year 4 Base Rate: Effective 6/1/2027	Year 5 Base Rate: Effective 6/1/2028
3/4"	\$36.22	\$38.03	\$39.93	\$41.93	\$44.03	\$46.23
1"	\$56.60	\$59.43	\$62.40	\$65.52	\$68.80	\$72.24
1.5"	\$118.28	\$124.19	\$130.40	\$136.92	\$143.77	\$150.96
2"	\$173.87	\$182.56	\$191.69	\$201.27	\$211.33	\$221.90
3"	\$290.36	\$304.88	\$320.12	\$336.13	\$352.94	\$370.59
4"	\$586.53	\$615.86	\$646.65	\$678.98	\$712.93	\$748.58
6"	\$856.34	\$899.16	\$944.12	\$991.33	\$1,040.90	\$1,092.95
8"	\$1,292.75	\$1,357.39	\$1,425.26	\$1,496.52	\$1,571.35	\$1,649.92

- Open Public Comment
- Close Public Comment
- Close Public Hearing for Water

**6. PUBLIC HEARING FOR SEWER**

**Discussion** only on the intent of the Board of Trustees of the Indian Hills General Improvement District, Nevada, to amend the monthly service fees charged for sewer service provided by the Indian Hills G.I.D. by increasing the Sewer Flat Rate Fee per month from \$41.72 up to \$43.81 in year one, from \$43.81 up to \$46.00 in year two, from \$46.00 up to \$48.30 in year three, from \$48.30 up to \$50.72 in year four and from \$50.72 up to \$53.26 in year five. (General Manager, Chris Johnson)

- Open Public Comment
- Close Public Comment
- Close Public Hearing for Sewer

**7. Discussion and possible action** to adopt Resolution 2024R-01 establishing a new Water Basic Service Fee Flat Fee by increasing the Water Basic Service Fee Flat Rate per month as shown below. (General Manager, Chris Johnson)

Service Size:	Existing Rate:	Year 1	Year 2	Year 3	Year 4	Year 5
		Base Rate: Effective 6/1/2024	Base Rate: Effective 6/1/2025	Base Rate: Effective 6/1/2026	Base Rate: Effective 6/1/2027	Base Rate: Effective 6/1/2028
3/4"	\$36.22	\$38.03	\$39.93	\$41.93	\$44.03	\$46.23
1"	\$56.60	\$59.43	\$62.40	\$65.52	\$68.80	\$72.24
1.5"	\$118.28	\$124.19	\$130.40	\$136.92	\$143.77	\$150.96
2"	\$173.87	\$182.56	\$191.69	\$201.27	\$211.33	\$221.90
3"	\$290.36	\$304.88	\$320.12	\$336.13	\$352.94	\$370.59
4"	\$586.53	\$615.86	\$646.65	\$678.98	\$712.93	\$748.58
6"	\$856.34	\$899.16	\$944.12	\$991.33	\$1,040.90	\$1,092.95
8"	\$1,292.75	\$1,357.39	\$1,425.26	\$1,496.52	\$1,571.35	\$1,649.92

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

**8. Discussion and possible action** to adopt Resolution 2024R-02 establishing a new residential and commercial Sewer Rate Flat Fee by increasing the Sewer Rate Flat Fee per month from \$41.72 up to \$43.81 in year one, from \$43.81 up to \$46.00 in year two, from \$46.00 up to \$48.30 in year three, from \$48.30 up to \$50.72 in year four and from \$50.72 up to \$53.26 in year five. (General Manager, Chris Johnson)

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

9. Reports to the Board:

- a. General Manager Report
  1. Administrative
  2. Water
  3. Wastewater
- b. District Accountant Report
- c. Engineer Report
- d. Attorney Report

- Board of Trustees Discussion
- Open Public
- Close Public Comment

10. Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2024-2025.  
(General Manager, Chris Johnson/ District Accountant Stacie Cobb)

- Board of Trustees Discussion
- Open Public Comment
- Close Public Comment

11. Discussion and possible action to approve Draft Minutes from the March 20, 2024, Board meeting.

- Board of Trustees Discussion
- Open Public
- Close Public Comment

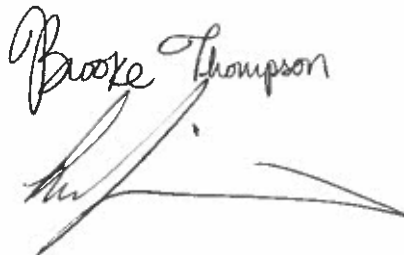
12. Chairman and Trustees Reports, Correspondence

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

13. Adjournment

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

As of 8:30 A.M., April 5, 2024, by



Brooke Thompson

# **AGENDA ITEM 5.**

## **PUBLIC HEARING FOR WATER**

**Discussion only on the intent of the Board of Trustees of the Indian Hills General Improvement District, Nevada, to amend the monthly basic service fee charged for water service provided by the Indian Hills G.I.D. by increasing the Water Basic Service Fee Flat Rate per month.**

**(General Manager, Chris Johnson)**

# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT NOTICE OF PUBLIC HEARING FOR A 5 YEAR RATE INCREASE PLAN TO AMEND THE MONTHLY BASIC SERVICE FEES CHARGED FOR WATER AND SEWER SERVICES PROVIDED BY THE INDIAN HILLS G.I.D.

PLEASE TAKE NOTICE that at the Board Meeting of Wednesday, April 10, 2024, at 6:00 P.M., the Board of Trustees of the District will hold a Public Hearing to consider adoption of a Resolution amending the current water and sewer service rate flat fees charged by the District. The Public Hearing will be held at the IHGID Boardroom, 3394 James Lee Park Rd. #A, Carson City, NV 89705. The public is invited to attend the April 10, 2024, Board of Trustees meeting where the Board will discuss the water and sewer rate flat fees. Public comment is also invited in person at the scheduled Public Hearing.

The current fees for water and sewer service provided by the District have been unchanged since 2014. The intent of the Board at the April 10, 2024, Public Hearing is to adopt a new fee schedule which reflects the necessity to fund infrastructure improvements, rising operational costs and increases to the Interlocal agreement.

The Board is considering action to increase the existing monthly water basic service fee:

Service Size	Existing	Year 1 Base Rate	Year 2 Base Rate	Year 3 Base Rate	Year 4 Base Rate	Year 5 Base Rate
3/4" (approved 7/16/2014)	\$36.22	\$38.03	\$39.93	\$41.93	\$44.03	\$46.23
1"	\$56.60	\$59.43	\$62.40	\$65.52	\$68.80	\$72.24
1.5"	\$118.28	\$124.19	\$130.40	\$136.92	\$143.77	\$150.96
2"	\$173.87	\$182.56	\$191.69	\$201.27	\$211.33	\$221.90
3"	\$290.36	\$304.88	\$320.12	\$336.13	\$352.94	\$370.59
4"	\$586.53	\$615.86	\$646.65	\$678.98	\$712.93	\$748.58
6"	\$856.34	\$899.16	\$944.12	\$991.33	\$1,040.90	\$1,092.95
8"	\$1,292.75	\$1,357.39	\$1,425.26	\$1,496.52	\$1,571.35	\$1,649.92

The Board is considering action to increase the existing monthly sewer charge:

Existing	Year 1 Base Rate	Year 2 Base Rate	Year 3 Base Rate	Year 4 Base Rate	Year 5 Base Rate
\$41.72	\$43.81	\$46.00	\$48.30	\$50.72	\$53.26

Commercial establishments which discharge a residential-equivalent standard wastewater quality will be charged a monthly flat rate per EDU. The intent of the Board at the April 10, 2024, Public Hearing is to adopt a new fee schedule which reflects the necessity to fund infrastructure improvements.

Please direct questions to the District office at 775-267-2805.

2



**The Record-Courier**  
BUREAU COUNTY'S HOMETOWN NEWSPAPER SINCE 1880

PO Box 648, Carson City, NV 89702  
1071 S Carson St, Carson City, NV 89701  
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 4055

**Legal Account**

INDIAN HILLS GID

3394 JAMES LEE PARK DR STE: A  
CARSON CITY, NV 89705

**Jodi Lynn Dark says:**

That she is a legal clerk of the  
**Record Courier** a newspaper published  
Wednesday and Saturday  
at Gardnerville, in the State of Nevada.

**Copy Line**

3/9 RC ROP Water/Sewer Fee Notice

**PO #:**

**AD #:** 41528

of which a copy is hereto attached, was published  
in said newspaper for the full required period of 1  
time(s) commencing on 3/9/2024  
and ending on, 3/9/2024  
all days inclusive.

**Signed:**



**Statement:**

Date	Amount	Balance
3/11/24	420.00	420.00

# **AGENDA ITEM 6.**

## **PUBLIC HEARING FOR SEWER**

**Discussion only on the intent of the Board of Trustees of the Indian Hills General Improvement District, Nevada, to amend the monthly service fees charged for sewer service provided by the Indian Hills G.I.D. by increasing the Sewer Flat Rate Fee per month from \$41.72 up to \$43.81 in year one, from \$43.81 up to \$46.00 in year two, from \$46.00 up to \$48.30 in year three, from \$48.30 up to \$50.72 in year four and from \$50.72 up to \$53.26 in year five.**

**(General Manager, Chris Johnson)**



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT NOTICE OF PUBLIC HEARING FOR A 5 YEAR RATE INCREASE PLAN TO AMEND THE MONTHLY BASIC SERVICE FEES CHARGED FOR WATER AND SEWER SERVICES PROVIDED BY THE INDIAN HILLS G.I.D.

PLEASE TAKE NOTICE that at the Board Meeting of Wednesday, April 10, 2024, at 6:00 P.M., the Board of Trustees of the District will hold a Public Hearing to consider adoption of a Resolution amending the current water and sewer service rate flat fees charged by the District. The Public Hearing will be held at the IHGID Boardroom, 3394 James Lee Park Rd. #A, Carson City, NV 89705. The public is invited to attend the April 10, 2024, Board of Trustees meeting where the Board will discuss the water and sewer rate flat fees. Public comment is also invited in person at the scheduled Public Hearing.

The current fees for water and sewer service provided by the District have been unchanged since 2014. The intent of the Board at the April 10, 2024, Public Hearing is to adopt a new fee schedule which reflects the necessity to fund infrastructure improvements, rising operational costs and increases to the Interlocal agreement.

The Board is considering action to increase the existing monthly water basic service fee:

Service Size	Existing	Year 1 Base Rate	Year 2 Base Rate	Year 3 Base Rate	Year 4 Base Rate	Year 5 Base Rate
3/4" (approved 7/16/2014)	\$36.22	\$38.03	\$39.93	\$41.93	\$44.03	\$46.23
1"	\$56.60	\$59.43	\$62.40	\$65.52	\$68.80	\$72.24
1.5"	\$118.28	\$124.19	\$130.40	\$136.92	\$143.77	\$150.96
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4"	\$586.53	\$615.86	\$646.65	\$678.98	\$712.93	\$748.58
6"	\$856.34	\$899.16	\$944.12	\$991.33	\$1,040.90	\$1,092.95
8"	\$1,292.75	\$1,357.39	\$1,425.26	\$1,496.52	\$1,571.35	\$1,649.92

The Board is considering action to increase the existing monthly sewer charge:

Existing	Year 1 Base Rate	Year 2 Base Rate	Year 3 Base Rate	Year 4 Base Rate	Year 5 Base Rate
\$41.72	\$43.81	\$46.00	\$48.30	\$50.72	\$53.26

Commercial establishments which discharge a residential-equivalent standard wastewater quality will be charged a monthly flat rate per EDU. The intent of the Board at the April 10, 2024, Public Hearing is to adopt a new fee schedule which reflects the necessity to fund infrastructure improvements.

Please direct questions to the District office at 775-267-2805.

Proof and Statement of Publication  
AD #: 41528



PO Box 648, Carson City, NV 89702  
1071 S Carson St, Carson City, NV 89701  
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 4055

**Legal Account**

INDIAN HILLS GID

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CARSON CITY, NV 89705

**Jodi Lynn Dark says:**

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Wednesday and Saturday  
at Gardnerville, in the State of Nevada.

**Copy Line**

3/9 RC ROP Water/Sewer Fee Notice

**PO #:**

**AD #:** 41528

of which a copy is hereto attached, was published  
in said newspaper for the full required period of 1  
time(s) commencing on 3/9/2024  
and ending on, 3/9/2024  
all days inclusive.

**Signed:**

*Jodi Lynn Dark*

**Statement:**

<b>Date</b>	<b>Amount</b>	<b>Balance</b>
3/11/24	420.00	420.00

6

# **AGENDA ITEM 7.**

**Discussion and possible action to adopt Resolution 2024R-01 establishing a new Water Basic Service Fee Flat Fee by increasing the Water Basic Service Fee Flat Rate per month as shown below.**

**(General Manager, Chris Johnson)**



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK ROAD #A  
CARSON CITY, NEVADA 89705  
TEL: (775) 267-2805 FAX: (775) 267-3510  
[www.indianhillsnevada.com](http://www.indianhillsnevada.com)

## Resolution 2024R-01

**A Resolution to amend the monthly basic service fee rate charged for water service provided by the District to all customers.**

- Whereas, the costs of production and delivery of municipal water services and the costs of maintenance and infrastructure improvements of the municipal water system have increased dramatically since the last rate amendment; and
- Whereas, the current water rates charged by the District do not cover the District's maintenance and infrastructure improvement costs to the District's water system; and
- Whereas, during the calendar year 2024, the current and future water rate formulation has been studied and reviewed by staff then reported to the Board as a recommended amendment to the monthly basic service fee rate, which recommendations were then accepted by this Board and;
- Whereas, the District's Board of Trustees held a public hearing regarding increasing the monthly water basic service rate for connections April 10, 2024 and at the conclusion of the public hearing the Board selected the following rate.

**NOW, THEREFORE, BE IT RESOLVED**, by the Indian Hills General Improvement District Board of Trustees that the recommended amendment to the water basic service fee monthly rate structure is herewith adopted, and beginning with the effective date, to wit: 1) the monthly water basic service fee rate is changed to: see table below



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK ROAD #A

CARSON CITY, NEVADA 89705

TEL: (775) 267-2805 FAX: (775) 267-3510

[www.indianhillsnevada.com](http://www.indianhillsnevada.com)

Service Size:	Existing Rate:	Year 1 Base Rate: Effective 6/1/2024	Year 2 Base Rate: Effective 6/1/2025	Year 3 Base Rate: Effective 6/1/2026	Year 4 Base Rate: Effective 6/1/2027	Year 5 Base Rate: Effective 6/1/2028
3/4"	\$36.22	\$38.03	\$39.93	\$41.93	\$44.03	\$46.23
1"	\$56.60	\$59.43	\$62.40	\$65.52	\$68.80	\$72.24
1.5"	\$118.28	\$124.19	\$130.40	\$136.92	\$143.77	\$150.96
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3"	\$290.36	\$304.88	\$320.12	\$336.13	\$352.94	\$370.59
4"	\$586.53	\$615.86	\$646.65	\$678.98	\$712.93	\$748.58
6"	\$856.34	\$899.16	\$944.12	\$991.33	\$1,040.90	\$1,092.95
8"	\$1,292.75	\$1,357.39	\$1,425.26	\$1,496.52	\$1,571.35	\$1,649.92

**BE IT FURTHER RESOLVED** that the effectiveness date of this amended structure and rate shall be July 1, 2024 with the first billing to customers based on this new formulation being those bills sent out after August 1, 2024. The annual July increase will reflect on the August 1st bill each year until 2029.



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK ROAD #A  
CARSON CITY, NEVADA 89705  
TEL: (775) 267-2805 FAX: (775) 267-3510  
[www.indianhillsnevada.com](http://www.indianhillsnevada.com)

Dated: This 10th day of April, 2024.

By: \_\_\_\_\_  
Bob Stulac, Chairperson  
Board of Trustees

By: \_\_\_\_\_  
Robert Garcia, Vice Chairperson  
Board of Trustees

By: \_\_\_\_\_  
Russ Siegman, Secretary/Treasurer  
Board of Trustees

By: \_\_\_\_\_  
Dale Dunham, Member  
Board of Trustees

By: \_\_\_\_\_  
Vicky Lufrano, Member  
Board of Trustees

## Potential Water Basic Service Fee Rate Increase:

A five-year rate increase is proposed with a 5.0% increase each year.

The current monthly charge for a  $\frac{3}{4}$ " meter is \$36.22.

Year one: \$1.81 increase bringing the \$36.22 to \$38.03 per month.

Year two: \$1.90 increase bringing the \$38.03 to \$39.93 per month.

Year three: \$2.00 increase bringing the \$39.93 to \$41.93 per month.

Year four: \$2.10 increase bringing the \$41.93 to \$44.03 per month.

Year five: \$2.20 increase bringing the \$44.03 to \$46.23 per month.

All other basic service fees based on meter size will increase 5.0% each year for five years.

\*\*\* All residential customers in the district have a  $\frac{3}{4}$ " meter. \*\*\*

## Other entities monthly water charges:

**Carson City:** Water \$30.83 per month plus usage fees.

**Round Hill GID:** Water \$68.22 per month plus usage fees.

**Kingsbury GID:** Water \$89.87 per month plus usage fees.

**Douglas County:** Water \$39.14 per month plus usage fees.

**Gardnerville Ranchos GID:** Water \$21.50 per month plus usage fees.

**Gardnerville Water Company:** \$41.00 per month plus usage fees.



# **AGENDA ITEM 8.**

**Discussion and possible action to adopt Resolution 2024R-02 establishing a new residential and commercial Sewer Rate Flat Fee by increasing the Sewer Rate Flat Fee per month from \$41.72 up to \$43.81 in year one, from \$43.81 up to \$46.00 in year two, from \$46.00 up to \$48.30 in year three, from \$48.30 up to \$50.72 in year four and from \$50.72 up to \$53.26 in year five.  
(General Manager, Chris Johnson)**



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK RD. #A  
CARSON CITY, NEVADA 89705  
TEL: (775) 267-2805 FAX: (775) 267-3510

## Resolution 2024R-02

### A Resolution to amend the monthly rate charged for sewer service provided by the District to all customers

- Whereas, the costs of production and delivery of municipal sewer services and the costs of maintenance and infrastructure improvements of the municipal sewer system have increased dramatically since the last rate amendment; and
- Whereas, the current sewer rates charged by the District do not cover the District's maintenance and infrastructure improvement costs to the District's sewer system; and
- Whereas, during the calendar year 2024, the current and future sewer rate formulation has been studied and reviewed by staff then reported to the Board as a recommendation amendment to the monthly sewer fee rates, which recommendations were then accepted by this Board; and
- Whereas, the District's Board of Trustees held a public hearing regarding increasing the sewer flat rate on April 10, 2024, at the conclusion of the public hearing the Board selected the following rate.

**NOW, THEREFORE, BE IT RESOLVED**, by the Indian Hills General Improvement District Board of Trustees that recommended amendment to the monthly sewer flat rate are herewith adopted, and beginning with the effective date, to wit: the monthly sewer service rate structure is changed to \$43.81 in year one, per month for residential customers, \$46.00 in year two, per month for residential customers, \$48.30 in year three, per month for residential customers, \$50.72 in year four, per month for residential customers and \$53.26 in year five, per month for residential customers. Commercial establishments which discharge a residential-equivalent standard wastewater quality will be charged a flat rate of \$43.81 in year one, per EDU per month of sewer service provided, \$46.00 in year two, per EDU per month of sewer service provided, \$48.30 in year three, per EDU per month of sewer service provided, \$50.72 in year four, per EDU per month of sewer service provided and \$53.26 in year five, per EDU per month of sewer service provided.

**BE IT FURTHER RESOLVED** that the effectiveness date of this amended structure and rate shall be July 1, 2024 with the first billing to customers based on this new formulation being those bills sent out after August 1, 2024. The annual August increase will reflect on the August 1st bill each year until 2028.

Resolution 2024R-02  
Adopted April 10, 2024

Dated: This 10th day of April, 2024.

By: \_\_\_\_\_  
Bob Stulac, Chairperson  
Board of Trustees

By: \_\_\_\_\_  
Robert Garcia, Vice Chairperson  
Board of Trustees

By: \_\_\_\_\_  
Russ Siegman, Secretary/Treasurer  
Board of Trustees

By: \_\_\_\_\_  
Dale Dunham, Member  
Board of Trustees

By: \_\_\_\_\_  
Vicky Lufrano, Member  
Board of Trustees

## Potential Sewer Fee Rate Increase:

A five-year rate increase is proposed with a 5.0% increase each year.

The current monthly charge for sewer is \$41.72 per EDU.

Year one: \$2.09 increase bringing the \$41.72 to \$43.81 per month.

Year two: \$2.19 increase bringing the \$43.81 to \$46.00 per month.

Year three: \$2.30 increase bringing the \$46.00 to \$48.30 per month.

Year four: \$2.42 increase bringing the \$48.30 to \$50.72 per month.

Year five: \$2.54 increase bringing the \$50.72 to \$53.26 per month.

## Other entities monthly sewer charges:

**Carson City:** Sewer \$46.43 per month.

**Round Hill GID:** Sewer \$90.33 per month.

**Kingsbury GID:** Sewer \$60.40 per month.

**Douglas County:** Sewer \$72.08 per month.

**Gardnerville Ranchos GID:** Sewer \$23.00 per month.

**Minden Gardnerville Sanitation District:** \$42.32 a quarter.

# **AGENDA ITEM 9a.**

## **Reports to the Board:**

### **a. General Manager Report**

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

It's been a short time since our last meeting, so there isn't much to report in this section.

The Parks & Streets crew has been very busy. They've been out marking the streets at the crosswalks, and replacing fading stop signs. They've also been spraying for weeds, checking irrigation systems, and refinishing the district's signs.

The Easter Egg Hunt went well. Brooke had a good turnout of kids that collected up all of the eggs. The weather held out just long enough for her to get the kids happy and send them on their way.

We are planning for the Dog Park equipment installation at the end of the month. One issue we were facing is the digging of the 2' diameter 6' deep holes for the shade structure. I called the General Manager in Gardnerville, and they are lending us their Bobcat with an auger on it for digging these holes. In turn, their crack sealer has completely failed, so they are going to borrow ours for a week to do some crack sealing. This is a great example of the relationships we're building between the GIDs, the County, and the Towns.

The Indian Drive project is coming along well. We've had some hiccups, but as of the time of this meeting we will be in the grinding and preparing to pave portion of the project. I'm looking forward to having this project done.

# **AGENDA ITEM 9b.**

## **Reports to the Board:**

### **b. District Accountant Report**



# **AGENDA ITEM 9c.**

## **Reports to the Board:**

### **c. Engineer Report**

# **AGENDA ITEM 9d.**

## **Reports to the Board:**

### **d. Attorney Report**

# **AGENDA ITEM 10.**

**Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2024-2025.  
(General Manager, Chris Johnson/ District Accountant Stacie Cobb)**

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G	M	N	O	P
1	<b>PROPOSED TENTATIVE BUDGET 24-25</b>										
2											
5	<b>REVENUES</b>										
6											
7											
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INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G	M	N	O	P	
42	<b>SERVICES &amp; SUPPLIES</b>											
43		DEPRECIATION FUNDING						\$ 13,800.00	\$ 14,200.00		4.25%	
44		BOARD OF TRUSTEES						\$ 9,600.00	\$ 7,500.00		25%	
45		PROFESSIONAL SERVICES						\$ 107,000.00	\$ 107,000.00			
46		SAFETY PROGRAM						\$ 850.00	\$ 850.00			
47		UTILITIES - ELECTRICITY						\$ 5,000.00	\$ 5,000.00			
48		UTILITIES - GAS						\$ 2,500.00	\$ 3,000.00			
49		EQUIPMENT LEASE						\$ 9,000.00	\$ 9,000.00			
50		BUILDING R & M						\$ 1,000.00	\$ 1,000.00			
51		VEHICLE - R&M						\$ 1,000.00	\$ 1,000.00			
52		VEHICLE - FUEL						\$ 1,000.00	\$ 1,000.00			
53		OFFICE EXPENSE						\$ 45,000.00	\$ 45,000.00			
54		TELEPHONE						\$ 16,000.00	\$ 17,000.00			
55		CUSTODIAL SERVICES						\$ 2,000.00	\$ 2,200.00			
56		TRAINING & EDUCATION & TRAVEL						\$ 1,500.00	\$ 1,500.00			
57		INSURANCE						\$ 17,000.00	\$ 18,700.00			
58		MAILINGS/POSTAGE						\$ 4,000.00	\$ 5,500.00			
59		UNIFORMS						\$ 500.00	\$ 500.00			
60		MISCELLANEOUS						\$ 1,000.00	\$ 1,000.00			
61	*	*	*	*	*	*						
62												
63												
64		<b>SUBTOTAL SERVICES &amp; SUPPLIES</b>								\$ 240,950.00	\$ 3,200.00	
65												
66		Depreciation						\$ 6,500.00	\$ 5,700.00			
67		Total expenses						\$ 346,169.04	\$ 354,493.62	\$ 8,324.58		
68												
69												
70												
71												
72												
73		<b>CAPITAL OUTLAY</b>										
74												
75												
76												
77												
78												
79		<b>SUBTOTAL</b>								\$ 346,169.04	\$ 354,493.62	\$ 8,324.58
80												

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G	M	N	O	P
81			TOTAL - ANNUAL EXPENSES - ADMIN					\$ 346,169.04	\$ 354,493.62		
82			TOTAL PARKS & RECREATION EXPENSE					\$ 443,509.96	\$ 480,883.78		
83			TOTAL STREETS Function-EXPENSE					\$ 1,127,458.36	\$ 1,117,490.18		
84											
85			TOTAL - ANNUAL GENERAL FUND EXPENSE					\$ 1,917,137.36	\$ 1,952,867.58	\$ 35,730.22	
86											
87			ALLOWABLE CONTINGENCY								
88											
89			NET REVENUES OVER EXPENSES					\$ (333,361.36)	\$ (287,169.58)	\$ 46,191.78	
90											
92			Profit (loss) WITHOUT depreciation					\$ 4,638.64	\$ 4,630.42	\$ (8.22)	
93											
94			Profit (loss) WITH depreciation					\$ (333,361.36)	\$ (287,169.58)		
95											

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - PARKS/REC

A	B	C	D	O	P	Q	R	S
PARKS & RECREATION EXPENSE BUDGET					FINAL	TENTATIVE	DIFFERENCE	NOTES
1	2	3	4	5	23-24	24-25		
1								
2	FY 2024-25							
3								
4	<b>SALARIES &amp; RELATED</b>							
5								
6								
7								
8	UTILITY PERSON I				\$ 47,070.40	\$ 49,400.80		percentage of total salary
9	UTILITY PERSON (FULL TIME)				\$ 20,542.72	\$ 21,632.00		100%
10								40%
11	mechanic				\$ 13,902.80	\$ 14,177.36		20%
12								
13								
14								
15	GENERAL MANAGER				\$ 19,897.28	\$ 20,221.76		20.0%
16	ACCOUNTANT				\$ 19,422.84	\$ 19,808.68		20.0%
17	P/T UTILITY BILLING COORDINATOR				\$ 2,199.56	\$ 2,177.74		10.0%
18	ADMINISTRATIVE SUPPORT ASSISTANT				\$ 16,199.36	\$ 19,061.44		20%
19								
20	SALARY CONTINGENCY / OT				\$ 26,000.00	\$ 29,800.00		100% sick/vacation accrual
21	SUBTOTAL SALARIES				\$ 165,234.96	\$ 176,279.78		dental/vision/life, health, pers. taxes
22	BENEFITS/TAXES				\$ 55,300.00	\$ 62,354.00		
23								
24	<b>TOTAL SALARIES &amp; RELATED</b>				\$ 220,534.96	\$ 238,633.78	\$ 18,098.82	
25								
26	<b>SERVICES &amp; SUPPLIES</b>							
27	DEPRECIATION FUNDING				\$ 15,800.00	\$ 16,900.00		4.25%
28	BOARD OF TRUSTEES				\$ 4,800.00	\$ 3,750.00		12.50%
29	PROFESSIONAL SERVICES				\$ 7,000.00	\$ 8,000.00		
30	SAFETY PROGRAM				\$ 2,000.00	\$ 3,000.00		
31	UTILITIES - ELECTRICITY				\$ 7,500.00	\$ 8,000.00		
32	UTILITIES - Natural gas				\$ 3,000.00	\$ 3,500.00		
33	WATER				\$ 60,000.00	\$ 60,000.00		
34	EQUIPMENT RENTAL				\$ 500.00	\$ 500.00		
35	R & M SUPPLIES				\$ 30,000.00	\$ 30,000.00		
36	BUILDING R & M				\$ 200.00	\$ 200.00		
37	VEHICLES - R & M				\$ 3,000.00	\$ 3,000.00		
38	EQUIP R&M				\$ 4,000.00	\$ 5,000.00		
39	FUEL				\$ 4,500.00	\$ 5,500.00		
40	TELEPHONE EXPENSE				\$ 1,200.00	\$ 1,200.00		

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - PARKS/REC

	A	B	C	D	O	P	Q	R	S
41			GARBAGE SERVICE			\$ 500.00	\$ 500.00		
42			TRAVEL, TRAINING & EDUCATION			\$ 500.00	\$ 500.00		
43			INSURANCE			\$ 17,000.00	\$ 18,700.00		
44			UNIFORMS			\$ 975.00	\$ 1,000.00		
45			MISCELLANEOUS			\$ 500.00	\$ 500.00		
46			PUBLIC EVENTS/REC EXPENSE			\$ 6,000.00	\$ 6,000.00		
47			* * * * *						
48									
49									
50			<b>SUBTOTAL SERVICES &amp; SUPPLIES</b>			\$ 168,975.00	\$ 175,750.00	\$ 6,775.00	
51									
52			DEPRECIATION			\$ 54,000.00	\$ 48,500.00		
53			Total Expenses			\$ 443,509.96	\$ 462,883.78	\$ 19,373.82	
54									
55									
56									
57			<b>PARKS CAPITAL OUTLAY</b>						
58									
59			RIDING MOWER			\$	\$ 18,000.00		
60									
61									
62									
63									
64									
65									
66									
67			<b>SUBTOTAL CAPITAL OUTLAY</b>			\$ -	\$ 18,000.00	\$ 18,000.00	
68									
69									
70									
71			<b>TOTAL PARKS EXPENSES</b>			\$ 443,509.96	\$ 480,883.78	\$ 37,373.82	
72									
73									



INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - STREETS

	A	B	C	D	E	P	Q	R	S
	STREETS FUNCTION BUDGET - 24-25					FINAL	TENTATIVE		NOTES
						23-24	24-25	DIFFERENCE	
1									
2									
3									
4									
5									
6						\$ 48,068.80	\$ 51,959.20		percentage of total salary
7						\$ 20,542.72	\$ 21,632.00		100%
8									40%
9						\$ 13,902.80	\$ 14,177.36		20%
10									
11									
12						\$ 19,897.28	\$ 20,221.76		20.00%
13						\$ 19,422.84	\$ 19,808.68		20%
14						\$ 2,199.56	\$ 2,177.74		10.0%
15						\$ 16,199.36	\$ 19,061.44		20%
16									
17						\$ 600.00	\$ 600.00		250 hours standby time for snow removal
18						\$ 26,400.00	\$ 32,200.00		100% sick/vacation accrual
19									
20						\$ 167,233.36	\$ 181,838.18		
21									
22						\$ 68,300.00	\$ 77,252.00		dental/vision/life, health, pers. taxes
23									
24						\$ 235,533.36	\$ 259,090.18	\$ 23,556.82	
25									
26									
27						\$ 14,000.00	\$ 15,200.00		4.25%
28						\$ 4,800.00	\$ 3,750.00		12.50%
29						\$ 12,000.00	\$ 12,000.00		
30						\$ 2,000.00	\$ 3,000.00		
31						\$ 5,500.00	\$ 7,000.00		
32						\$ 500.00	\$ 500.00		
33						\$ 15,000.00	\$ 15,000.00		

Streets

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - STREETS

	A	B	C	D	E	P	Q	R	S
34		BUILDING R & M				\$ 250.00	\$ 250.00		
35		FLEET VEHICLES - R & M				\$ 5,000.00	\$ 5,500.00		
36		EQUIPMENT R & M				\$ 4,500.00	\$ 5,000.00		
37		FUEL				\$ 4,500.00	\$ 5,500.00		
38		TELEPHONE				\$ 1,500.00	\$ 1,500.00		
39		OFFICE EXPENSE/DUES				\$ 600.00	\$ 600.00		
40		GARBAGE SERVICE				\$ 300.00	\$ 300.00		
41		TRAINING & EDUCATION & TRAVEL				\$ 500.00	\$ 500.00		
42		INSURANCE				\$ 17,000.00	\$ 18,700.00		
43		UNIFORMS				\$ 975.00	\$ 1,000.00		
44		MISCELLANEOUS				\$ 500.00	\$ 500.00		
45		* * * * *				\$ 500.00	\$ 500.00		
46		STREET PROJECTS/RIGHT OF WAY				\$ 20,000.00	\$ 20,000.00		
47									
48									
49		<b>SUBTOTAL SERVICES &amp; SUPPLIES</b>				\$ 109,425.00	\$ 115,800.00	\$ 6,375.00	
50									
51		DEPRECIATION				\$ 277,500.00	\$ 237,600.00		
52		<b>Total Expenses</b>				\$ 622,458.36	\$ 612,490.18	\$ (9,968.18)	
53									
54		<b>STREETS FUNCTION - 24-25</b>				<b>FINAL</b>	<b>TENTATIVE</b>		
55						<b>23-24</b>	<b>24-25</b>		
56		<b>CAPITAL OUTLAY</b>							
57									
58		STREET PROJECTS - Street reserve funds				\$	\$ 495,000.00		
59		STREET PROJECTS				\$ 505,000.00	\$		
60		DUMP TRAILER				\$	\$ 10,000.00		
61									
62									
63									
64		<b>SUBTOTAL CAPITAL OUTLAY</b>				\$ 505,000.00	\$ 505,000.00	\$ -	
65									
66		<b>TOTAL STREETS EXPENSES</b>				\$ 1,127,458.36	\$ 1,117,490.18	\$ (9,968.18)	

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
1	SEWER OPS BUDGET 2024-25					FINAL 23-24	TENTATIVE 24-25	DIFFERENCE	
2									
3									
4	REVENUES								
5	SEWER FEES					\$ 1,011,000.00	\$ 1,061,954.00		
6	INTEREST					\$ 120.00	\$ 41,000.00		
7	RATE RESERVES USED								
8									
9									
10									
11	TOTAL REVENUES					\$ 1,011,120.00	\$ 1,102,954.00	\$ 91,834.00	
12									
13	SEWER OPS BUDGET 2024-25					FINAL 23-24	TENTATIVE 24-25		
14									
15	EXPENSES								
16	SALARIES & RELATED								
17									
18	WASTEWATER OP SUPERVISOR					\$ 69,264.40	\$ 70,637.20		percentage of total salary
19	mechanic					\$ 20,854.20	\$ 21,266.04		100%
20									30%
21	WW OPS/MAINT II					\$ 62,317.20	\$ 65,458.00		100%
22	UTILITY PERSON FULL TIME					\$ 5,135.68	\$ 5,408.00		10%
23									
24									
25	GENERAL MANAGER					\$ 19,897.28	\$ 20,221.76		20%
26	ACCOUNTANT					\$ 19,422.84	\$ 19,808.68		20%
27	P/T UTILITY BILLING COORDINATOR					\$ 6,598.69	\$ 6,533.23		30.00%
28	ADMINISTRATIVE SUPPORT ASSISTANT					\$ 16,199.36	\$ 19,061.44		20%
29									
30	STANDBY					\$ 13,802.00	\$ 13,802.00		
31	SALARY CONTINGENCY / OT					\$ 55,198.00	\$ 60,200.00		100% of sick/vacation accrual
32	SUBTOTAL SALARIES					\$ 288,689.65	\$ 302,396.35		
33	BENEFITS AND TAXES					\$ 137,500.00	\$ 147,191.00		dental/vision/life, health, pers, taxes
34						\$ -	\$ -		
35	TOTAL SALARIES & RELATED					\$ 426,189.65	\$ 449,587.35	\$ 23,397.70	
36									

SEWER

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
37									
38	SEWER OPS BUDGET 2024-25					FINAL 23-24	TENTATIVE 24-25		
39	SERVICES & SUPPLIES								
40									
41									
42	ACTUAL DEPRECIATION FUNDING					\$ 27,500.00	\$ 30,000.00		
43	SEWER RATE RESERVE					\$ 160,000.00	\$ 160,000.00		4.25%
44	BOARD OF TRUSTEES					\$ 9,600.00	\$ 7,500.00		
45	PROFESSIONAL SERVICES					\$ 35,000.00	\$ 35,000.00		
46	SAFETY PROGRAM					\$ 3,500.00	\$ 3,500.00		
47	UTILITIES - ELECTRICITY					\$ 58,000.00	\$ 70,000.00		
48	O&M-SUPPLIES					\$ 20,000.00	\$ 20,000.00		
49	BUILDING R & M					\$ 500.00	\$ 500.00		
50	VEHICLE REPAIRS & MAINT					\$ 3,000.00	\$ 5,000.00		
51	EQUIPMENT R & M					\$ 13,000.00	\$ 20,000.00		
52	FUEL					\$ 6,000.00	\$ 7,500.00		
53	TREATMENT CHEMICALS					\$ 17,000.00	\$ 17,000.00		
54	OFFICE EXPENSE					\$ 5,000.00	\$ 5,000.00		
55	TELEPHONE					\$ 3,700.00	\$ 3,700.00		
56	GARBAGE SERVICE					\$ 500.00	\$ 500.00		
57	BIO-SOLID DISPOSAL					\$ 7,000.00	\$ 16,000.00		
58	TRAINING & EDUCATION & TRAVEL					\$ 2,000.00	\$ 2,000.00		
59	INSURANCE					\$ 17,000.00	\$ 18,700.00		
60	LAB FEES					\$ 8,000.00	\$ 10,000.00		
61	PERMIT FEES					\$ 4,500.00	\$ 5,200.00		
62	MAILINGS/POSTAGE					\$ 6,000.00	\$ 7,000.00		
63	UNIFORMS					\$ 1,625.00	\$ 1,700.00		
64	MISCELLANEOUS					\$ 500.00	\$ 500.00		
65									
66	SUBTOTAL SERVICES & SUPPLIES					\$ 408,925.00	\$ 446,300.00	\$ 37,375.00	
67									
68	DEPRECIATION					\$ 383,000.00	\$ 388,000.00		
69	TOTAL EXPENSES					\$ 1,218,114.65	\$ 1,283,887.35	\$ 65,772.70	
70									
71	EXCESS OF REVENUE OVER EXPENSES					\$ (206,994.65)	\$ (180,933.35)	\$ 26,061.30	
72									
73	SEWER OPS BUDGET 2024-25					FINAL	TENTATIVE		

SEWER

32

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
						23-24	24-25		
74									
75		Debt service principal				\$ (110,851.63)	\$ (114,836.79)		
76		Debt service interest				\$ (43,437.33)	\$ (39,257.17)		
77		<b>Total debt service</b>				\$ (154,288.96)	\$ (154,093.96)		
78									
79		<b>Sub cash flow before capital outlay, after depreciation</b>				\$ (361,283.61)	\$ (335,027.31)		
80									
81									
82		<b>CAPITAL OUTLAY</b>							
83		DECANTER REPLACEMENT				\$	\$ 8,000.00		
84		BLOWER OVERHAUL				\$	\$ 10,000.00		
85		CAMERA TRAILER				\$	\$ 20,000.00		
86									
87									
88									
89		TOTAL CAPITAL OUTLAY				\$ -	\$ 38,000.00	\$ 38,000.00	
90		Net Cash flow incl depreciation				\$ (361,283.61)	\$ (373,027.31)		
91									
92		<b>Net Cash flow WITHOUT depreciation, sewer</b>				\$ 21,716.39	\$ 14,972.69	\$ (6,743.70)	

SEWER

INDIAN HILLS GENERAL IMPROVEMENT - DISTRICT-WATER

	A	B	C	G	H	K	L	M	N	O
							FINAL 23-24	TENTATIVE 24-25	DIFFERENCE	NOTES
1										
2										
3										
4										
5										
6										
7							\$ 880,000.00	\$ 924,585.00		
8							\$ 525,000.00	\$ 525,000.00		
9							\$ 12,441.60	\$ 12,441.60		
10							\$ 4,000.00	\$ 60,000.00		
11								\$ 70,000.00		reserves to be used for North Tank
12										
13										
14										
15										
16										
17							\$ 1,421,441.60	\$ 1,592,026.60	\$ 170,585.00	
18										
19										
20										
21										
22										percentage of total salary
23							\$ 90,211.20	\$ 93,726.40		100%
24							\$ 54,725.20	\$ 52,332.80		100%
25							\$ 20,854.20	\$ 21,266.04		30%
26							\$ 5,135.68	\$ 5,408.00		10%
27										
28										
29							\$ 19,897.28	\$ 20,221.76		20%
30							\$ 19,422.84	\$ 19,808.68		20%
31							\$ 8,798.25	\$ 8,710.98		40.00%
32							\$ 16,199.36	\$ 19,061.44		20%
33										
34										
35										
36							\$ 13,802.00	\$ 13,802.00		
37							\$ 77,500.00	\$ 76,000.00		includes /vaca/sick buyout(100% of accrual) /call
38							\$ 326,546.01	\$ 330,338.10		
39							\$ 110,700.00	\$ 112,700.00		dental/vision/life, health, pers, taxes
40										

INDIAN HILLS GENERAL IMPROVEMENT -DISTRICT-WATER

	A	B	C	G	K	L	M	N	O
41	TOTAL SALARIES & RELATED					\$ 437,246.01	\$ 443,038.10	\$ 5,792.09	
42									
43	WATER OPERATIONS BUDGET 2024-25								
44	SERVICES & SUPPLIES								
45									
46	ACTUAL DEPRECIATION FUNDING					\$ 37,800.00	\$ 39,800.00		4.25%
47	RATE INCREASE RESERVES					\$ 200,000.00	\$ 200,000.00		25%
48	BOARD OF TRUSTEES					\$ 9,600.00	\$ 7,500.00		
49	PROFESSIONAL SERVICES					\$ 35,500.00	\$ 35,500.00		
50	SAFETY PROGRAM					\$ 3,000.00	\$ 3,000.00		
51	UTILITIES - ELECTRICITY					\$ 70,000.00	\$ 90,000.00		
52	UTILITIES - GAS					\$ 7,000.00	\$ 8,000.00		
53	PURCHASE OF MINDEN WATER					\$ 218,550.00	\$ 227,950.00	235 million @.97 per 1000	
54	O&M-SUPPLIES					\$ 25,000.00	\$ 28,000.00		\$10,000 for water meter replacement
55	BUILDING R & M					\$ 2,500.00	\$ 2,500.00		
56	VEHICLE EXPENSE - R & M					\$ 3,000.00	\$ 3,000.00		
57	EQUIPMENT R & M					\$ 6,000.00	\$ 6,000.00		
58	VEHICLE EXPENSE - FUEL					\$ 6,500.00	\$ 6,800.00		
59	TREATMENT CHEMICALS					\$ 8,000.00	\$ 8,500.00		
60	OFFICE EXPENSE					\$ 3,200.00	\$ 3,500.00		
61	TELEPHONE					\$ 12,000.00	\$ 13,000.00		
62	GARBAGE SERVICE					\$ 500.00	\$ 500.00		
63	TRAINING & EDUCATION & TRAVEL					\$ 5,000.00	\$ 5,000.00		
64	INSURANCE					\$ 17,000.00	\$ 18,700.00		
65	LABORATORY FEES					\$ 7,000.00	\$ 10,000.00		
66	PERMIT FEES					\$ 5,500.00	\$ 5,500.00		
67	MAILINGS/POSTAGE					\$ 6,000.00	\$ 9,000.00		
68	UNIFORMS					\$ 1,625.00	\$ 1,700.00		
69	MISCELLANEOUS					\$ 500.00	\$ 500.00		
70									
71	* * * * *								
72									
73									
74	SUBTOTAL SERVICES & SUPPLIES					\$ 690,775.00	\$ 733,950.00	\$ 43,175.00	
75									
76	DEPRECIATION					\$ 545,000.00	\$ 503,000.00		
77	TOTAL EXPENSES					\$ 1,673,021.01	\$ 1,679,988.10	\$ 6,967.09	
78									
79	EXCESS OF REVENUE OVER EXPENSES					\$ (251,579.41)	\$ (87,961.50)		
80									

INDIAN HILLS GENERAL IMPROVEMENT - DISTRICT-WATER

	A	B	C	G	H	K	L	M	N	O
81										
82		<b>WATER OPERATIONS BUDGET 2024-25</b>					<b>FINAL</b>	<b>TENTATIVE</b>		
83							23-24	24-25		
84		Connection fees								
85		(Cash received from bond proceeds)								
86		Debt service principal					(\$236,732.60)	(\$244,519.42)		
87		Debt service interest					(\$55,038.28)	(\$47,146.48)		
88		Total debt service					\$ (291,770.88)	\$ (291,665.90)		
89										
90		<b>Sub cash flow before capital outlay, after depreciation</b>					<b>\$ (543,350.29)</b>	<b>\$ (379,627.40)</b>		
91										
92										
93										
94		<b>CAPITAL OUTLAY</b>								
95										
96		NORTH TANK					\$	120,000.00		
97										
98										
99										
100										
101										
102										
103										
104		<b>SUBTOTAL - CAPITAL OUTLAY</b>					\$ -	\$ 120,000.00	\$ 120,000.00	
105		<b>Net Cash flow incl depreciation</b>					\$ (543,350.29)	\$ (499,627.40)		
106										
107		<b>Net Cash flow WITHOUT depreciation, water</b>					\$ 1,649.71	\$ 3,372.60	\$ 1,722.89	
108										



# **AGENDA ITEM 11.**

**Discussion and possible action to approve Draft Minutes from the March 20, 2024, Board Meeting.**

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**March 20, 2024**  
**Regular Board Meeting 6:00 P.M.**

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

**Trustees Absent:** Vice Chairman Garcia

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

**Others Present:** District Counsel Chuck Zumpft, District Engineer Collin Sturge. Residents Kathy Waters and Lynn Dement.

**6:00P.M. - Regular Meeting**

1. **Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Chairman Stulac called the meeting to order at 6:02PM.
2. **Pledge of Allegiance:** Led by Trustee Lufrano.
3. **Public Interest Comment:** Resident Lynn Dement stated that she lives on Mica drive. Lynn stated that we talked about this before, putting something on a calendar on the website so people don't have to call the office with questions. They were spraying herbicide in South Sunridge Park today, and no one knew. She went to the park today to see it spewing all over. It is dangerous when they walk their dogs, they walk along the edges too, she left immediately. Can't we work something out to let people know. They were not spraying in the grass area just around the perimeter. Can't we put something out there for people. Her dog is her world. Thank you.
4. **Approval of Agenda**

*Chairman Stulac stated absent objection he approves the agenda. No objection. Item passed, agenda approved.*

**5. Reports to the Board:**

**a. General Manager Report**

General Manager Chris Johnson reviewed his report with the board. Chris stated the big thing is Indian drive, the project had some pretty big hiccups and they handled them well. Everything was all good until the top hats part. It was supposed to be one day, it has been four weeks now and it is still not done. Chris stated we are working on that now. Chris showed the board what the liner is, he explained the green part is the pipe, the grey part is the new liner that was put in there. It adds 60 years to the pipe. Once that part is done, then they do the top hats to smooth the transitions from each pipe making a smooth transition. They are working on getting the deficiencies fixed now. The wastewater plant had some issues from power bumps, they got new vfd's, variable frequency drives, the ones that were in there were very old. One went bad, parts are hard to find so we upgraded them to modern ones, the programming had to also be replaced, they are in and have a warranty. Both basins are full and back in operation. The sanitary survey deficiencies he, Matt and Colin are working on those. One being the air gap on the big green tank, the air gap comes out the side so if the water backs up it comes out of the side, the pipe should be sixteen inches and we are at 10 inches. That is how the tank was built, up until now it has been grandfathered in because that is the way the tank was built. Now, as we stated a few meetings ago, there are new people in the office, and they want it to be fixed. Chris stated the silliness about this deficiency is that air gap is outside the water tank in case the water level ever rises up, it goes inside that airgap. The water tank sits on top of the hill so the only way water can back up into that pipe is the water would have to rise 170 feet above where we are now. The entire valley would be under five hundred feet of water, the valley would be flooded. Those are some of the things they are working on now.

Chairman Stulac asked if we can request a variance. District Engineer Colin Sturge yes, we did ask for a variance, and they rejected it, they did give us an extension for three years. District Engineer Colin Sturge stated that they will address it with the other items next year. Next year it is budgeted to fix the green tank. Chairman Stulac stated he is surprised they rejected it. Who did the request go to. District Engineer Colin Sturge stated to the supervisor, the interesting thing is they are the ones who told us to request a variance and then they denied it. Chairman Stulac stated can it be elevated above the supervisor. District Engineer Colin Sturge stated he will look into it. General Manager Chris Johnson stated they have some options; they will work on it.

Trustee Dunham stated the change order, was there an additional cost for the top hats. General Manager Chris Johnson stated that they need to pay for that.

General Manager Chris Johnson stated that we are working on the budget, he has been working with departments to get their capital needs for the budget and five-year capital improvement plan.

General Manager Chris Johnson stated the parks and streets crew has been aggressively spraying weeds because they are already coming up in full growth. There is not a scheduled time we treat weeds; it is summertime they will be treating weeds. They are close to the ground spraying. Chris stated he really wants to give credit to Steve, Sean, and Cody, look at all the trash cans and signs. They took all the trash cans and signs, sanded them, stained, and repainted them all. They look great. They are constantly on the go. They are doing a great job. Steve has been a great benefit to us, Sean and Cody are thriving. The dog park equipment is here, we are just waiting for better weather to start installing.

General Manager Chris Johnson stated we are switching our phone service from Frontier to DTS. It will all be VOIP now and it will save us approximately \$17,000 a year.

We will be hosting a 5K run with the Carson Valley Trails Association in October. This will be a fun event to promote the district and show off our area of Douglas County.

General Manager Chris Johnson stated he met with the other District Managers in the County. It was nice to have the County Manager there with us to discuss some of the issues facing our communities.

The Suicide Prevention Network of Carson Valley hosts an annual fundraiser. They are an important part of our community, and are self-funded, so this fundraiser is vital to them. They take ten volunteers that are active in the community and pair them with professional dancers. After a month of practice, they host the Gotta Dance dinner, which is a "Dancing With The Stars" style evening where the dancers compete in front of the judges and over six hundred spectators. I have volunteered and will be representing Indian Hills as a celebrity dancer in April. Wish me luck.

**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. Chris said he would like to state for the record staff is very tight,

Minutes of the March 20, 2024, Regular Board of Trustees Meeting

very, very tight. We are a couple of months away from the end of the budget and we are still looking very good. All departments are very fiscally responsible, staff look at the best options to get the most value. He likes to call out their praise, this staff is being very careful with your tax dollars.

**c. Engineer Report**

District Engineer Collin Sturge stated that Chris touched on a lot of it. Colin showed a video about the lining process to the board. The water and sewer portions will be done by the end of March. The road work will start on April 9<sup>th</sup> and paving on the 15<sup>th</sup> and 16 with miscellaneous surface work after that. In general, we are on schedule. Chris mentioned the sanitary survey, north and south tank and green tank are the only items remaining. The MS4 report will be sent to NDEP this week. He has been working with Stanka consulting on the Lily Court project, it will now be one project with five new lots and one reuse. Their permit with Douglas County expired so they have to start the entire process over again and they are changing the design. This will be brought back to the board.

**d. Attorney Report**

District Counsel Chuck Zumpft stated he has nothing to report.

**Public comment: none.**

**6. Discussion and possible action to approve Draft Minutes from the December 20, 2023, Board Meeting.**

Chairman Stulac stated absent objection he approves this item. Trustee Lufrano objected. Trustee Lufrano stated under item four it states Trustee Garcia Lufrano, remove Lufrano.

**Public comment: none.**

*Trustee Lufrano motioned to approve Draft Minutes from the December 20, 2023, Board Meeting with one change under item 4, it reads Trustee Garcia Lufrano, remove Lufrano. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.*

**7. Discussion and possible action to approve Draft Minutes from the January 17, 2024, Board Meeting.**

Chairman Stulac stated absent objection he approves this item. Trustee Lufrano objected. Trustee Lufrano stated under Item 3a. add a four to calendar year. Item 9 add Chairman's last name Stulac and add Secretary/Treasurer's last name Siegman. Item 15. Change from Trustee Garcia to Vice Chairman Garcia and Secretary/Treasurer Lufrano to Trustee Lufrano.

**Public comment: none.**

*Secretary/Treasurer Siegman motioned to approve Draft Minutes from the January 17, 2024, Board Meeting with changes. Item 3a. add a four to calendar year. Item 9 add Chairman's last name Stulac and add Secretary/Treasurer's last name Siegman. Item 15. Change from Trustee Garcia to Vice Chairman Garcia and Secretary/Treasurer Lufrano to Trustee Lufrano. Trustee Lufrano seconded. Motion carried 4-0. Vice Chairman Garcia was absent from the meeting.*

**8. Chairman and Trustees Reports, Correspondence**

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

Trustee Lufrano stated great job Brooke, saving the district \$17,000 is pretty awesome. She is happy to help at the easter event and will be here at the time discussed. Vicky stated a member of public pointed out that the sign by Chevron was done and looks great, so awesome job. Trustee Lufrano stated she is guessing that at the April meeting we will have the rate increase hearing. She volunteers at the senior lunch on Friday's and one senior asked her about a bus service, there use to be a bus service that made rounds take them to town.

Secretary/Treasurer Siegman stated his neighbors have asked about the roads. Carson City is now considering creating GID's to get funding for roads. They are asking how that works, creating a GID will fix roads is how it is presented. General Manager Chris Johnson stated it is not.

Chairman Stulac stated residents have approached him about the roads he gave them an update on roads. He went and looked at Somerset with potholes. On his side of the highway, Haystack is the worst. One thing he has said before, one of the biggest things he has as a trustee is our dollars and infrastructure worked on, we have certain limitations and things we have to work on. Is Stacie doing grant training, is there anything we can do to check that out and see what there is out there for roads. General Manager Chris Johnson stated that is precisely why she is doing that training. Chairman Stulac stated great, he is glad she is doing that training. Chairman Stulac stated he wanted to let the board, and staff know that he put in a couple of complaints for Douglas County code enforcement, Brooke took care of all of them. It was a success both were promptly addressed.

Trustee Dunham stated with Stacie taking classes, keep it in house. Are there possibilities for grants for our roads. General Manager Chris Johnson stated yes to find grants for our roads if they are there.

Chairman Stulac stated the next question will be what road is next. When will the PCI be updated, he knows it takes money, but it would be nice to have that updated to show residents. General Manager Chris Johnson stated the next roads are a section of Amador and Somerset.

**9. Adjournment**

*Chairman Stulac stated absent objection he approves adjournment. No objection. Item passed, meeting adjourned.*

Meeting adjourned at 7:11P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Russ Siegman**