

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. A
Carson City, NV 89705
August 19, 2026
Regular Board Meeting
6:00 P.M.

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

Trustees Absent: Trustee Stulac.

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

Others Present: District Engineer Collin Surge, District Counsel Chuck Zumpft, Wilson Engineers Principal Engineer Rob Anderson, Residents Lynn Dement, Dallas Debatine, Brian Patrick, Ben and Debbie Walker and Keith and Cynthia Rhead.

6:00P.M. - Regular Meeting

1. **Call to Order**
Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Clark-Ross called the meeting to order at 6:00PM.
2. **Pledge of Allegiance:** Led by Trustee Garcia.
3. **Public Interest Comment** Resident Debbie Walker: My name is Debbie Walker, and we had an unsettling situation happen on Friday the 14th, where we had our neighbor come with their children, knocking on the door frantically. Please keep my children in your house. There's a crazy man out here with a golf club chasing them. It was upsetting for the kids and the kids I had for about a half hour. They were very upset. When she came back, she showed me the picture of the person, it was Robert Stulac.

Chairman Clark-Ross: What.

Resident Debbie Walker: It was. And that was not okay. I don't care what somebody is doing to you. You don't go after children, you get documentation. You get in touch with the law. You don't do it yourself. And I know you guys can't probably do something, but that's wrong.

Chairman Clark-Ross: Thank you,

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Vice Chairman Jones: Madam Chair. Can I ask a clarifying question because I missed a word.

Chairman Clark-Ross: Go ahead.

Vice Chairman Jones: I heard you say that someone was chasing the children with something else. Can you recall?

Chairman Clark-Ross: Yes. Put them on. Do you have a little mic there? No. Microphone.

Vice Chairman Jones: With a golf cart?

Resident Ben Walker: No, a golf club. He had a golf club. He was. All he had on was a pair of shorts. No shirt. I don't know if he had shoes. The police were there and they did contact him. I don't know if there was an. I think there was a case filed. It But he had. He had said something about some teenagers stealing gas from a neighbor, and he took it upon himself to go out and try to find these kids swinging a golf club, he said, for protection. But he saw these two eight year old twin boys walking with their parents, and he went after them. And when the parents confronted him, he said, well, I'm supposed to go out and find these kids like it was his responsibility. But two eight-year-old boys and two chubby teenagers, there's a big difference. And these little kids were traumatized. They came into our house. One went through and locked all the doors. And he's been sleeping in his mom's bed since. They didn't come tonight. They meant to, but they had a prior engagement. They took the kids. Baseball game.

Resident Debbie Walker: Soccer?

Resident Ben Walker: Soccer game. Excuse me. So, it is it is a matter of the police did investigate it. I don't know where all. It's gone, but we just wanted to bring it to the public that this man's running for, and I wish he was here. He's running for office. Yes. We would like to at least bring that out. That he was acting so irrational and uncontrollable. Thank God the father wasn't carrying a weapon because he would have pulled his gun out. If, you know, just as a defensive thing. This could have escalated to a to a major incident. So, we wanted to bring that out. And he did try to apologize. And I'm speaking for the parent. He said that's not an apology. And he wasn't he had already traumatized his children. So, I just wanted to. My name is Ben Walker. I'm just my name. Thank you.

Chairman Clark-Ross: Thank you. Anybody? Anybody else for public comment? Go ahead.

Resident Lynn Dement: Since this was our event, 1020 Mica Drive. Since this was already brought up at the board meeting, I'd like to tag on to this also. I contacted the sheriff's department because I observed two maybe 14-year-olds breaking into a car next door to me. They flipped open the gas tank, got into the car, and were rummaging around when they saw me. They ran. I called the sheriff's department because my neighbor didn't choose to. I texted my neighbors, then make sure your cars are locked. Mr. Stulac texted me back and said, I'm going out looking for him now. I had no idea that he would be out there with a golf club and shirtless. The deputy sheriff who took the call came to my home afterwards to let

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me know what was happening, and he said I had to stop searching because I ran into your neighbor, Bob, out there with no shirt, swinging a golf club, chasing two eight-year-olds. And he said the mother and the two children were beyond upset. I happened to be in South Sandridge Park on Monday night. Three days later, the parents were there with their twins, their little eight-year-old boys like this. And one is still afraid to go out of his house, even for a walk. It broke my heart. And then apparently, Mr. Stulac has been patrolling the neighborhood where these people live, asking people, do you have any teenagers that live on your block looking for these kids? So, I reported that to the sheriff's department. They said they would call him because that's inappropriate. And apparently there are no charges filed in the breaking in of the car. The neighbor isn't going to do that. So, for the sheriff's department, this is dead and there is no reason for any more patrolling of the street. It's just I agree, something needs to be done. It's beyond inappropriate. These kids were terrified and you can't mistake little eight-year-old boys with glasses on for 14- or 15-year-old kids that are my size. And I did give him a description of the kids.

4. Approval of Agenda

Trustee Garcia motioned to approve the agenda. Vice Chairman Jones seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

5. Discussion and possible action to accept a petition from Warm Springs Estates, LLC. For Indian Hills GID to consider expanding district boundaries to include the rights-of-ways of the project.

Rob Anderson presented a request on behalf of Warm Springs Estates to have Indian Hills GID consider annexing the public streets within the proposed development for District maintenance.

Purpose of the Request

Anderson explained that a Douglas County ordinance adopted in 2018 requires developers proposing public roads that will not otherwise be maintained by a homeowner's association or nonprofit organization to either:

- Petition Douglas County to establish a new General Improvement District; or
- Petition an existing GID to expand its boundaries and accept responsibility for the streets.

He stated that establishing a separate GID for an approximately 80-home development was not considered feasible, which is why the developer was approaching Indian Hills GID.

The development's water and sewer services would be provided by Douglas County Utilities and were not part of the request. The request was limited to the roads.

Location Concerns

The Board discussed the location of the proposed development and noted that it is well outside the existing Indian Hills GID boundaries.

General Manager Chris Johnson pointed out the location on a map, and Anderson confirmed that the development is north and west of the area shown.

Anderson acknowledged that the project is remote from the district and described the request as unusual.

Engineering and Operational Concerns

Trustee Garcia noted that the request appeared to be primarily a procedural requirement under Douglas County's ordinance and questioned whether accepting the roads would be feasible for Indian Hills GID.

District Engineer Collin Sturge noted that it would be unusual for the district to have an area consisting of roads without water and sewer, since the district's existing service arrangements generally involve combinations of these services.

The Board also discussed existing areas where roads are maintained independently, including HOA and gated communities.

Douglas County Road Dedication

Anderson stated that he expected Douglas County to reject the developer's offer to dedicate the roads as public roads, based on his more than 40 years of experience in Douglas County and what he described as the County's routine practice of rejecting such offers. He emphasized that the development plans had contemplated public roads and rights-of-way.

When asked what would happen if Indian Hills denied the annexation request and Douglas County also rejected the road dedication, Anderson said the ordinance does not specifically describe that situation. His understanding was that the developer would report to Douglas County that it had fulfilled the ordinance's requirement by petitioning an existing GID and then ask the County to maintain the roads.

Impact on the Development

Secretary/Treasurer Siegman asked whether denial by Indian Hills GID would prevent or delay the development.

Anderson stated that the development would proceed regardless of the Board's decision and that the request to Indian Hills was part of satisfying the Douglas County process.

Financial Considerations

Anderson noted that Indian Hills GID could potentially receive ad valorem revenue from the approximately 80 homes once the development was built out. He acknowledged, however, that maintaining the roads would present challenges.

General Manager's Recommendation/Concerns

Vice Chairman Jones asked General Manager Chris Johnson under what circumstances he would want the district to consider accepting a request of this type.

Johnson responded that he could not imagine circumstances that would make him want to accept the roads. He specifically cited the distance and operational costs associated with providing services. As an example, he explained that snowplows would have to travel from

the district area down Highway 395 toward Stephanie and then north to reach the development.

Overall Discussion

The discussion indicated that the Board viewed the proposed road annexation as not feasible for Indian Hills GID, primarily because of the development's remote location and the additional long-term road-maintenance responsibilities it would create. Existing District obligations and deferred road maintenance were also factors raised during the discussion.

Trustee Garcia specifically noted that the district is still addressing years of deferred maintenance on its existing roads.

The discussion also established that denying the request would not stop the Warm Springs Estates project. The request was presented primarily as a requirement of the Douglas County development process, and the developer indicated that the project would proceed regardless of the Board's action.

Public comment:

Resident Dallas Debatin: I'm kind of new to This Dallas team. 875 Amador Circle. Just reading what's in the program here. Part of the area has gravel roads. We don't have any gravel roads that I know of.

Resident Brian Patrick: Not Yet.

Resident Dallas Debatin: Yes. Mine is gravel right now, but.

Chairman Clark-Ross: Yes.

Resident Dallas Debatin: It's being fixed and, and that started out as a \$2 million project and now it's a \$4 million project. So, this road thing is a big deal.

Chairman Clark-Ross: Yes.

Resident Dallas Debatin: And I don't see any parks. I don't see any dog parks or kid parks, or any kind of recreational area. So, we're going to take on another recreational division. I think this needs to be looked at really hard before we Support.

Chairman Clark-Ross: Thank you. Thank you. Anybody else for public comment? No. You don't have anything to say, Brian.

Resident Brian Patrick: Well, I could. Brian Patrick on Somerset. The only thing I would say is we're looking at 80, 80 buildings, 80 homes on one-acre plots. That's too much, you know, real estate for us to think about. And then gravel roads, which, you know, it doesn't make sense either to maintain those. I don't see a benefit to the district for, for, for, for bringing this as, even as a program is something we should care about because it sounds like it would only, we would only be called, oh, you got to come and fix our roads. Oh, you got to come and fix our roads. Oh, you got to come and fix our roads. Well, like this gentleman pointed out, it's, you know, rapidly declining on the roads we have here. So that's a difficulty. That's all I would have to say. I was surprised because

quite honestly, I didn't in what was said to me, I didn't realize there were 80 homes on one-acre plots. That's, you know, that's a Johnson Lane kind of thing. That's out there.

Additional Meeting Discussion Summary – Warm Springs Estates

Following the initial discussion, Rob Anderson returned to the matter to clarify several details about the proposed Warm Springs Estates development.

Clarification Regarding the Roads

Anderson clarified for the record that the roads that are the subject of the annexation request are paved, not gravel. He explained that there is a separate emergency vehicle access road that is gated at one end and was required by Douglas County late in the development process. That emergency access road is gravel, but the internal development roads are paved and designed to meet Douglas County standards.

He also clarified that although the development is located on an approximately 80-acre parcel, the individual residential lots are approximately one-half acre because the development includes common areas such as a trail, retention pond, and a hot springs area.

District Counsel Raises Petition Requirements

District Counsel Chuck Zumpft then raised a procedural issue concerning whether the district had actually received a legally sufficient petition.

Counsel explained that the process for expanding a GID's boundary is addressed in NRS 318.258 and that the petition is required to:

- Be signed by all property owners; and
- Have the property owners' signatures properly acknowledged.

Counsel stated that he did not see evidence that the document provided to the district met those requirements. Although the letter in the Board packet asked that it be considered a petition, Counsel noted that he could not determine that all property owners had signed it or that the signatures had been acknowledged.

Potential Effect of Taking Action

Counsel also questioned whether the Board should take formal action to approve or deny what may not constitute a properly submitted petition.

He explained that if the Board took action on a petition that was not properly before it, there could potentially be an issue regarding whether the Board's action constituted valid action on the petition.

Trustee Garcia similarly questioned whether the Douglas County Commission would ultimately accept the Board's action as satisfying the County's requirements.

Counsel characterized the issue as technical but noted that it could potentially result in the matter having to come back before the district.

Trustee Garcia acknowledged that the applicant might have to return to the district if the County determined that the process had not been properly completed. Counsel indicated that any potential procedural consequence would primarily affect the applicant rather than the district.

Key Takeaways

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1. The development roads are paved and intended to meet Douglas County standards; the separate emergency access road is gravel.
2. The development is on approximately 80 acres, with approximately ½-acre residential lots and common amenities.
3. District Counsel identified a procedural deficiency with the petition, specifically the lack of evidence that all property owners had signed and acknowledged it.
4. Counsel cautioned against taking action on a petition that may not have been properly submitted.
5. The Board discussed the possibility that Douglas County could require the matter to return if it determined the district's action did not satisfy the County's process.

Final Discussion and Action – Warm Springs Estates

After Trustee Garcia made the motion to not accept the Warm Springs, LLC petition, Vice Chairman Jones asked whether the Board could continue discussing the matter because of District Counsel's comments regarding the petition's form. Jones suggested that, rather than formally accepting or rejecting the petition, the Board could simply acknowledge receipt of the request and move forward, recognizing that the matter might have to return to the Board if the applicant submitted the petition in a form acceptable to Douglas County.

Administrative Supervisor/Human Resources Brooke Thompson asked whether the Board could instead state that it had no intention of considering an expansion of the district's boundaries, without characterizing the document as a petition. District Counsel Chuck Zumpft responded that the Board could make such a statement, but he was uncertain whether doing so would resolve the procedural issue concerning consideration and rejection of the petition.

Trustee Garcia motioned to deny a petition from Warm Springs Estates, LLC. For Indian Hills GID to consider expanding district boundaries to include the rights-of-ways of the project. Secretary/Treasurer Siegman seconded. Motion carried 3-1. Ayes by Chairman Clark-Ross, Secretary/Treasurer Siegman and Trustee Garcia. Nay by Vice Chairman Jones. Trustee Stulac was absent from the meeting.

Applicant's Response

Following the vote, Rob Anderson provided additional clarification regarding why the petition had been submitted in its current form.

Anderson explained that after the development's final map had been submitted, the Douglas County Engineer informed him that, pursuant to the County ordinance, the developer needed to petition an existing GID or create a new GID. Anderson contacted Douglas County Engineer Jeremy Hutchings and requested a recent example of a petition that had been used for a similar development.

According to Anderson, Hutchings provided him with an example from JC Communities, involving a development near Sunridge. Anderson stated that the document provided by the County Engineer was a letter submitted to the GID and subsequently to Douglas County to satisfy the ordinance requirement. Anderson explained that his team followed that example and the direction they received from the County.

Anderson acknowledged District Counsel Zumpft's legal interpretation and stated that he respected the opinion but emphasized that the developer was following the direction provided by the County Engineer.

Applicant's Next Step

Following the Board's action, Anderson indicated that the developer would return to the district if necessary. He acknowledged the Board's decision and thanked the Board and staff for their consideration.

Overall Final Outcome

The discussion ultimately established three important points:

The developer submitted the request based on directions from the Douglas County Engineer and a prior example the engineer provided.

District Counsel identified a potential technical deficiency in the form of the petition, particularly regarding signatures and acknowledgments.

The Board proceeded with the motion not to accept the petition, with Vice Chairman Jones voting against the motion.

The exchange also helps explain that the applicant's submission was not necessarily an attempt to disregard the district's legal requirements; Anderson specifically stated that the developer was following an example and instructions provided by Douglas County.

6. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson provided an update on several District operations and projects:

- **Street Project:** Budget expenditures for the streets are currently high due to the ongoing road project. The project is presently delayed because of issues involving sidewalk transitions and driveway transitions. Photos showing examples of driveway transition issues were included in the report.
- **Project Updates:** The district has added a webpage dedicated to providing updates on the road project and is keeping the information current for residents seeking project updates.
- **Community and Leadership Outreach:** Chris reported that he recently presented to the Good Governance group and Leadership Douglas County. He stated that the district received positive feedback from the other organizations regarding how well the district is operating.
- **Stormwater:** District staff met with stormwater managers to discuss upcoming MS4 permit requirements and opportunities for collaboration.
- **Vehicle Purchases:** Chris obtained quotes for two vehicles and spoke with managers at several dealerships regarding financing versus purchasing. Based on the analysis, purchasing vehicles through capital expenditure was determined to be more cost-effective than leasing them. The managers indicated that, given the amount of work and mileage the

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district would place on the vehicles, the district would likely end up paying for the vehicles at the end of a lease anyway.

- **Capital Equipment:** Trustee Garcia thanked Chris for conducting the purchase-versus-lease analysis and noted the importance of considering the rate at which capital equipment becomes outdated when making these types of decisions.
- **Wastewater Supervisor:** The district is currently advertising for a **Wastewater Supervisor** to replace the current supervisor, who is retiring at the end of the year.
- **Community Cleanup:** Chris reported that the most recent Community Cleanup event went very well. By approximately 11:00 p.m., all of the containers were full, and the event was wrapped up.

Overall, the report focused on the ongoing street project and its delays, capital equipment purchasing decisions, regulatory coordination, staffing, and the successful Community Cleanup event.

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

b. District Accountant Report

c. Engineer Report

District Engineer Collin Sturge reported that work on the Amador Street Rehabilitation Project remains behind schedule. The district expects to complete all concrete work by the end of August, with paving anticipated during the second week of September. Despite the scheduled delay, the project remains under the amount budgeted in the Capital Improvement Plan presented the prior year.

Sturge reported that he met with Indian Hills and Douglas County staff regarding the new MS4 permit issued through the Division of Environmental Protection. The permit became effective approximately two weeks ago and will remain in place for the next five years. Staff are coordinating on the actions and requirements necessary to comply with the new permit.

Sturge also reported that he submitted a letter to NDP requesting acceptance of the district's proposed action plan regarding the Lead and Copper Rule. The action plan was previously discussed with the Board, and the letter was reviewed by Chris and Bob prior to submission.

Sturge attended a planning meeting with Douglas County and the developer of Sunridge Golf Course regarding a potential development that could include approximately 110 residences, lodging, recreational clubhouse improvements, a campground, fishing ponds, and mountain bike trails. He provided the developer with Indian Hills' applicable standards and requirements and explained the process that would need to be followed if the development proceeds. No further action was reported at this time.

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Finally, Sturge reported that he has been assisting Chris and Matt with the District's Water Conservation Plan, including helping summarize the district's water rights.

Sturge concluded his report and offered to provide additional clarification as needed.

d. Attorney Report

District Counsel Chuck Zumpft: Nothing to report.

Trustee Garcia clarified for the record that, contrary to information circulating on Nextdoor, the Amador Street Rehabilitation Project has not reached a standstill due to a lack of funds. Garcia stated that the project remains under budget and that the delay is related to the need to update driveway panels to match the sidewalk transitions.

Secretary/Treasurer Siegman asked District Counsel Chuck Zumpft whether the Board needed to take any action regarding the issue previously raised concerning Trustee Stulac. Counsel Zumpft stated that the alleged conduct was not within the purview of the Board's authority and that the Board does not have the ability to censure, punish, or reprimand another trustee for conduct occurring outside the business of the district. Zumpft indicated that the matter was a law enforcement issue.

General Manager Chris Johnson stated for the record that the family involved had not contacted District staff regarding the matter. Johnson stated that he had provided the family with the same information and clarified that the conduct was not representing the district. Johnson also requested that the family provide the district with a written account of what occurred but stated that the district had not received such a letter.

Vice Chairman Jones stated that she had no additional questions and expressed appreciation for the work completed by District staff. She also commented favorably on the presentation to the Good Governance group and the complimentary feedback received regarding the district's work.

Public comment: Resident Brian Patrick: I don't want I should wear a mask. The questions I have. You guys may have already discussed this. I have two questions. One is what is the we are replacing two vehicles. Is that correct?

General Manager Chris Johnson: Correct.

Resident Brian Patrick: And what are the years of the vehicles replacing?

General Manager Chris Johnson: Oh, I don't know the exact years, but they're like 2002. They're 20 years old. They're old vehicles.

Resident Brian Patrick: And what is the mileage of these vehicles?

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Vice Chairman Jones: Well, just as a point of order, are those future agenda items.

General Manager Chris Johnson: They are. But it was also discussed in his report.

Administrative Supervisor/Human Resources Brooke Thompson: But you can't have the back and forth.

Chairman Clark-Ross: I'm giving him the leeway because it was in the report.

Administrative Supervisor/Human Resources Brooke Thompson: You're not supposed to have the back and forth, though.

Chairman Clark-Ross: Oh. You can't. All right. No back and forth. But go ahead. Just make your point. What about the.

Resident Brian Patrick: I want to know the age of the vehicles and the mileage that was on them. And. And how are we relieving ourselves?

Chairman Clark-Ross: Okay. So, he can ask that under the agenda item, right.

Administrative Supervisor/Human Resources Brooke Thompson: He can ask, but it doesn't mean he's going to get an answer.

Chairman Clark-Ross: And he can't get an answer.

Trustee Garcia: It's a public comment.

Resident Brian Patrick: How come I can't get an answer?

Administrative Supervisor/Human Resources Brooke Thompson: It Public comment not public question and answer.

Resident Brian Patrick: Well, because you're not voting on it yet. Because it's public comment.

Administrative Supervisor/Human Resources Brooke Thompson: No, it's always been just public comment is public comment. It's a comment, not a time for discussion back and forth between the board and public or general manager.

Resident Brian Patrick: My goodness, I haven't been here in a long time.

Administrative Supervisor/Human Resources Brooke Thompson: Yes.

Chairman Clark-Ross: And he can't work. He can't do it under when we come to that agenda item either.

Administrative Supervisor/Human Resources Brooke Thompson: Not in the fashion he's wanting to, but he's welcome to call or come in and talk to Chris or anybody at any time and we can answer his questions.

Chairman Clark-Ross: There you go. Thank you.

Resident Brian Patrick: Getting in the mail yesterday.

Resident Lynn Dement: I just had a comment about what our attorney had said about the board's responsibility and limitations as to the actions of one of the members. I just find it appalling that. That there's no censure, there's no anything. The sheriff's department didn't charge him with anything. But I personally don't want to be represented by an individual who acted in that way. I just think there should be something that can be done. And there we just leave it. I know you can't answer. I'm sorry. We just find it appalling. I mean, I don't think that people that live in this community want representation on the board by an individual that's capable of this. He terrified those children. I mean.

Resident Ben Walker: When we brought it up, we just wanted to make it public. We don't feel like the board has any responsibility or needs to make any action towards him. I just wanted to bring it out that that that did happen and that as a board member, the public can vote or not vote for him. So, we as far as us, we have no desire to see you take any action, even if you could. We do believe it is something that the Sheriff's can do, and the parents might even want to see a lawyer and see about taking action against him. But that's a civil matter that they can handle. So, but voting is the way we're going to make our opinion known.

7. Discussion and possible action to approve the purchase of 660 gallons of sodium hypochlorite in the amount of \$5,224.05 from Thatcher Company of Nevada, Inc.

General Manager Chris Johnson explained that the purchase of sodium hypochlorite (bleach) for the wastewater treatment plant exceeded his purchase authority by \$224.05 due to an increase in pricing. Johnson stated that bringing the purchase to the Board for approval is standard procedure when a purchase exceeds his authorized amount.

Trustee Garcia thanked Johnson for bringing the purchase before the Board rather than placing a larger order.

Johnson clarified that the quantity and exact purchase amount are based on the container sizes in which the product is supplied.

Public comment: none

Vice Chairman Jones motioned to approve the purchase of 660 gallons of sodium hypochlorite in the amount of \$5,224.05 from Thatcher Company of Nevada, Inc. Trustee Garcia seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

8. Discussion and possible action to approve an estimate in the amount of \$5,000.00 from Battle Born Tree Service LLC. for the removal of two cottonwood trees, trimming of one cottonwood tree and cleaning and hauling all debris in North Sunridge Park.

General Manager Chris Johnson reported that several trees at North Sunridge require removal. The trees are extending over adjacent properties and are dying or in poor condition. The cost for the tree removal is \$5,000, which is within the General Manager's purchase authority.

Trustee Garcia noted that the work falls under regular park maintenance. No additional questions were raised.

Public comment: Resident Ben Walker: I just would like to. Is this a not to exceed \$5,000 or is this \$5,000?

General Manager Chris Johnson: No. That is the that's the exact bill.

Chairman Clark-Ross: Thank you. Anybody else? I'm closing public comment. Go. Go ahead. Sorry.

Resident Keith Rhead: Those trees. That we're discussing is behind my house. That's my.

Vice Chairman Jones: Name and point of order.

Chairman Clark-Ross: Yes. Name and sign in. Just tell us your name.

Trustee Garcia: Just for the record.

Vice Chairman Jones: Keep it. Keep it easy on our clerk to know who's talking.

Resident Keith Rhead: Anyway. I'm sorry.

Chairman Clark-Ross: Can you tell me your name?

Resident Keith Rhead: My name is Keith Rhead I'm sorry, but my hearing is a little bad. But the trees in question are behind my house, literally 15ft from my kitchen. And it's not a matter of if they're going to come down. It's when they're going to come down. Half of one's already come down. So, I really do appreciate your attention to this matter. Hopefully, it can be taken care of very soon.

Trustee Garcia motioned to approve an estimate in the amount of \$5,000.00 from Battle Born Tree Service LLC. for the removal of two cottonwood trees, trimming of one cottonwood tree and cleaning and hauling all debris in North Sunridge Park. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

Public comment: none

9. Discussion and possible action to approve the purchase of a 2027 F250 truck for the Parks & Street department in the amount of \$58,227.75

General Manager Chris Johnson presented the proposed purchase of an F-250 truck to replace an existing parks and streets vehicle. Johnson stated that the vehicle is an appropriate size for the intended work. The Capital Improvement Plan and budget provide \$50,000 for each vehicle. The proposed purchase will exceed the budgeted amount by approximately \$8,000, with the additional cost attributable to the rack and related equipment to be installed on the back of the truck. Johnson stated that an additional amount could be funded from District reserves.

Johnson reported that staff evaluated both leasing and purchasing options and obtained quotes from approximately six or seven dealerships. The proposed vehicles represent the best bids received for vehicles that meet the operational needs of the district.

Johnson stated that the vehicles being replaced are approximately 20 years old and have high mileage. The existing vehicles will be disposed of through a public auction.

Trustee Garcia emphasized the importance of evaluating operating expense, lease, and purchase options for major equipment purchases. Garcia noted that equipment with a high rate of obsolescence may warrant a different approach than vehicles that are retained for many years. Garcia thanked Johnson for completing the lease-versus-purchase analysis.

Johnson provided an example of the district's copier, noting that leasing is more appropriate in that case because of the maintenance and service components. For the trucks, Johnson stated that purchasing would be more cost-effective because leasing would result in additional interest costs.

Secretary/Treasurer Siegman asked for clarification regarding the configuration of the proposed truck. Johnson explained that the district is purchasing the truck with the pickup bed and will have a service rack and related equipment installed on the back.

Siegman discussed the importance of establishing an appropriate vehicle replacement cycle. Based on his prior experience, he noted that replacing vehicles before they reach a point of significant deterioration can result in a better auction value, reduce maintenance costs, and improve reliability. He suggested that the district consider replacement timing, mileage, maintenance costs, and potential resale value as part of future budgeting and capital planning.

Johnson agreed and noted that the Capital Improvement Plan provides a framework for monitoring these types of capital expenditures. Siegman stated that vehicle replacement timing is another factor the district may want to monitor as part of its budgeting process.

Public comment: none

Vice Chairman Jones motioned to approve the purchase of a 2027 F250 truck for the Parks & Street department in the amount of \$58,227.75. Chairman Clark-Ross seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

10. Discussion and possible action to approve the purchase of a 2026 Ford Ranger XLT for the Water department in the amount of \$42,727.25

General Manager Chris Johnson presented the proposed purchase of a small runaround truck for the Water Department. Johnson stated that the proposed vehicle is approximately \$7,000 under budget.

Johnson noted that because the Water Department operates as an enterprise fund, the savings from this purchase cannot be applied toward the additional cost of the parks and streets vehicle discussed previously.

Johnson explained that the district was able to obtain favorable pricing by purchasing both vehicles at the same time from Ford.

Public comment: Resident Brian Patrick: I have one question. And that is because I'm just curious, when you do, you need a move, a motion from the board to move the two vehicles to auction. You can so you can just you can just sell them off without having the board making any, any movement because it is money coming back. Yes. Just ask any questions.

General Manager Chris Johnson: No

Vice Chairman Jones asked about the process for auctioning the district's existing vehicles and whether the district had previously used the process.

General Manager Chris Johnson stated that the process is straightforward but noted that it has been some time since the district last conducted a vehicle auction, as the district has not purchased new vehicles in many years.

Jones asked about the potential proceeds from the auction. Johnson estimated that the district could receive approximately a couple thousand dollars for each vehicle, noting that the vehicles are older and have significant age and use.

Trustee Garcia motioned to approve the purchase of a 2026 Ford Ranger XLT for the Water department in the amount of \$42,727.25. Secretary/Treasurer Siegman seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

11. Discussion and possible action to approve Draft Minutes from the July 15, 2026, Board meeting.

Secretary/Treasurer Siegman questioned whether Vice Chairman Jones was present at the July Board meeting, as the minutes reflected her as absent. Administrative Supervisor/Human Resources Brooke Thompson confirmed that Jones was present and participated in the meeting. Thompson noted that the minutes would be corrected accordingly.

Public comment: none

Secretary/Treasurer Siegman motioned to approve Draft Minutes from the July 15, 2026, Board meeting with the correction/removal of Vice Chairman Jones listed as absent, she did attend the meeting. Trustee Garcia seconded. Motion carried 4-0. Trustee Stulac was absent from the meeting.

Minutes of the August 19, 2026, Regular Board of Trustees Meeting

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 item or topic be placed on a future agenda.

Trustee Garcia reported on the District's Yard of the Month recognition. Garcia stated that he and his wife presented the recognition to a recipient on behalf of Lynn Dement, who was unable to attend. Garcia said the recipient was very appreciative of the district's recognition and expressed his appreciation for Lynn's community involvement and efforts.

Chairman Clark-Ross also commented positively on the Yard of the Month recognition and Lynn's community involvement.

Garcia asked about mailing the recognition card to the recipient. Lynn Dement stated that she had provided the card to Brooke Thompson for mailing.

13. Adjournment

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

Meeting adjourned at 7:01PM

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**