

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

Chairman Dale Dunham	Vice Chairman Robert Stulac	Secretary/Treasurer Vicky Lufrano	Trustee Russ Siegman	Trustee Robert Garcia
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May 17, 2023
Closed Session Meeting 5:30 P.M.
Regular Board Meeting 6:00 P.M.
District Board Room
3394 James Lee Park Road
Carson City, NV
89705
(775) 267-2805

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.

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

AGENDA

5:30 P.M.

1. Call to Order
Request that Cell Phones and Pagers be turned off for recording purposes.
2. **Closed Session**
Discussion only regarding possible amendments to the Collective Bargaining Agreement with the International Union of Operating Engineers Stationary Local 39, AFL-CIO.
3. Adjourn Closed Session

6:00 P.M. – Regular Meeting

4. Call to Order - Regular Meeting of the Board of Trustees
5. Pledge of Allegiance
6. 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.

7. 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.
8. Discussion and possible action to approve the Tentative Collective Bargaining Agreement with Stationary Engineers, Local 39.
(Labor Law Attorney, Joel Locke/General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
9. **PUBLIC HEARING** for the adopted Tentative Budget as amended for Fiscal Year 2023-2024, no action will be taken. (General Manager, Chris Johnson/ District Accountant Stacie Cobb)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
 - Close Public Hearing

10. Discussion and possible action to adopt the Final Budget for Fiscal Year 2023-2024 with direction to the General Manager to have the adopted Final Budget for FY 2023-24 prepared on the appropriate forms and timely submitted to the State Department of Taxation.
(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 a proposal from Lumos & Associates in the amount of \$9,800.00 for Civil Engineering Services for the South Sunridge Park Dog Park.
(General Manager, Chris Johnson/District Engineer, Tim Russell)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

12. Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$19,700.00 for additional professional services related to the Indian Drive sewer lining design. (General Manager, Chris Johnson/District Engineer, Tim Russell)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

13. Discussion and possible action to approve amendments to the District's Snow Removal Policy 2010P-01. (General Manager, Chris Johnson)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment


14. Discussion only regarding Indian Hills General Improvement District's investments to seek opportunities for ROI improvement within allowances prescribed under NRS.
(Trustee, Robert Garcia)
 - Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment

15. 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 Comment
 - Close Public Comment
16. Discussion and possible action to approve Draft Minutes from the April 5, 2023, Board Meeting.
- Board of Trustees Discussion
 - Open Public Comment
 - Close Public Comment
17. 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.
18. Adjournment

This agenda is posted at 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., May 12, 2023, by

 Brooke Thompson



AGENDA ITEM 8.

Discussion and possible action to approve the Tentative Collective Bargaining Agreement with Stationary Engineers, Local 39.

(Labor Law Attorney, Joel Locke/General Manager, Chris Johnson)

COLLECTIVE BARGAINING AGREEMENT

Between

**INDIAN HILLS GENERAL
IMPROVEMENT DISTRICT**

And

**THE INTERNATIONAL UNION OF
OPERATING ENGINEERS
STATIONARY LOCAL 39, AFL-CIO**

July 1, ~~2020~~2023 - June 30, ~~2023~~2027

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AGREEMENT

This Agreement is entered into effective this 1st day of July, ~~2020~~2023, by and between **Indian Hills General Improvement District**, a political subdivision of the **State of Nevada**, hereinafter referred to as the **"District"**, and the **International Union of Operating Engineers, Stationary Local 39, and AFL-CIO**, hereinafter referred to as the **"Union"**.

PREAMBLE

WHEREAS, the District provides public services essential to the health, safety, and welfare of the residents of the Indian Hills General Improvement District; and

WHEREAS, the employees of the District recognize their responsibility to provide such public services to the community; and

WHEREAS, it is the duty of the District to negotiate in good faith with the employees who have voluntarily chosen to be represented by the Union which is a party to this Agreement, and it is the duty of the Union to negotiate in good faith with the District concerning wages, hours, and other terms and conditions of employment; and

WHEREAS, the parties have reached certain understandings which they desire to confirm in this Agreement.

It is hereby agreed as follows:

ARTICLE I – RECOGNITION

A. Union Recognition/Covered Employees

1. The District hereby recognizes the Union as the sole and exclusive representative, for purposes of collective bargaining of the District's employees who are employed in the positions listed among those in Appendix A (1) & (2) attached hereto. The Union recognizes Nevada state law does not require employees to select membership in the Union.

2. All full-time employees who are employed in the positions listed among those in Appendix A (1) & (2) attached hereto, are covered under this Agreement. However, probationary employees may be terminated without cause at any time during the probationary period, with no rights of appeal under Article VI. Part-time, seasonal, and/or temporary employees are not covered by this Agreement. All employees who are initially appointed to District service shall serve a probationary period, which shall consist of the probationary period set forth in the District's Personnel Policies. An employee reclassified to a higher level position shall be required to serve the designated probationary period for the new position. An employee who has been promoted to a new position is covered under this Agreement, but may be demoted to his/her last held position

at any time during the probationary period without cause by the General Manager and such demotion is not subject to the grievance procedure.

Part-time employees are defined as employees who work less than twenty (20) hours per week.

Seasonal employees are defined as employees who maintain periodic employment related to the seasons.

Temporary employees are defined as employees hired for a period not to exceed six (6) months of employment.

3. The parties agree that the title of Supervisor does not currently meet the statutory definition for "supervisory employee" set forth in NRS 288.075, and therefore, it is allowable and appropriate for these employees to be included within the same bargaining agreement as non-supervisory employees. However, in the event that the duties for any of these positions change, both parties reserve the right to seek a determination from the Employee Management Relations Board concerning whether any, or all, of these positions come within the definition of supervisory employee set forth in NRS 288.075. In the event that the EMRB determines that any of these positions meet the statutory definition of supervisory employee, then the employees in these positions shall no longer be a part of this Agreement, but shall have a new Agreement immediately go into effect which incorporates the provisions of this Agreement, and thereafter, shall negotiate as a separate bargaining unit with a separate bargaining Agreement.

B. District Personnel Policy

The Union hereby recognizes the District's adopted Personnel Policies and confirms that this Agreement is supplementary thereto. This Agreement shall in no way be construed to incorporate the District's adopted Personnel Policies into this Agreement, with the exception of District Policy Performance Management and Disciplinary Actions (as amended).

C. Right to Organize

Employees covered under this Agreement shall have the right to form, organize, join, and administer an employee organization and to designate their representatives for purposes of collective bargaining. Individual employees shall likewise have the right not to form, organize, join, and participate in collective bargaining.

D. Pertinent Information

The Union may request of the District any reasonable information concerning the subject matter included in the scope of mandatory bargaining which it deems necessary for and relevant to collective bargaining.

E. Union Use of Inter Office Communication Facilities

The Union shall have the right to post notices of activities on bulletin boards, at least one (1) of which shall be provided by the District for each department.

F. Release Time for Negotiations

~~For the purpose of future negotiations, the~~The District shall provide, during normal working hours, release time not to exceed fifty-six (56) hours total, per negotiated Agreement bargained, for up to two (2) members of the bargaining unit to attend negotiating sessions. The Union shall reimburse

the District for the entire cost of such paid release time, or the members of the bargaining team shall utilize accrued vacation or leave without pay for such release time for negotiations. ~~Return to current contract language if NRS 288.225 (2015 amendments) invalidated by final decision of EMRB or Nevada District Court including any judicial review or appeals to the Nevada Supreme Court during the term of this agreement.~~

ARTICLE II – UNION DUES

A. ~~A.~~—Dues Deduction Authorization

The District agrees to deduct monthly Union dues from the earnings of each employee who is a member of the Union and who authorizes the deduction on the prescribed written request form. Such deducted amounts will be transmitted to the appropriate office of the Union on a monthly basis.

B. Indemnification

The Union will indemnify and save the District harmless against any and all claims, demands or other forms of liability, which may arise out of, or by reason of, any action taken or not taken by the District at the request of the Union in accordance with the provisions of this Article.

ARTICLE III – EMPLOYEE RIGHTS

A. ~~A.~~—Appearances before Employer

Upon request, an employee shall be entitled to have a representative of the Union, steward or business representative, present during any appearance before the District General Manager or Board of Trustees if the employee reasonably believes that the matter being discussed will result in disciplinary action being taken against the employee.

B. Employee State and Federal Rights

Nothing contained herein shall be construed to deny employees such rights as they have under the policies, rules, and/or regulations of the Indian Hills General Improvement District, the State of Nevada, the United States or other applicable laws, decisions and regulations.

ARTICLE IV – WORKWEEK

~~A. —~~ A normal workweek shall consist of forty (40) hours, as assigned by the District General Manager. Individual workdays will generally include one (1) thirty (30) minute unpaid lunch break and two (2) paid fifteen (15) minute breaks. Said breaks will generally occur once in mid-morning and once in the mid-afternoon, not to be combined with lunch or taken at the beginning or end of the workday. Shift schedules will be posted and the Union notified of any changes at least two (2) weeks in advance of any changes being implemented, except in the event of an emergency.

2. All time worked during the workweek must be recorded by time sheet. All employees will be signed in and performing at assigned tasks by or enroute to assigned tasks by the start time. Employees shall be allowed a reasonable amount of time on the clock, not to exceed fifteen (15)

minutes, at the end of each workday to clean themselves up, as circumstances warrant, and/or to plan for the next workday's specific work activities.

3. With prior written approval by the General Manager of a Supervisor's specific request, individual events of daily scheduling flexibility may be exercised for individual employees. The approval signature must be dated prior to the event.

4. When regular employees are assigned to work specific shifts regularly with hours other than 7:00 a.m. to 6:00 p.m., or days other than Monday through Friday, such regular employees shall receive a rate of pay equal to their hourly rate plus ten percent (10%) premium pay only for hours actually worked other than 7:00 a.m. to 6:00 p.m. or hours actually worked on Saturday or Sunday and excluding portion of regular shift worked Monday through Friday. The premium shall apply to any overtime pay earned due to extra hours worked. Employees may select to work a 4/10 workweek in lieu of premium pay. Employees who select a 4/10 workweek shall normally receive three (3) consecutive days off. The provisions of this paragraph shall not apply to employees who select ten (10) hour shifts or working Monday through Friday on a regular basis.

ARTICLE V – OVERTIME

A. A.—Computing Overtime

Employees who are required by the General Manager to work in excess of forty (40) hours per week shall be paid time at one half their regular rate of pay for the excess hours, except as provided herein.

B. Prior Approval Required

Overtime, and therefore overtime pay, is not generated by lack of sufficient planning of work tasks, or by failure to punch out at stop time. Overtime may be required by the General Manager for additional work performance, for responding to circumstances or by emergency "call-outs". In all cases, except emergencies, prior approval by the General Manager is required. In all cases, the General Manager's approval must be confirmed in writing and accompany time records for each payroll in which overtime is to be paid to an employee.

C. Compensatory Time

Employees may elect to receive compensatory time in lieu of overtime. An employee who elects compensatory time may not change their election except as provided below. No employee may accrue more than eighty (80) hours compensatory time off in any fiscal year.

Compensatory time off is to be taken at the earliest time which is mutually agreeable to the employee and the District. If compensatory time off is not used within six (6) months from the date the compensatory time was earned, cash payment shall be made in lieu of compensatory time. The District will not be unreasonable in the scheduling of compensatory time and will consider

the employee's request and the operating demands but shall not prohibit an employee from using accrued compensatory time unless such use would create a real disruption in operations.

Employees will receive a cash payment for all compensatory time earned, but unused at the time of termination.

ARTICLE VI – GRIEVANCE RELATED TO THIS AGREEMENT

A. A.—Definitions

A grievance is a claim relating to the interpretation or application of this Agreement.

A grievant must be one (1) or more employees covered by this Agreement or the Union.

For the purposes of this Article, days shall mean Monday through Friday, exclusive of holidays.

“This Agreement” means this executed and in-force contract between the Union and the District; personnel issues governed by the District’s Personnel Policies are not the subject of this Article.

B. Rights to Representation

At the request of the affected employee(s), one (1) Union representative may be present for any meeting, hearing appeal or other proceeding between the District General Manager and the grievant relating to a valid grievance which has been presented under this Article.

C. Release Time for Grievance Hearings Before the General Manager

Grievance hearings brought before the General Manager relating to the interpretation or application of this Agreement shall be conducted during normal work hours with release time, for those employees who are involved in such hearings. When it is requested for the Union’s Shop Steward to attend such a hearing scheduled during work time, he/she may be released from normal duties, in order to participate. The Union shall reimburse the District for the entire cost of such paid release time or the members of the bargaining team shall utilize accrued vacation or leave without pay for such release time for grievance hearing. Return to current contract language if NRS 288.225 (2015 amendments) invalidated by final decision of EMRB or Nevada District Court including any judicial review or appeals to the Nevada Supreme Court during the term of this agreement.

D. Individual Rights

Nothing contained herein shall be construed as limiting the right of any employee having a complaint to discuss the matter with the appropriate supervisors and to have the problem resolved without the intervention of the Union.

E. Procedures

All grievances related to this Article shall be submitted in writing on a Grievance Report Form, attached hereto as Schedule C and shall identify the grievance.

Step 1. Initiation of Grievance

Within seven (7) days of a grievant reasonably obtaining knowledge of the occurrence or condition which is the basis of the complaint, the grievant may present the grievance, in writing, to the General Manager. The General Manager shall investigate the matter, which shall include the right

to meet with and question the grievant, at the General Manager's discretion. The General Manager shall give a written decision to all parties concerned within ten (10) days of receipt of the written grievance. The written reply shall include the reasons on which the decision was based.

Step 2. Petition the Board of Trustees

In the event the grievance is not resolved by the General Manager in a way which the grievant agrees to be consistent with the interpretation or application of this Agreement, the grievant may seek review by the Board of Trustees of the District by submitting the grievance to the Board, in writing, within seven (7) days of receipt of the General Manager's decision. The Board of Trustees shall conduct a hearing within thirty (30) days of receipt of the written grievance. The hearing shall be held in closed session, if allowable under the Open Meeting Law, and the Board of Trustees shall have the right to question the employees involved, including the grievant or other persons having knowledge of the incident in question. The Board of Trustees shall have the right to continue the hearing to the next regularly scheduled Board meeting, if it determines that the additional information is necessary in order to consider the grievance. After the hearing is concluded, the Board shall vote in open session to either uphold or deny the grievance, or modify the relief sought in the grievance. The decision of the Board of Trustees is final, except for those grievances, which are expressly eligible for binding arbitration.

Step 3. Binding Arbitration

In the event that a grievance involving termination, demotion or a single incident of suspension without pay involving three (3) or more days is not resolved by the Board of Trustees in a way which the grievant agrees to be consistent with the interpretation or application of this Agreement, the grievant may submit the grievance to binding arbitration for resolution. The grievant shall exercise arbitration by giving written notice of intention to arbitrate within (30) days after he/she has received the decision at Step 2.

Grievant may request a list of seven (7) potential arbitrators from the American Arbitration Association. Within ten (10) days of receipt of the list, each party shall alternately strike names

from the list, with the grievant striking first. The name remaining shall be the arbitrator. The arbitrator shall consider the grievance and render a decision.

F. Arbitration Costs

Each party to a grievance, which is submitted to arbitration, shall bear its own costs of arbitration and equally split the cost of the arbitrator and any court reporting fees.

G. Exceptions to Time Limits

The time limits provided in this Article shall be strictly observed, unless extended by written agreement of the parties.

Notwithstanding the expiration of this Agreement, any claim or grievance may be processed through this grievance procedure until resolution.

H. Cooperation of the District and Union

The District and the Union will cooperate with each other in the investigation of any grievance related to this Article, and further, will furnish each other with such necessary and relevant information as is available and requested for the processing of any grievance.

I. Personnel Files

All documents, communications, and records dealing with the processing of a grievance related to this Agreement shall be filed separately from the personnel files of the participants. Proper documentation of the final results of a grievance procedure related to this Agreement shall be filed in appropriate employee personnel files, provided that such a final result impacts the status of an employee's employment, wages, or benefits.

ARTICLE VII - RETIREMENT

All District employees shall be covered by the State of Nevada Public Employees Retirement System (PERS) pursuant to NRS Chapter 286. That statute provides for an employee to be able to select from either of two (2) options to be made available by the employer, either entirely one hundred percent (100%) employer-paid monthly contributions or employer/employee-paid monthly contributions (fifty percent (50%) each with employee portion paid to PERS by the employer through appropriate payroll deductions).

ARTICLE VIII – WAGES

A. Rates of Pay

1. Each District position title is described, classified, and has an hourly pay range established in job descriptions within the District's adopted Personnel Policies. Those salary ranges assigned to those position titles, which are held by members of the Union, are displayed in Appendix A.

2. FY 2024: The entry and top of the FY 2024 salary range will be increased by the USDL All-Cities All Urban Consumers' Price Index (CPI-U) for the year (12 months) ending March, 2020-2023 with a minimum of 1.0% and a maximum of 2.0% effective the first full pay period following July 1, 2023. If the actual CPI-U is 0-1%, 1.0% will be used. If the actual CPI-U exceeds 2.0%, 2.0% will be used. Employees within the pay range receive the same percentage

increase as the increase for the entry and top of the pay range based on the USDL All Cities CPI for the year ending March 202~~30~~.

FY 202~~25~~: The entry and top of the FY 202~~25~~ salary range will be increased by the USDL All-Cities All Urban Consumers' Price Index (CPI-U) for the year (12 months) ending March, 202~~44~~ with a minimum of 1.0% and a maximum of ~~32.0%~~ effective the first full pay period following July 1, 202~~44~~. If the actual CPI-U is 0-1%, 1.0% will be used. If the actual CPI-U exceeds ~~32.0%~~, ~~32.0%~~ will be used. Employees within the pay range receive the same percentage increase as the increase for the entry and top of the pay range based on the USDL All Cities CPI for the year ending March 202~~44~~.

FY 202~~36~~: The entry and top of the FY 202~~63~~ salary range will be increased by the USDL All-Cities All Urban Consumers' Price Index (CPI-U) for the year (12 months) ending March, 202~~52~~ with a minimum of 1.0% and a maximum of ~~32.0%~~ effective the first full pay period following July 1, 202~~52~~. If the actual CPI-U is 0-1%, 1.0% will be used. If the actual CPI-U exceeds ~~32.0%~~, ~~32.0%~~ will be used. Employees within the pay range receive the same percentage increase as the increase for the entry and top of the pay range based on the USDL All Cities CPI for the year ending March 202~~52~~.

FY 2027: The entry and top of the FY 2027 salary range will be increased by the USDL All-Cities All Urban Consumers' Price Index (CPI-U) for the year (12 months) ending March, 2026 with a minimum of 1.0% and a maximum of 3.0% effective the first full pay period following July 1, 2026. If the actual CPI-U is 0-1%, 1.0% will be used. If the actual CPI-U exceeds 3.0%, 3.0% will be used. Employees within the pay range receive the same percentage increase as the increase for the entry and top of the pay range based on the USDL All Cities CPI for the year ending March 2026.

3. Merit Increases: Employees are eligible to receive up to a 3% merit increase, not exceeding the top of the employee's salary range commencing with the ~~first full pay period that includes the~~ employee's anniversary date. The Employee's merit pay shall be determined based upon their annual performance evaluation. If the total sum of the evaluation, divided by the total categories is average or greater, the Employee shall receive a 3% merit pay increase. If the total sum of the evaluation, divided by the total categories is less than average, the Employee may receive, at the sole discretion of the General Manager, a 0-3% merit pay increase.

4. Promotions: IHGID proposes a ~~6.5%~~ increase for employees promoted in ~~FY 2021, a 6.5% increase for employees promoted in FY 2022, and a 7% increase for employees promoted in FY 2023~~any year, subject to the limitations contained in Article VIII(A)(4).

B. Call Back Pay

An employee who is called back to work by the General Manager and/or delegate, before or after his regular work day as scheduled, shall receive a minimum credit of two (2) hours or the full amount of hours and fractions of hours required for the call back event, whichever is greater.

Actual time shall be recorded by time sheet. Thirty (30) minutes additional to the actual time as shown on the time sheet shall be added for each direction from home to the task and to return

home. Payment for travel time shall count towards computation of the two (2) hours minimum credit.

When an employee is able to rectify any alarms from the SCADA Alarm System via computer, the employee shall be compensated a minimum of one hour pay at the employee's appropriate rate. Additional alarms received within the same paid one hour do not apply.

C. Standby

Any employee who is required to be on standby for emergency work shall be paid three dollars and ~~fifty-seventy-five~~ cents (\$3.~~50~~75) per hour for each hour assigned to standby effective the first full pay period effective the first pay period including July 1, ~~2016-2023~~ or following ratification and approval, whichever is the later date. ~~The standby rate will increase to \$4.00 per hour effective July 1, 2025.~~ Standby assignments shall be assigned in one (1) week intervals on a fair and equitable basis to all qualified personnel. Such weeks coincide with workweek defined in District policy. Employees may elect to trade standby assignments with other qualified employees. It is the responsibility of the assigned standby employee to inform the General Manager of any traded standby assignments.

Intermittent Standby is standby assigned during inclement weather for the sole purpose of snow removal when conditions require such. Such intermittent Standby shall be paid at the same rate as for emergency standby. As far as practical, all pay earned shall be added to the payroll for the period during which the work was performed and an Intermittent Standby Assignment form shall accompany the employee's timesheet. In lieu of monetary compensation, employees may elect to receive compensatory time on a prorated basis, based upon the employee's hourly wage.

"Standby" means the ability of the employee to respond to the worksite within thirty (30) minutes after notification, barring mitigating circumstances i.e. inclement weather, road construction, etc. Any employee assigned standby who receives a telephone call between the hours of 4:00 p.m. and 7:30 a.m. to conduct District business shall be compensated a minimum of one hour pay at the employee's regular rate of pay. Additional telephone calls received within the same paid one hour do not apply.

D. Meal Allowance

Employees, with the exception if those assigned standby, called back to work with less than two hours' notice shall receive a meal allowance. Any employee required to work two hours more than their normally scheduled shift shall receive a meal allowance, and an additional allowance for

every four hours thereafter. The meal allowance shall be at the same rate as allowed by the State of Nevada.

E. Longevity Pay

A stipend shall be added to the base pay of each employee who has completed the applicable terms of eligible service in with the District pursuant to the longevity schedule set forth below:

<u>Term</u>	<u>Stipend</u>
<u>5-9 Years</u>	<u>\$250</u>
<u>10-14 Years</u>	<u>\$500</u>
<u>15-19 Years</u>	<u>\$1000</u>
<u>20+ Years</u>	<u>\$1500</u>

ARTICLE IX - HOLIDAYS

A. Legal Holidays

The following days shall be observed as legal holidays:

- New Year's Day (January 1)**
- Martin Luther King's Birthday (third Monday in January)**
- President's Day (third Monday in February)**
- Memorial Day (last Monday in May)**
- Juneteenth (June 19)**
- Independence Day (July 4)**
- Labor Day (first Monday in September)**
- Nevada Day (last Friday in October)**
- Veteran's Day (November 11)**
- Thanksgiving Day (fourth Thursday in November)**
- Family Day (day after Thanksgiving Day)**
- Christmas Day (December 25)**
- One Floating Holiday Per Fiscal Year**

Any other legal holiday that may be appointed by the President of the United States, or the Governor of Nevada.

B. Holiday Falling within Vacation Period

If a legal holiday falls within an employee's pre-approved vacation period, that day shall not be charged to vacation time.

C. Holiday Observance

When a designated holiday falls on a Saturday, the Friday before will be observed by the District as the holiday, and when a designated holiday falls on a Sunday, the Monday after will be observed as the holiday.

D. Computing Holiday Pay

Holiday pay will be based upon the employee's regular hourly wage for the number of hours in his regular workday.

|

E. Pay for Work on Holiday

An employee who is required to work on a holiday which falls on the employee's regular day off shall receive two and one half times (2½x) the regular rate of pay for hours worked, provided that the hours worked on the holiday are additional to the regular forty (40) hours actually worked in the week.

An employee who is required to work on a holiday which falls on the employee's regular day off shall receive two times (2x) the regular rate of pay for hours worked, provided that the hours worked on the holiday do not exceed the regular forty hours actually worked in the week.

An employee who is required to work on a holiday which falls on the employee's regular work day shall receive two times (2x) the regular rate of pay for actual hours worked.

ARTICLE X - VACATION

A. Computation of Vacation

Employees shall accrue vacation at the following rate:

During:	1st - 3rd years	80 hours (10 days)
“	4th - 7th years	120 hours (15 days)
“	8th - 14th years	160 hours (20 days)
“	15th -19th years	200 hours (25 days)
“	20th year or more	240 hours (30 days)

No employee shall be permitted to take vacation until after satisfactory completion of the designated probationary period for the position held.

Vacation time must be pre-approved on the proper form by the District General Manager, at least five (5) working days prior to use.

B. Limitation

~~Employees may accrue vacation up to two times their accrual rate.~~ Effective on and after July 1, 2015 employees may only accrue vacation up to one and one half times their accrual rate.

C. Vacation Buy-Back Provisions

Upon termination, the employee will receive payment for all accumulated unused vacation. Upon layoff, an employee may request and be paid all accumulated unused vacation. Between November 1 through November 15 an employee may elect to sell back up to forty (40) hours of accrued vacation. The employee shall receive requested amount on the ~~full pay period that includes December + first paycheck in December.~~ In order to be eligible for this provision, the employee must have a minimum of one hundred twenty hours (120) of accrued vacation.

D. Employees Becoming Ill While on Vacation

An employee who submits satisfactory evidence that during his vacation period he was hospitalized for a disability, shall, at his request, be granted permission to substitute sick leave for

the period of his disability to the extent that he is entitled to such leave, and provided such amounts of sick leave as are required are accrued and available to him.

ARTICLE XI - SICK LEAVE

A. Paid Sick Leave

1. Starting with date of hire, eligible employees shall accrue leave at the rate of eight (8) hours per month (96 hours per year). Sick leave may be used for employee illness or disability or for the illness or disability of an immediate family member, as defined in the District's Personnel Policy, Leave and Benefits under Sick Leave.

2. No sick leave may be taken during the probationary period for the position held.

3. Unused sick leave will continue to accrue over the years.

4. Upon layoff under Article XVI, an employee may request and be paid for all accumulated unused sick leave; in the instance of layoff only, the requesting employee's accumulated unused sick leave pay will be paid at the rate of one hundred percent (100%) of his/her hourly rate for all hours so requested, including the first eighty (80) hours of accrued unused sick leave. In the event that an employee voluntarily terminates employment, the employee's unused sick leave will be paid at the rate of fifty percent (50%) of his/her hourly rate for all hours so requested. In the event an employee is terminated for cause, the employee shall forfeit all accumulated unused sick leave.

B. Accounting of Accrued Sick Leave

Employees shall be given a written accounting of the status of accumulated sick leave along with employee paychecks.

C. Bereavement Leave

Upon the death of any relative defined in the District's Personnel Policy, each employee shall be granted three (3) days bereavement leave. Upon request of the District, the employee shall provide documentation related to the employee's use of the bereavement leave.

ARTICLE XII - EQUIPMENT, TOOL AND CLOTHING ALLOWANCE

A. Protective Equipment

The District General Manager will determine and the District will furnish as needed, the following protective safety devices: including Safety Eyewear- goggles, face shield, welding helmet; Safety Footwear- ~~rubber steel-toe~~ safety boots, hip waders; Coveralls- white polypropylene; Safety jacket; Mask- dust mask; Gloves-rubber, latex, welding; Harness- confined space harness (manhole); Hard Hat; Reflective mesh vest and any other equipment as may be necessary to protect employees from industrial injury and health hazards.

B. Uniform and Clothing

In addition to protective safety devices required to be worn for purposes of health or safety, the District shall have a ~~three-four~~ hundred fifty dollar (\$~~43~~50) clothing allowance per outside working employee (field crews) to be used as District uniform which will include up to ten (10) shirts; up to two (2) sweatshirts with District emblem; up to five (5) pairs of pants; up to one (1) pair of insulated coveralls; and one (1) pair leather steel-toed boots not exceeding ~~one-hundred-and~~

~~fiftytwo hundred~~ dollars (\$~~150200.00~~). The ~~Three four~~ hundred fifty dollars (\$~~4350~~) is per fiscal year and for a clothing allowance which is separate and apart from the allowance for the above referenced boots. The employee may elect to use a District credit card as long as they stay within their budget and return all receipts to the main office.

As an alternative to reimbursement based on receipts the District may at its option provide District uniforms listed above at its expense not exceeding ~~three-four~~ hundred fifty dollars (\$~~4350~~) per outside working employee per fiscal year; excluding boots. Employees receiving District provided uniforms at District expense do not also receive ~~three-four~~ hundred fifty dollars (\$~~4350~~) for reimbursable uniform expenses.

Employees shall also wear ~~leather, steel toed~~safety boots which shall be subject to a ~~one hundred fiftytwo hundred~~ Dollar (\$~~150200~~) boot allowance, which may be carried over by the Employee for a period of one (1) fiscal year. Any funds not spent on the one pair of boots shall expire at the end of the second fiscal year and cannot be carried over again. Employees spending in excess of \$~~150-200~~ for boots per year or a total of \$~~300-400~~ for boots if the balance is carried over for one (1) year, shall assume the sole cost and expense for the amount in excess of the authorized amount and authorize the District to withhold the same from the employees' paycheck, or may pay the District directly for the deficiency in the cost.

Employees may retain one (1) pair of old leather steel-toed boots at the District workplace/locker for "dirty" work.

District (outside working) employees are required to wear uniforms and shall keep said uniforms in good repair.

C. Tools

The District will furnish all tools required in the performance of employees' work.

All tools furnished by the District shall remain District property, but the employees shall be responsible for the security of the tools assigned to them.

ARTICLE XIII - HEALTH & WELFARE

A. Health Insurance - District Plan

The District agrees to pay the cost of health insurance, dental, and vision for employees and their eligible dependents as offered by the Nevada League of Cities.

For employees hired before July 1, 2012 the District will continue to pay 100% of the cost of premiums for health insurance, dental, and vision for employees and their eligible dependents except as provided below.

For employees hired on and after July 1, 2012 the District will pay 100% the cost of premiums for health insurance, dental, and vision for employees and 80% the cost of premiums for health insurance, dental, and vision for their eligible dependents with employees paying 20% of the premiums for their eligible dependents via automatic payroll deduction. Effective the later of August 31, 2012 or first open enrollment following July 1, 2012 the District shall pay no portion of an employee's dependent premiums where the non-working dependent is covered by the employee's spouse's or former spouse's health insurance plan by court decree or otherwise or

where the working dependent is covered or eligible for coverage by the dependent employer's health insurance plan. This exclusion does not apply to non-working dependents except where covered by other health insurance as provided above. Employees will provide sworn verification of coverage of their dependent(s) by another health insurance plan at time of open enrollment.

B. Life Insurance

The District shall provide term life insurance in the amount of Twenty Five Thousand Dollars (\$25,000.00) per employee covered by this Agreement during the period of this Agreement.

C. Continuity of Coverage

All insurance coverage made available to, and selected by, employees under the provisions of this Article, shall remain available during the term of this Agreement.

ARTICLE XIV - RECLASSIFICATION

The General Manager may investigate the classification of any existing position on the written request of an employee or on his own initiative. If the General Manager determines that a position should be reclassified, he may request approval of the Board of Trustees at the next available opportunity for an agenda item before the Board. If the position is reclassified, the effective date of the reclassification shall be the date of approval by the Board of Trustees, acting on a properly agendized request from the General Manager. The decision of the Board of Trustees as to whether the position shall be reclassified is final.

ARTICLE XV - DISCIPLINARY ACTIONS

A. Personnel Policies

No employee shall be disciplined without just cause. Examples of "just cause" may include, but are not limited to, current District Personnel Policy, Justification for Discipline and Due Process. The adopted Personnel Policies of the District include formulations of policy as to disciplinary actions for causes, which may be imposed upon employees by the General Manager of the District. As a general policy, discipline shall be administered or imposed only by the General Manager, and, as may be necessary, with the concurrence of the District's Attorney, and if required, as approved by the District Board of Trustees, to fit the circumstances.

B. Pre-Disciplinary Hearing

All employees shall have the right to request a pre-disciplinary hearing with the General Manager. The employee shall have the right to have his/her Union representative at this meeting.

C. Initiation of Disciplinary Action

1. Disciplinary action of employees is the responsibility of the General Manager and this responsibility may not be delegated. The General Manager may initiate disciplinary actions. Employees whose position descriptions assign them direct supervision responsibilities of other

employees may request disciplinary action, when warranted, to the General Manager. No other employee may initiate a request for disciplinary action.

2. One, or even a majority of the Board of Trustees, may not initiate disciplinary actions against employees covered in this Agreement.

ARTICLE XVI - LAYOFF POLICY AND PROCEDURE

A. Determination of Positions to be Affected

The District shall determine when the statutory conditions are present which warrant a layoff. When such conditions shall have been met, and a layoff is required, the District General Manager shall determine the position titles, which shall be affected by layoff.

While essential services to the public must continue, and identifiable staff positions may be necessary to insure continued delivery of those essential services, the General Manager will consider seniority of employment, as well as the availability of employees with the required qualifications, certifications, and/or licenses among the remainder of District employees, in conjunction with the need for essential talents when determining employees to be affected by layoff.

B. Determination of Job Classifications to be Affected

The General Manager shall determine reductions in staff levels that will have the least detrimental effect on operations and will specify layoffs accordingly.

C. Notice to Union

Whenever it is determined that a layoff of employees may occur, and that such a layoff may involve members of the Union, the General Manager shall give written notice of the layoff, including the specific reason(s) such action is necessary and the estimated length of the layoff period to the Union at least fourteen (14) calendar days prior to the effective date of layoff. Prior to any layoffs the Union and District agree to meet to discuss alternatives to layoffs.

D. Notice to Employee(s)

All regular employees to be laid off shall be given written notice of such layoff at least fourteen (14) calendar days prior to the effective date

E. Recall

The name of an employee who has been laid off shall be placed on the re-employment list and shall be recalled in the inverse order in which the employee was laid off. Persons on such a list will be offered appointment to an opening in the job classification, or equated job classification, or any vacancy for which the employee is qualified, and no new employee will be hired until all qualified employees on layoff status desiring to return to work shall have been offered the position. The employee must provide the District with any address change while waiting for recall.

Notice of recall will be made in writing by certified mail to employee's address of record.

An employee who is sent a notice of recall must accept re-employment, in writing, within five (5) working days of receipt of the certified notice of recall, or be considered to have abandoned his/her

recall rights. A notice of recall shall be considered received, when sent by certified mail to the employee's address of record, three (3) calendar days after mailing.

An employee recalled to his former position must report for re-employment on the date established by the General Manager, or be considered to have abandoned his recall rights so long as said date is beyond five (5) working days from the date of receipt of the recall notice.

An employee on layoff accrues no additional sick leave, vacation or other benefits.

An employee on a re-employment list shall retain eligibility for recall for a period of two (2) years from the date their name was placed on the list.

ARTICLE XVII - PAY & EXPENSES FOR EDUCATION, TRAINING & LICENSING

A. Pay and Expenses for Related Training

The District shall pay the full cost of tuition, books, and other reasonable expenses incurred by an employee in connection with any District-required course, workshop, seminar, conference or in-service training session. Advanced arrangements will be made by the District for transportation and lodging. The reasonable cost of meals shall be reimbursed to the employee on the basis of the per diem allowances established by the District, after attendance at the required training.

B. Education Incentive

If an employee desires to seek reimbursement for education costs related to a course at an accredited college or University, he/she shall meet with the General Manager prior to enrolling in the course. The General Manager shall have the sole discretion to determine the maximum reimbursable amount, if any, for the costs of tuition, lab fees, books, and other needed materials, taking into consideration the costs of the course and whether the District believes that completion of the course by the employee provides any benefit to the District; however, establishment of a maximum reimbursable amount above Three Hundred Dollars (\$300.00) per course requires prior approval of the Board of Trustees. Once the maximum reimbursable amount has been established for a course, the General Manager shall provide this information to the employee in writing. Upon satisfactory proof of completion of the course, the District will reimburse the employee as follows:

If the employee receives a grade of C, or better, the District will reimburse one hundred percent (100%) of the maximum reimbursable amount.

If the employee receives a passing grade in a Pass/Fail course, the District will reimburse one hundred percent (100%) of the maximum reimbursable amount.

C. Educational Leave

1. The District recognizes the inherent value of an additionally educated workforce and strongly encourages each full-time employee of the District to avail themselves of the opportunity to continue education for personal growth. If the course work involved is directly beneficial to the District workforce, as determined at the General Manager's sole discretion, the District will provide educational leave with pay, as set forth in Section C-(2).

2. Educational leave with pay may be scheduled and granted for up to a maximum of two (2) hours per week to full time regular employees, with prior approval of the General Manager. Employees may choose to use available vacation leave in conjunction with this leave. No overtime

benefits accrue to the employee for use of educational leave if attendance is outside of the employee's regular working hours; attendance is voluntary; the course is not directly related to the employee's job; and the employee does not perform any productive work during such attendance.

3. Advance approval for educational leave must be given by the General Manager who will consider the potential impact of the timing of the requested educational leave and the arrangements which may be made to avoid undue impact on other employees.

D. Cost of Required Licenses

The District will pay the cost of license and certification examinations required for employees to maintain their current position.

ARTICLE XVIII - VACANCIES

A. Minimum Requirements

It is the policy of the District to hire the most appropriately qualified applicant to fill all vacancies. Vacancies and/or promotional opportunities shall be filled when possible, by interested current District employees who meet the requirements of the position as established by the District.

B. Notice

Notice of all vacancies and/or promotional opportunities within the District shall be given to all employees of the District through briefings, or otherwise, or shall be posted on bulletin boards within the District departments for a period of not less than fifteen (15) calendar days prior to the commencement of competitive advertising.

When recruitment advertising commences, the Union will be notified.

ARTICLE XIX - OCCUPATIONAL SAFETY AND HEALTH PROGRAMS

The District shall establish safety and health programs, and maintain an effective and comprehensive occupational safety and health program consistent with the provisions promulgated under Chapter 618 of the Nevada Revised Statutes.

ARTICLE XX - CONTINUITY OF SERVICES/ STRIKE & LOCKOUT PROHIBITION

The District and Union recognize the absolute necessity of continuous and uninterrupted operation of District services. There shall be no strike, work stoppage, or any other spontaneous or organized

effort to interrupt the operation of District services or operations within District facilities. Likewise, District agrees not to lockout employees.

ARTICLE XXI - EFFECT OF AGREEMENT

A. Changes in Agreement

For the term of this Agreement, no change shall be made in any provision of this Agreement unless the parties agree in writing.

B. Successorship

If, during the term of this Agreement, the District merges with, is taken over by, or transfers its assets to another governmental entity (Successor Entity), then, and in that event, the District agrees to use its best effort to require the Successor Entity to assume, take over, and be bound by the terms and conditions of this Agreement.

C. Savings Clause

If any provision of this Agreement or any application thereof to any employee is held to be contrary to the law, then such provision or application shall be deemed invalid, to the extent required by

such a judicial decision, but all other provisions or applications shall continue in full force and effect.

ARTICLE XXII - EFFECTIVE DATE AND DURATION

This Agreement shall continue in full force and effect from July 1, ~~2020-2023~~ through June 30, 202~~7~~³. The District may reopen this agreement during its term to address a "fiscal emergency" in accordance with the requirements of NRS 288.150(4).

#

This Agreement is executed by the authorized representatives of the parties on this _____ day of _____ 202~~0~~³.

FOR:

**INDIAN HILLS
GENERAL IMPROVEMENT DISTRICT**

**STATIONARY ENGINEERS, LOCAL 39
of the International Union of
Operating Engineers, AFL-CIO**

~~Chris Johnson~~Dale Dunham, Chairman, Board of Trustees
Manager

~~Bart~~ Florence, Business
Manager

~~John Lufrano~~Chris Johnson, General Manager

~~_____~~ Jeff Gladieux, President

~~_____~~ Jerry Frederick, Business Representative

Public Employees

~~Steve Crouch~~Brandy Johnson, Director of

~~_____~~ Matthew Bell, Member/Negotiator

APPENDIX A

Insert New Appendix A

APPENDIX B
INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
PAYROLL DEDUCTION AUTHORIZATION

I, the undersigned, being a member of the International Union of Operating Engineers, Stationary Local 39, and required by the Constitution and Bylaws of that organization to contribute dues, per capita and assessments in a specified amount, hereby authorize the Indian Hills General Improvement District to make the deduction from my semi-monthly compensation, in conformity with the agreement between the Parties, and effective the first pay period following the date hereof.

It is further directed that the Indian Hills General Improvement District will then remit said monies to the above organization in the manner prescribed.

NAME (PRINT) _____ **HOME PHONE** _____

STREET ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

SOCIAL SECURITY # _____ **WORK PHONE** _____

CLASSIFICATION _____ **WORKSITE** _____

SIGNATURE _____ **DATE SIGNED** _____

| [4854-5824-5729, v. 14864-9725-3984, v.-1](#)

AGENDA ITEM 9.

PUBLIC HEARING for the adopted Tentative Budget as amended for Fiscal Year 2023-2024, no action will be taken.

(General Manager, Chris Johnson/ District Accountant Stacie Cobb)

**NOTICE OF PUBLIC HEARING ON THE
TENTATIVE BUDGET FISCAL YEAR
2022-2023 INDIAN HILLS GENERAL
IMPROVEMENT DISTRICT**

The public is hereby notified that a Public Hearing will be held at the Indian Hills General Improvement District Office, at 3394 James Lee Park Road #A, Carson City, Nevada 89705, on May 18, 2022, at 6:00P.M. to review and adopt the final budget for Fiscal Year 2022-2023.

The Tentative Budget for Indian Hills General Improvement District has been prepared in such detail and on appropriate forms as prescribed by the Nevada Department of Taxation.

Copies of the Tentative Budget are on file at the District's main office located at 3394 James Lee Park Road #A, Carson City, Nevada 89705, the Douglas County Clerk and the Nevada Department of Taxation. They are available for inspection at the District's main office.

AGENDA ITEM 10.

Discussion and possible action to adopt the Final Budget for Fiscal Year 2023-2024 with direction to the General Manager to have the adopted Final Budget for FY 2023-24 prepared on the appropriate forms and timely submitted to the State Department of Taxation.

(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	PROPOSED TENTATIVE BUDGET 23-24										
2											
5	REVENUES										
6											
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INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G	M	N	O	P	
42	SERVICES & SUPPLIES											
43		DEPRECIATION FUNDING						\$ 13,800.00			4.25%	
44		BOARD OF TRUSTEES						\$ 9,600.00			25%	
45		PROFESSIONAL SERVICES						\$ 107,000.00				
46		SAFETY PROGRAM						\$ 850.00				
47		UTILITIES - ELECTRICITY						\$ 4,500.00				
48		UTILITIES - GAS						\$ 2,500.00				
49		EQUIPMENT LEASE						\$ 8,000.00				
50		BUILDING R & M						\$ 1,000.00				
51		VEHICLE - R&M						\$ 1,000.00				
52		VEHICLE - FUEL						\$ 1,000.00				
53		OFFICE EXPENSE						\$ 43,000.00				
54		TELEPHONE						\$ 16,000.00				
55		CUSTODIAL SERVICES						\$ 2,000.00				
56		TRAINING & EDUCATION & TRAVEL						\$ 1,500.00				
57		INSURANCE						\$ 17,000.00				
58		MAILINGS/POSTAGE						\$ 3,100.00				
59		UNIFORMS						\$ 500.00				
60		MISCELLANEOUS						\$ 1,000.00				
61	*	*	*	*	*	*						
62												
63												
64		SUBTOTAL SERVICES & SUPPLIES										
65								\$ 236,750.00	\$ 237,750.00	\$ 1,000.00		
66		Depreciation						\$ 7,200.00	\$ 6,500.00			
67		Total expenses						\$ 332,105.74	\$ 346,169.04	\$ 14,063.30		
68												
69												
70												
71												
72												
73		CAPITAL OUTLAY										
74												
75												
76												
77												
78												
79		SUBTOTAL										
80								\$ 332,105.74	\$ 346,169.04	\$ 14,063.30		

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT -ADMIN-

	A	B	C	D	E	F	G	M	N	O	P
81			TOTAL - ANNUAL EXPENSES - ADMIN					\$ 332,105.74	\$ 346,169.04		
82			TOTAL PARKS & RECREATION EXPENSE					\$ 456,374.98	\$ 443,509.96		
83			TOTAL STREETS Function-EXPENSE					\$ 970,824.98	\$ 1,127,458.36		
84											
85			TOTAL - ANNUAL GENERAL FUND EXPENSE					\$ 1,759,305.70	\$ 1,917,137.36	\$ 157,831.66	
86											
87			ALLOWABLE CONTINGENCY								
88											
89			NET REVENUES OVER EXPENSES					\$ (286,996.70)	\$ (333,361.36)	\$ (46,364.66)	
90											
92			Profit (loss) WITHOUT depreciation					\$ 13,703.30	\$ 4,638.64	\$ (9,064.66)	
93											
94			Profit (loss) WITH depreciation					\$ (286,996.70)	\$ (333,361.36)		
95											

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - PARKS/REC

A	B	C	D	O	P	Q	R	S
PARKS & RECREATION EXPENSE BUDGET					FINAL 22-23	FINAL 23-24	DIFFERENCE	NOTES
1	PARKS & RECREATION EXPENSE BUDGET							
2	FY 2023-24							
3								
4	SALARIES & RELATED							
5								
6								
7								
8					\$ 43,555.20	\$ 47,070.40		percentage of total salary
9					\$ 11,538.80	\$ 20,542.72		100%
10								40% (adjusted up from 25%)
11					\$ 12,850.24	\$ 13,902.80		20%
12								
13								
14								
15					\$ 18,799.04	\$ 19,897.28		20.0%
16					\$ 15,702.96	\$ 19,422.84		20.0%
17					\$ 2,094.62	\$ 2,199.56		10.0%
18					\$ 15,109.12	\$ 16,199.36		20%
19								
20					\$ 17,700.00	\$ 26,000.00		100% sick/vacation accrual
21	SUBTOTAL SALARIES				\$ 137,349.98	\$ 165,234.96		
22	BENEFITS/TAXES				\$ 78,400.00	\$ 55,300.00		dental/vision/life, health, pers, taxes
23								
24	TOTAL SALARIES & RELATED				\$ 215,749.98	\$ 220,534.96	\$ 4,784.98	
25								
26	SERVICES & SUPPLIES							
27	DEPRECIATION FUNDING				\$ 15,400.00	\$ 15,800.00		4.25%
28	BOARD OF TRUSTEES				\$ 4,800.00	\$ 4,800.00		12.50%
29	PROFESSIONAL SERVICES				\$ 11,000.00	\$ 7,000.00		
30	SAFETY PROGRAM				\$ 1,500.00	\$ 2,000.00		
31	UTILITIES - ELECTRICITY				\$ 6,500.00	\$ 7,500.00		
32	UTILITIES - Natural gas				\$ 1,500.00	\$ 3,000.00		
33	WATER				\$ 55,500.00	\$ 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	\$ 4,000.00		
39	FUEL				\$ 4,000.00	\$ 4,500.00		
40	TELEPHONE EXPENSE				\$ 1,000.00	\$ 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	\$ 17,000.00		
44			UNIFORMS			\$ 725.00	\$ 975.00		
45			MISCELLANEOUS			\$ 500.00	\$ 500.00		
46			PUBLIC EVENTS/REC EXPENSE			\$ 6,000.00	\$ 6,000.00		
47		*	*	*	*				
48									
49									
50			SUBTOTAL SERVICES & SUPPLIES			\$ 164,125.00	\$ 168,975.00	\$ 4,850.00	
51									
52			DEPRECIATION			\$ 52,500.00	\$ 54,000.00		
53			Total Expenses			\$ 432,374.98	\$ 443,509.96	\$ 11,134.98	
54									
55									
56									
57			PARKS CAPITAL OUTLAY						
58									
59									
60									
61									
62			RESURFACE TENNIS COURTS			\$ 24,000.00			
63									
64									
65									
66									
67			SUBTOTAL CAPITAL OUTLAY			\$ 24,000.00	\$ -	\$ (24,000.00)	
68									
69									
70									
71			TOTAL PARKS EXPENSES			\$ 456,374.98	\$ 443,509.96	\$ (12,865.02)	
72									
73									

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT - STREETS

	A	B	C	D	E	P	Q	R	S
1	STREETS FUNCTION BUDGET - 23-24					FINAL	FINAL	DIFFERENCE	NOTES
2						22-23	23-24		
3	<u>SALARIES & RELATED</u>								
4									
5									
6						\$ 46,155.20	\$ 48,068.80		percentage of total salary
7						\$ 11,538.80	\$ 20,542.72		100%
8									40% (adjusted up from 25%)
9						\$ 12,850.24	\$ 13,902.80		20%
10									
11									
12						\$ 18,799.04	\$ 19,897.28		20.00%
13						\$ 15,702.96	\$ 19,422.84		20%
14						\$ 2,094.62	\$ 2,199.56		10.0%
15						\$ 15,109.12	\$ 16,199.36		20%
16									
17						\$ 600.00	\$ 600.00		250 hours standby time for snow removal
18						\$ 22,400.00	\$ 26,400.00		100% sick/vacation accrual
19									
20	SUBTOTAL SALARIES					\$ 145,249.98	\$ 167,233.36		
21									
22						\$ 52,100.00	\$ 68,300.00		dental/vision/life, health, pers. taxes
23									
24	TOTAL SALARIES & RELATED					\$ 197,349.98	\$ 235,533.36	\$ 38,183.38	
25									
26	SERVICES & SUPPLIES								
27						\$ 12,300.00	\$ 14,000.00		4.25%
28						\$ 4,800.00	\$ 4,800.00		12.50%
29						\$ 12,000.00	\$ 12,000.00		
30						\$ 1,500.00	\$ 2,000.00		
31						\$ 5,500.00	\$ 5,500.00		
32						\$ 500.00	\$ 500.00		
33						\$ 15,000.00	\$ 15,000.00		

Streets

35

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	\$ 5,000.00		
36		EQUIPMENT R & M				\$ 4,000.00	\$ 4,500.00		
37		FUEL				\$ 3,500.00	\$ 4,500.00		
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	\$ 17,000.00		
43		UNIFORMS				\$ 725.00	\$ 975.00		
44		MISCELLANEOUS				\$ 500.00	\$ 500.00		
45		* * * * *							
46		STREET PROJECTS/RIGHT OF WAY				\$ 20,000.00	\$ 20,000.00		
47									
48									
49		SUBTOTAL SERVICES & SUPPLIES				\$ 105,475.00	\$ 109,425.00	\$ 3,950.00	
50									
51		DEPRECIATION				\$ 241,000.00	\$ 277,500.00		
52		Total Expenses				\$ 543,824.98	\$ 622,458.36	\$ 78,633.38	
53									
54		STREETS FUNCTION - 23-24				FINAL	FINAL		
55						22-23	23-24		
56		CAPITAL OUTLAY							
57									
58		STREET PROJECTS - Street reserve funds				\$ 427,000.00	\$ 505,000.00		
59		STREET PROJECTS							
60									
61									
62									
63									
64		SUBTOTAL CAPITAL OUTLAY				\$ 427,000.00	\$ 505,000.00	\$ 78,000.00	
65									
66		TOTAL STREETS EXPENSES				\$ 970,824.98	\$ 1,127,458.36	\$ 156,633.38	

36

Streets

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
1	SEWER OPS BUDGET 2023-24					FINAL	FINAL		
2						22-23	23-24	DIFFERENCE	
3									
4	REVENUES								
5		SEWER FEES				\$ 968,000.00	\$ 1,011,000.00		
6		INTEREST				\$ 25.00	\$ 120.00		
7		RATE RESERVES USED							
8		CONNECTION FEES				\$ 82,080.00	\$ -		
9									
10									
11		TOTAL REVENUES				\$ 1,050,105.00	\$ 1,011,120.00	\$ (38,985.00)	
12									
13	SEWER OPS BUDGET 2023-24					FINAL	FINAL		
14						22-23	23-24		
15	EXPENSES								
16	SALARIES & RELATED								
17		WASTEWATER OP SUPERVISOR				\$ 63,814.40	\$ 69,264.40		percentage of total salary
18		mechanic				\$ 19,275.36	\$ 20,854.20		100%
19									30%
20		WW OPS/MAINT II				\$ 59,134.40	\$ 62,317.20		100%
21		UTILITY PERSON FULL TIME				\$ 11,538.80	\$ 5,135.68		10% (adjusted down from 25%)
22									
23									
24									
25		GENERAL MANAGER				\$ 18,799.04	\$ 19,897.28		20%
26		ACCOUNTANT				\$ 15,702.96	\$ 19,422.84		20%
27		P/T UTILITY BILLING COORDINATOR				\$ 6,283.87	\$ 6,598.69		30.00%
28		ADMINISTRATIVE SUPPORT ASSISTANT				\$ 15,109.12	\$ 16,199.36		20%
29									
30		STANDBY				\$ 13,802.00	\$ 13,802.00		
31		SALARY CONTINGENCY / OT				\$ 45,698.00	\$ 55,198.00		100% of sick/vacation accrual
32		SUBTOTAL SALARIES				\$ 269,157.95	\$ 288,689.65		
33		BENEFITS AND TAXES				\$ 120,100.00	\$ 137,500.00		dental/vision/life, health, pers, taxes
34						\$ -	\$ -		
35		TOTAL SALARIES & RELATED				\$ 389,257.95	\$ 426,189.65	\$ 36,931.70	
36									

SEWER

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
37									
38	SEWER OPS BUDGET 2023-24					FINAL 22-23	FINAL 23-24		
39	SERVICES & SUPPLIES								
40									
41									
42	ACTUAL DEPRECIATION FUNDING					\$ 25,500.00	\$ 27,500.00		4.25%
43	SEWER RATE RESERVE					\$ 200,000.00	\$ 160,000.00		
44	BOARD OF TRUSTEES					\$ 9,600.00	\$ 9,600.00		
45	PROFESSIONAL SERVICES					\$ 35,000.00	\$ 35,000.00		
46	SAFETY PROGRAM					\$ 3,500.00	\$ 3,500.00		
47	UTILITIES - ELECTRICITY					\$ 53,000.00	\$ 58,000.00		
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	\$ 3,000.00		
51	EQUIPMENT R & M					\$ 13,000.00	\$ 13,000.00		
52	FUEL					\$ 5,500.00	\$ 6,000.00		
53	TREATMENT CHEMICALS					\$ 17,000.00	\$ 17,000.00		
54	OFFICE EXPENSE					\$ 3,000.00	\$ 5,000.00		
55	TELEPHONE					\$ 3,000.00	\$ 3,700.00		
56	GARBAGE SERVICE					\$ 500.00	\$ 500.00		
57	BIO-SOLID DISPOSAL					\$ 7,000.00	\$ 7,000.00		
58	TRAINING & EDUCATION & TRAVEL					\$ 2,000.00	\$ 2,000.00		
59	INSURANCE					\$ 17,000.00	\$ 17,000.00		
60	LAB FEES					\$ 7,000.00	\$ 8,000.00		
61	PERMIT FEES					\$ 4,500.00	\$ 4,500.00		
62	MAILINGS/POSTAGE					\$ 5,500.00	\$ 6,000.00		
63	UNIFORMS					\$ 1,575.00	\$ 1,625.00		
64	MISCELLANEOUS					\$ 500.00	\$ 500.00		
65									
66	SUBTOTAL SERVICES & SUPPLIES					\$ 437,175.00	\$ 408,925.00	\$ (28,250.00)	
67									
68	DEPRECIATION					\$ 378,000.00	\$ 383,000.00		
69	TOTAL EXPENSES					\$ 1,204,432.95	\$ 1,218,114.65	\$ 13,681.70	
70									
71	EXCESS OF REVENUE OVER EXPENSES					\$ (154,327.95)	\$ (206,994.65)	\$ (52,666.70)	
72									
73	SEWER OPS BUDGET 2023-24					FINAL	FINAL		

SEWER

38

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT-SEWER

	A	B	C	D	E	K	L	M	N
74						22-23	23-24		
75		Debt service principal				(110,136.39) \$	(110,851.63)		
76		Debt service interest				(47,532.57) \$	(43,437.33)		
77		Total debt service				(157,668.96) \$	(154,288.96)		
78									
79		Sub cash flow before capital outlay, after depreciation				(311,996.91) \$	(361,283.61)		
80									
81									
82		CAPITAL OUTLAY							
83		LIFT STATION #3 BYPASS INFRASTRUCTU				12,000.00			
84		BLOWER REBUILD				12,000.00			
85									
86									
87									
88									
89		TOTAL CAPITAL OUTLAY				24,000.00 \$	-	(24,000.00)	
90		Net Cash flow incl depreciation				(335,996.91) \$	(361,283.61)		
91									
92		Net Cash flow WITHOUT depreciation, sewer				42,003.09 \$	21,716.39	(20,286.70)	

SEWER

INDIAN HILLS GENERAL IMPROVEMENT - DISTRICT-WATER

A	B	C	G	K	L	M	N	O
					FINAL 22-23	FINAL 23-24	DIFFERENCE	NOTES
1								
2	WATER OPERATIONS BUDGET 2023-24							
3								
4								
5	REVENUES							
6								
7	WATER BASE RATE				\$ 840,000.00	\$ 880,000.00		
8	WATER CONSUMPTION USAGE				\$ 525,000.00	\$ 525,000.00		
9	WATER TANK ANTENNA LEASE				\$ 12,441.60	\$ 12,441.60		
10	INTEREST				\$ 2,000.00	\$ 4,000.00		
11	CONNECTION FEES				\$ 82,080.00	\$ -		
12								
13								
14								
15								
16								
17	TOTAL REVENUES				\$ 1,461,521.60	\$ 1,421,441.60	\$ (40,080.00)	
18								
19	WATER OPERATIONS BUDGET 2023-24							
20	EXPENSES							
21	SALARIES & RELATED							
22								percentage of total salary
23	WATER SUPERVISOR				\$ 83,636.80	\$ 90,211.20		100%
24	WATER OPI				\$ 55,515.20	\$ 54,725.20		100%
25	mechanic				\$ 19,275.36	\$ 20,854.20		30%
26	UTILITY PERSON FULL TIME				\$ 11,538.80	\$ 5,135.68		10% (adjusted down from 25%)
27								
28								
29	GENERAL MANAGER				\$ 18,799.04	\$ 19,897.28		20%
30	ACCOUNTANT				\$ 15,702.96	\$ 19,422.84		20%
31	P/T UTILITY BILLING COORDINATOR				\$ 8,378.50	\$ 8,798.25		40.00%
32	ADMINISTRATIVE SUPPORT ASSISTANT				\$ 15,109.12	\$ 16,199.36		20%
33								
34								
35								
36	STANDBY				\$ 13,802.00	\$ 13,802.00		
37	SALARY CONTINGENCY				\$ 51,198.00	\$ 77,500.00		
38	SUBTOTAL SALARIES				\$ 292,955.78	\$ 326,546.01		includes /vac/sick buyout(100% of accrual) /call
39	BENEFITS AND TAXES				\$ 100,400.00	\$ 110,700.00		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					\$ 393,355.78	\$ 437,246.01	\$ 43,890.23	
42									
43	WATER OPERATIONS BUDGET 2023-24								
44	SERVICES & SUPPLIES					FINAL 22-23	FINAL 23-24		
45									
46	ACTUAL DEPRECIATION FUNDING					\$ 36,300.00	\$ 37,800.00		4.25%
47	RATE INCREASE RESERVES					\$ 160,000.00	\$ 200,000.00		20% to operating ended last FY
48	BOARD OF TRUSTEES					\$ 9,600.00	\$ 9,600.00		25%
49	PROFESSIONAL SERVICES					\$ 47,500.00	\$ 35,500.00		
50	SAFETY PROGRAM					\$ 2,700.00	\$ 3,000.00		
51	UTILITIES - ELECTRICITY					\$ 60,000.00	\$ 70,000.00		
52	UTILITIES - GAS					\$ 5,000.00	\$ 7,000.00		
53	PURCHASE OF MINDEN WATER					\$ 218,550.00	\$ 218,550.00	235 million @ .93 per 1000	
54	O&M-SUPPLIES					\$ 41,000.00	\$ 25,000.00		\$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					\$ 6,000.00	\$ 6,500.00		
59	TREATMENT CHEMICALS					\$ 4,000.00	\$ 8,000.00		
60	OFFICE EXPENSE					\$ 2,000.00	\$ 3,200.00		
61	TELEPHONE					\$ 11,000.00	\$ 12,000.00		
62	GARBAGE SERVICE					\$ 500.00	\$ 500.00		
63	TRAINING & EDUCATION & TRAVEL					\$ 5,000.00	\$ 5,000.00		
64	INSURANCE					\$ 17,000.00	\$ 17,000.00		
65	LABORATORY FEES					\$ 7,000.00	\$ 7,000.00		
66	PERMIT FEES					\$ 5,500.00	\$ 5,500.00		
67	MAILINGS/POSTAGE					\$ 5,500.00	\$ 6,000.00		
68	UNIFORMS					\$ 1,275.00	\$ 1,625.00		
69	MISCELLANEOUS					\$ 500.00	\$ 500.00		
70									
71	* * * * *								
72									
73									
74	SUBTOTAL SERVICES & SUPPLIES					\$ 657,425.00	\$ 690,775.00	\$ 33,350.00	
75									
76	DEPRECIATION					\$ 551,000.00	\$ 545,000.00		
77	TOTAL EXPENSES					\$ 1,601,780.78	\$ 1,673,021.01	\$ 71,240.23	
78									
79	EXCESS OF REVENUE OVER EXPENSES					\$ (140,259.18)	\$ (251,579.41)		
80									

INDIAN HILLS GENERAL IMPROVEMENT -DISTRICT-WATER

	A	B	C	G	H	K	L	M	N	O
81										
82		WATER OPERATIONS BUDGET 2023-24								
83										
84		Connection fees								
85		(Cash received from bond proceeds)								
86		Debt service principal								
87		Debt service interest								
88		Total debt service								
89										
90		Sub cash flow before capital outlay, after depreciation								
91										
92										
93										
94		CAPITAL OUTLAY								
95										
96										
97										
98										
99		CHLORINE ANALYZER								
100		INDIAN DRIVE PROJECT RESERVES								
101										
102										
103										
104		SUBTOTAL - CAPITAL OUTLAY								
105		Net Cash flow incl depreciation								
106										
107		Net Cash flow WITHOUT depreciation, water								
108										

AGENDA ITEM 11.

**Discussion and possible action to approve a proposal from Lumos & Associates in the amount of \$9,800.00 for Civil Engineering Services for the South Sunridge Park Dog Park.
(General Manager, Chris Johnson/District Engineer, Tim Russell)**



Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

February 3, 2023

LA23.008

Chris Johnson, General Manager
Indian Hills General Improvement District
3394 James Lee Park Road #A
Carson City, NV 89705

Re: Proposal for Civil Engineering Services for the South Park Dog Park at South Sunridge Park in Indian Hills, Nevada

Dear Chris:

Lumos & Associates, Inc. is pleased to provide you with this proposal for Engineering Services for the Dog Park at South Sunridge Park. The project is located at 980 Parkview Drive in Indian Hills, Nevada.

Project Understanding

We propose the following tasks to assist you with your project based upon the attached concept prepared in the past:

Project Scope

Task 1 – Topographic Survey

To ensure ADA accessibility for the design, a Topographic Survey Map will be created using a combination of aerial photogrammetry and ground collected survey field points. The project will be flown at an appropriate elevation to obtain a horizontal scale of 1"=20' with a 1' contour interval accuracy in accordance to National Map Accuracy Standards for the project area. All existing surface improvements and visible evidence of utilities will be located within the project area. Conventional survey methods will be utilized on hard surface areas such as asphalt, concrete and utilities to achieve a higher degree of horizontal and vertical accuracy. Utilities will be dipped and inverts listed on the Topographic Map. A digital terrain model, topographic map, and color orthophoto will be generated and combined in Softdesk Civil 3D 2022 as deliverables for this task.

Horizontal Control for the project will be referenced to the Nevada Coordinate System, West Zone, NAD83/94 using a local combined scale factor of 1.0002 to establish ground values for the topographic map. The vertical datum for the project will be referenced to NAVD88. The area to be mapped will be from back of walk on Mica Drive to back of walking path to back of curb on Parkview Drive to the south edge of the basketball court.

Task 2 – Dog Park Improvement Plan

This task includes preparation of an Improvement Plan for the South Park Dog Park for review by IHGID. The scope of work for the proposed dog park includes a new bench and shade structure, ADA accessibility, new 4' high fenced area with a double gate entry, new hardscape pathway (including pavers), two new trees, and a new dog compatible water fountain. The Improvement Plan will be based upon the Dog Park Site Plan prepared by Lumos in April 2020. A new water service is anticipated to be required for the proposed dog drinking fountain and will be incorporated into the plans.

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Task 3 – Bidding Assistance

Lumos will be available during the bidding process to answer technical questions and respond to questions raised by bidders during the bidding period. In addition, all questions and responses will be documented and provided to IHGID. Work performed under this task will be billed on a time and materials basis in accordance with our current fee schedule.

Task 4 – Construction Assistance

Lumos will be available to answer questions, coordinate contractor invoicing, process pay requests, review submittals, conduct periodic walkthroughs of the project during construction, respond to RFI's, modify plans, inspections, testing, and prepare record drawings. This task will be T&M and as-needed basis through IHGID.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- This proposal does not include permitting as this is viewed as a maintenance project.
- This proposal does not include any technical reports or studies.
- This proposal does not include dry utility design or site lighting design.
- Assumes IHGID staff will modify the irrigation system. This does not include the redesign of the irrigation system.

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description		Fee
Task 1	Topographic Survey	Lump Sum	\$3,500
Task 2	Dog Park Improvement Plan	Lump Sum	\$3,500
Task 3	Bidding Assistance	(T&M Estimate)	\$1,400
Task 4	Construction Assistance	(T&M Estimate)	\$1,400
		TOTAL	\$9,800

Tasks 1 and 2 will be billed as a Lump Sum. Tasks 3 and 4 will be billed on a Time and Materials basis in accordance with our current fee schedule (we have provided an estimate of the time under Tasks 3 and 4 but this could change based on the level of IHGID involvement (especially for construction assistance). If this proposal is acceptable to the IHGID Board, please authorize us to proceed on the above tasks under our existing contract. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal.

Lumos and Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos and Associates to provide you with this proposal. Please do not hesitate to call me at (775) 883-7077 if you have questions.

Sincerely,



Tim Russell, P.E., W.R.S.
Engineering Director – District Engineer



Collin Sturge, P.E.
Senior Engineer

CC: Cami L. Jackson, P.E. – Project Manager



Dog Park

1/16" = 1'-0"
April 2020

NEW FOUNTAIN
(WITH WATER
SERVICE)

LUMOS
& ASSOCIATES

PROPOSAL

ARTISTIC FENCE CO. INC.

Cont. License #7798A

480 Morrill Avenue
Reno, Nevada 89512
(775) 786-6002
FAX (775) 786-7992

5740 US Highway 50 East
Carson City, NV 89701-1413
(775) 882-4665
FAX (775) 882-7847

720 E. Fairgrounds
Winnemucca, NV 89445 *on Email?*
(775) 623-6676
FAX (775) 623-9566

Submitted to Robert Michael Garcia Phone No. 1-209-614-01338

For Property at Sunridge Park - Parkview Dr. Indian Hills

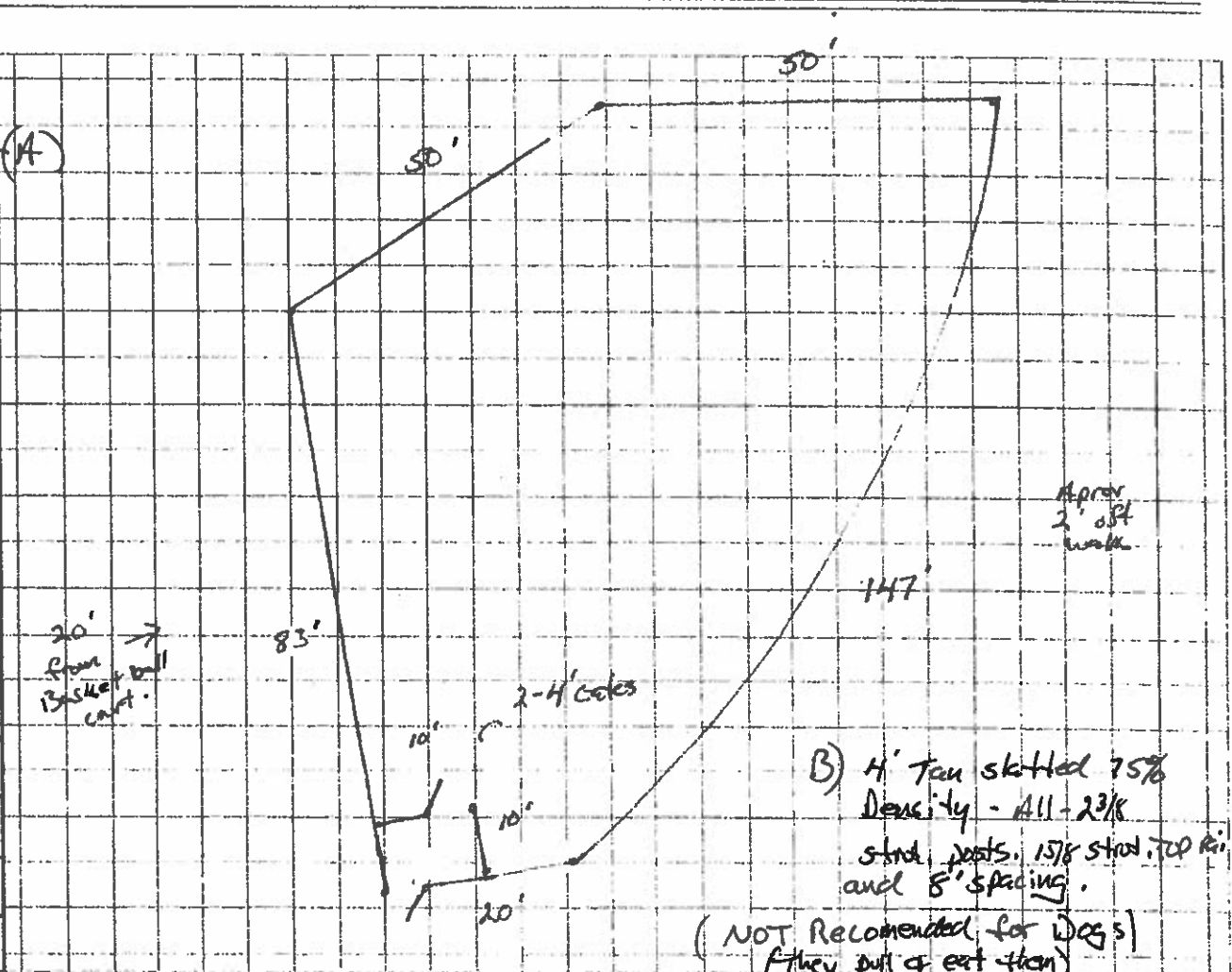
WE PROPOSE TO:

- INSTALL AT YOUR PROPERTY A FENCE
- MATERIALS ONLY F.O.B. OUR YARD

OR DO THE FOLLOWING DESCRIBED WORK:

g mansolutions, rg@gmail.com

STEEL	
Length	Height
370'	4' Chain link (A)
Walk Gate	Drive Gate
2-4'	/
Wire Ga.	11
Terminal Posts	2 3/8 stud.
Line Posts	1 7/8 stud.
Top Rail	1 5/8 166
WOOD	
Power Available	
Boards Inside	
Boards Outside	
Boards Alternate	



PAYMENT IN FULL DUE UPON COMPLETION

PERMIT NOT INCLUDED UNLESS OTHERWISE INDICATED

WE PROPOSE to furnish and install fencing materials (or materials only) in accordance with the conditions and terms as listed. The fence line and grade are to be located by the property owner. **CUSTOMER ASSUMES FULL RESPONSIBILITY FOR LOCATION OF FENCE** and agrees to, at customer's sole expense, defend and hold Artistic Fence Co., Inc. harmless respecting claims of encroachment, claims of damage to underground facilities, and/or any other claims brought on account of the work herein above described, including sprinkler systems.

Price of installation is based on the entire job being done at one time. If on account of changes made by purchaser the crew has to make more than one trip, the extra charge covering such expense will be made.

Quotation subject to change after 10 days.

Agreed Price

Installed A) 11,783.00

B) 17,367.00

**TERMS: HALF DOWN
BALANCE ON COMPLETION**

By Audry Lanzino

Date 3-20-23

Accepted By _____

Subject to additional conditions on reverse side.

Date _____

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Finest LLC
 3150 Carmine St, STE A
 Carson City, NV 89706
 775-883-1117
 FinestCarson@gmail.com

Estimate

ADDRESS
 Robert Garcia

ESTIMATE #	DATE	EXPIRATION DATE
3322	03/21/2023	03/28/2023

SALES REP
 James

JOB LOCATION
 IHGID Dog Park - ballpark estim

ACTIVITY	QTY	RATE	AMOUNT
Privacy chain link with slats Materials and installation 370' of 4' chain link fence with green privacy slats and two gates. 2-3/8 sch 20 posts, 8' on center set in 2' of concrete. 1-5/8 sch 20 top rail. 75 ViewGuard, 9 gauge, 4" Diamond galvanized chain link, see attached for details. Two 5' walk gate on a 2-3/8 posts. 1-7/8 gate frame.	1	12,544.05	12,544.05
	SUBTOTAL		12,544.05
	TAX		0.00
	TOTAL		\$12,544.05

Materials are subject to flaws such as scratches, shrinking, dings, warping, splitting and knots which are beyond our control. We are not responsible for damage to vegetation, conduit, landscape, wiring, waterlines, sprinkler lines, or septic lines. Property lines must be properly marked by the property owner. Building permits are not included in this estimate unless otherwise indicated. Warranty does not cover mistreatment or acts of god. Estimate is for completing the job as described above, based on our evaluation, and does not include material price increases, additional labor or materials which may be required should unforeseen issues arise. A 50% deposit is required prior to scheduling. Any materials used in the performance of this work remain the property of Finest LLC until all sums due are paid in full. A 1.5% monthly interest charge will be assessed on unpaid balances. Credit cards will be assessed a fee of 3.5%. Agreement of terms by paying deposit and/or signing contract.

Accepted By

Accepted Date

49

AGENDA ITEM 12.

Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$19,700.00 for additional professional services related to the Indian Drive sewer lining design.

(General Manager, Chris Johnson/District Engineer, Tim Russell)



Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

March 28, 2023

LA21.714

Chris Johnson, District Manager
Indian Hills General Improvement District
3394 James Lee Park Road #A
Carson City, NV 89705

**Re: Proposal for Additional Professional Services
Indian Drive Sewer Lining Design**

Dear Chris:

Lumos & Associates, Inc. (Lumos) is pleased to provide you with this proposal for additional engineering and related services to modify/redesign the sewer improvements associated with the Indian Drive Reconstruction and Waterline Project and re-bid the project.

Project Understanding

The proposed project is located on Indian Drive from Mica Drive to Vassar Street and Vassar Street to Princeton Avenue. More generally, the project is located entirely within Section 18, Township 14N, Range 20E M.D.B. & M. The project scope includes water and sewer improvements, along with surface rehabilitation.

In January of 2022 (during the initial design of the project), sewer video was collected and a sewer evaluation was prepared to assess the condition of the existing sewer main within the project area (attached to this proposal). The sewer evaluation determined deficiencies including low velocities, aged mains that are in poor condition, and segments of the existing main are located within private property. Based on the evaluation, IHGID and Lumos decided to move forward with Alternative 4B (presented in the evaluation), which included new sewer main installation within the Right of Way (R.O.W.), which addressed all deficiencies noted with the existing sewer.

In February/March of 2023 the project went out to public bid for Contractors, with bids received on March 6th, 2023. The result of that bid indicated that the water and surface rehabilitation costs were as anticipated, however, the sewer improvements were significantly more than anticipated. Upon further investigation by Lumos (with the Contractor that bid the project and others that evaluated bidding the project), it was determined that the high price was a direct result of the new sewer main installation within the R.O.W. and the corresponding depth to which it would have to be installed.

After further discussion between IHGID and Lumos, the water and surface rehabilitation scope will remain as designed, but the scope of sewer improvements will be re-designed to match Alternative 1 (presented in the sewer evaluation), which includes relining the existing sewer main with lateral spot repairs as needed. This decision was made after coordination with Contractors, and the anticipated cost-savings that will be achieved by relining the existing main, rather than a complete new installation.

We propose the following tasks to assist you with your project:

Project Scope

Task 4B – Sewer Redesign & Permitting (additional scope)

The additional scope added for this task will include further evaluation of the existing sewer video to determine an appropriate scope of work for re-lining the existing main, along with lateral spot repair as needed. It will also include coordination with local sewer lining Contractors to determine the appropriate means of repair is incorporated into the design.

Lumos will then incorporate the sewer re-design into the existing construction plans, specifications, and Contract Documents for IHGID’s review, and to be provided to Contractor’s for re-bid of the project.

Task 5 – Rebidding and Construction Assistance (additional scope)

The additional scope added to this task includes Lumos time to re-bid the plans, conduct a pre-bid meeting, respond to RFI’s, issue addendums, conduct the bid opening, tabulate and evaluate the bids, and provide a recommendation of award to the City.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- Fees are in addition to fees from proposal prepared in July 2021, and amendment from January 2022.
- Assumed savings by re-lining the existing sewer (rather than new install) is preliminary and based on initial coordination with Contractors. Lumos does not control market conditions and can’t guarantee Contractor’s final bids.

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task Number	Description	Fee
Task 4B	Sewer Civil Design and Permitting (additional scope)	\$ 14,800.00
Task 5	Bidding and Construction Assistance (additional scope)	\$ 4,900.00
Total		\$ 19,700.00

Tasks 4B and 5 are lump sum, with the amounts shown in this amendment to be added to the existing fees. Lumos and Associates will be happy to amend this proposal as necessary.

If this proposal is acceptable to the board, please authorize us to proceed under our existing contract. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. Lumos and Associates, Inc. will send monthly progress billings on this project.

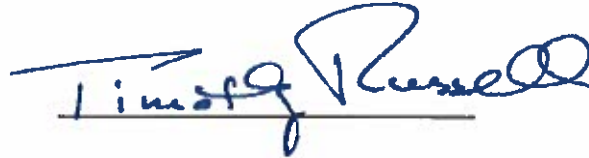
Formal board approval will authorize Lumos to proceed with this work.

Thank you again for allowing Lumos and Associates to provide you with this proposal. Please do not hesitate to call me at (775) 883-7077 if you have questions.

Sincerely,



Collin Sturge, P.E.
Senior Engineer



Tim Russell, P.E.
Director of Engineering – District Engineer

Attachments:

1. Indian Hills GID Sanitary Sewer Evaluation: Dated 1/7/2022



Carson City • Fallon • Lake Tahoe • Reno
Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

January 7, 2022

JN 10500.001

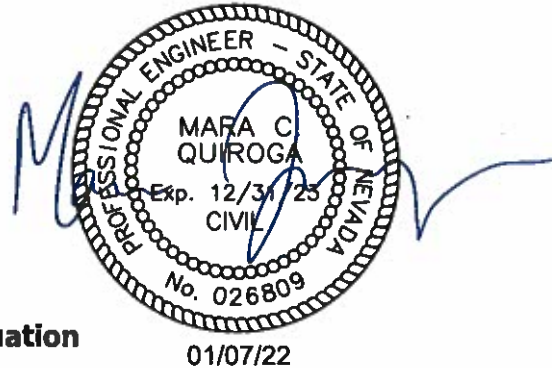
Prepared for:

Chris Johnson, District Manager
Indian Hills General Improvement District
3394 James Lee Park Road #A
Carson City, NV 89705

**Technical Memorandum
Revision 1**

Prepared by:

Mara Quiroga, P.E.
Tim Russell, P.E.
Lumos & Associates



Subject: Indian Hills GID Sanitary Sewer Evaluation

01/07/22

Introduction

Lumos & Associates has been contracted to design the reconstruction of Indian Drive in the Indian Hills General Improvement District (IHGID). Also associated with the roadway improvements will be the replacement of the existing asbestos concrete water lines. Prior to designing the road and water replacement, Lumos was contracted to evaluate the existing sewer main on Indian Drive to determine if any replacements or rehabilitation should be included with the road/water project. The 12-inch sewer main in Indian Drive has been identified as having flow challenges due to aged infrastructure, flat slopes, and the large flow contribution from the northwest quadrant of the District (north of Mica Drive and west of highway 39) and approximately two thirds of Sunridge. The sewer main also crosses through multiple private residential properties with or without easements. This memo provides an evaluation of the options for replacing, rehabilitating, or relocating the existing main.

Sewer Flows

Monitored Existing Flows

In order to determine existing flows in the project area, Lumos contracted with Utility System Sciences & Software to install flow meters in two manholes over the course of one week. Figure 1 shows the location of the project area and the monitored manholes.

Table 1 shows the results of the flow monitoring in manholes A and C, as identified in Figure 1. Manhole A represents the flows from the northwest quadrant of the District, while manhole C represents the full flows on Indian Drive. The difference between the flows is the contribution from Sunridge. The peaking factor was calculated as the peak flow divided by the average flow, as the areas are residential and don't change seasonally. The maximum measured flow was utilized in the analysis as the peak design flow.

Table 1: Flow Monitoring Results

	Manhole A	Manhole C
Average Flow (gpm)	74.13	102.25
Max (Peak) Flow (gpm)	150.96	166.59
Min Flow (gpm)	25.78	32.93
Peaking Factor	2.04	1.63

Estimated Existing Flows

The flow monitoring was performed upstream of the Indian Drive project area to allow for the best contributing area data from Sunridge and the northwest quadrant, in the event flow splitting becomes necessary to improve operational conditions in Indian Drive. Along Indian Drive and Gregory Court, additional homes contribute to the sewer main. These flows were estimated using the criteria detailed in Table 2 and applied to the tributary nodes in the sewer model.

Table 2: Sewer Generation in Project Area

Additional Homes	38
Average Use (gpd/home) [1]	250
Average Flow (gpd)	9,500
Peaking Factor¹	1.63
Peak Flow (gpm)	10.75

¹ Peaking factor as determined in Table 1. The lower peaking factor was assumed to conservatively represent worst case scenario for minimum velocity. Additionally, the average of 250 gpd/home is estimated to be high, thus giving a conservative value for overall flow contribution.

Design Criteria

Design and analysis criteria for the sewer system are based upon the Douglas County Design Criteria and Improvement Standards (DCIS) [1] and detailed below.

- Pipe sizing: peak flows
- Minimum pipeline diameter: 8-inch
- Minimum depth of cover for sewer mains: 72-inches
- Minimum velocity: 2.0 feet per second (fps) when flowing full
- Maximum velocity: 15 fps
- Manning’s roughness coefficient “n”: 0.013
- Pipe material: SDR 35 PVC pipe
- Maximum depth of flow (depth/diameter: d/D): 0.5 for pipes through 15-inch diameter
- Minimum pipe slope:
 - 8-inch pipe: 0.40%
 - 10-inch pipe: 0.30%
 - 12-inch pipe: 0.22%

Evaluation of Alternatives

Utilizing the flow data and survey information for the existing sewer manholes on and downstream of Indian Drive, we evaluated 5 alternatives to assess the existing sewer on Indian Drive and what (if any) improvements are needed. Additionally, sewer inspection videos performed in 2016 were reviewed for the existing mains and the resulting data was included in the analysis. Where applicable, the alternatives detailed below were modeled in Innowyze InfoSWMM modeling software to analyze capacity and velocity within the existing pipes.

Existing Conditions

The existing conditions were analyzed to determine the extent of the operational issues. Table 3 summarizes the results of the analysis.

Table 3: Existing Condition Modeling Results

Pipe ID	Street	Diameter (Inch)	Depth of flow, d/D	Slope (%)	Velocity at peak flow (fps)	Velocity at full flow (fps)
1-2	Indian Dr.	12	0.35	0.12	1.37	1.58
2-3	Indian Dr.	12	0.30	0.18	1.59	1.93
3-4	Indian Dr.	12	0.41	0.08	1.20	1.28
4-5	Indian Dr.	12	0.32	0.15	1.52	1.76
5-6	Indian Dr.	12	0.26	0.29	1.91	2.44
6-7	Indian Dr.	12	0.32	0.16	1.55	1.82
7-8	Indian Dr.	12	0.28	0.25	1.82	2.27
8-15	Vassar Dr.	12	0.27	0.28	1.90	2.40
9-5	Gregory Ct.	8	0.19	0.54	0.65	2.54
10-9	Gregory Ct.	8	0.02	0.58	0.69	2.64
11-10	Gregory Ct.	8	0.01	3.91	1.11	6.92
Design Criteria		-	0.50 max			2.0 min

Based on the model analysis results in Table 3 and the sewer videos, the following deficiencies were noted.

- 1) At peak and full flows, minimum velocities are not met due to flat pipe slopes.
- 2) Based on a review of the sewer videos, in general, the mains were in fair to good condition. However, most lateral connections were in poor to fair condition, and there is substantial root growth in multiple main locations. Attachment 2 provides a summary of the sewer video review. Due to the age of the pipes and defects found in the sewer infrastructure, it is recommended the main be replaced.
- 3) Segments of the sewer line are located in back and side yards of private residences without large enough easements for access and maintenance. In one case, the sewer line appears to be located underneath or within feet of the building foundation.

To address the deficiencies identified, the following alternatives were considered. The attached figures illustrate the existing conditions and proposed alternatives.

Alternative 1: Lining and Lateral Spot Repair

This alternative proposes installing a liner in the existing mains and repairing existing lateral connections where required. The liner would allow for the current pipe diameter to stay essential the same, but improve the conditions of the main. The flow conditions are equivalent to the existing results seen in Table 3.

Pros

- Addresses deficiency 2 (pipe condition)
- Low cost

Cons

- Does not address deficiencies 1 (minimum velocity) or 3 (located in private property)

Alternative 2: Replace Main in Place

This alternative proposes the replacement of the sewer main in the existing alignment along Indian Drive through pipe bursting, and reconnection of the laterals. This alternative would improve the conditions of the sewer main piping, but results would be consistent with the existing conditions seen in Table 3. The new installation would be at the existing slope and therefore would not increase cleansing velocity or mitigate the right-of-way concerns.

Pros

- Addresses deficiency 2 (pipe condition)

Cons

- Does not address deficiencies 1 (minimum velocity) or 3 (located in private property)
- Similar result as Alternative 1 but at a higher cost

Alternative 3A: Replace/Realign Main in Indian Drive to Right-of-Way

This alternative involves replacing the existing main in Indian Drive to steepen slopes where possible, realign to place the main in right-of-way, and replace the deteriorating mains at the same size as the existing.

Due to upstream and downstream invert elevation constraints, the highest achievable slope is 0.13% on average along the main. Without a larger scale reconstruction outside of the project area or installation of a lift station, slopes cannot be increased enough to meet Douglas County design standards or to achieve cleansing velocity at peak flow. Slopes have been increased as much as possible to improve operational conditions. This alternative also proposes abandoning the main and manholes within private property along Indian Drive and constructing main and manholes within right-of-way. Table 4 details the results of modeling this alternative.

Table 4: Alternative 3A Modeling Results

Pipe ID	Street	Diameter (inch)	Depth of flow, d/D	Slope (%)	Velocity at peak flow (fps)	Velocity at full flow (fps)
1-2	Indian Dr.	12	0.30	0.18	1.60	1.93
2-3	Indian Dr.	12	0.30	0.18	1.60	1.93
3-4	Indian Dr.	12	0.31	0.18	1.60	1.93
4-5	Indian Dr.	12	0.30	0.20	1.68	2.03
5-6	Indian Dr.	12	0.31	0.18	1.61	1.93
6-12	Indian Dr.	12	0.31	0.18	1.63	1.93
12-13	Indian Dr.	12	0.31	0.18	1.63	1.93
13-8	Indian Dr.	12	0.31	0.19	1.64	1.98
Design Criteria		-	0.50 max			2.0 min

Pros

- Addresses deficiencies 2 (pipe condition) and part of 3 (located in private property along Indian Drive)
- Increases velocities to almost address deficiency 1 (minimum velocity) at full flow

Cons

- Does not address deficiency 3 on Gregory Court

Alternative 3B: Replace/Realign Main in Indian Drive and Gregory Court to Right-of-Way

This option includes the improvements of Alternative 3A with the addition of realigning the main serving Gregory Court to right-of-way. However, information on lateral locations is not available for the Gregory Court mains. Further exploration is required to determine whether the reconnection of laterals into the right-of-way would prove too cost prohibitive or unfeasible for this option.

Table 5: Alternative 3B Modeling Results

Pipe ID	Street	Diameter (inch)	Depth of flow, d/D	Slope (%)	Velocity at peak flow (fps)	Velocity at full flow (fps)
1-2	Indian Dr.	12	0.30	0.18	1.60	1.93
2-3	Indian Dr.	12	0.30	0.18	1.59	1.93
3-4	Indian Dr.	12	0.31	0.18	1.60	1.93
4-6	Indian Dr.	12	0.31	0.18	1.62	1.93
6-12	Indian Dr.	12	0.32	0.17	1.58	1.87
12-13	Indian Dr.	12	0.30	0.21	1.70	2.08
13-8	Indian Dr.	12	0.30	0.20	1.69	2.03
10-14	Gregory Ct.	8	0.01	1.58	0.74	4.35
14-12	Gregory Ct.	8	0.01	1.48	0.94	4.21
Design Criteria		-	0.50 max			2.0 min

Pros

- Addresses deficiencies 2 (pipe condition) and 3 (located in private property)
- Increases velocities to almost address deficiency 1 (minimum velocity) at full flow

Cons

- Higher cost than Alternative 3A
- Uncertainty with lateral locations on Gregory Court mains requires further exploration

Alternative 4A: Replace/Realign Main in Indian Drive and Vassar Street to Right-of-Way

This alternative proposes replacing the existing sewer main along Indian Drive and Vassar Street. Replacing the additional segment of pipe within Vassar Street allows for steeper slopes and higher velocities, but requires additional road repairs outside the scope of the Indian Drive rehabilitation project.

Table 6: Alternative 4A Modeling Results

Pipe ID	Street	Diameter (inch)	Depth of flow, d/D	Slope (%)	Velocity at peak flow (fps)	Velocity at full flow (fps)
1-2	Indian Dr.	12	0.28	0.21	1.68	2.08
2-3	Indian Dr.	12	0.28	0.21	1.70	2.08
3-4	Indian Dr.	12	0.29	0.22	1.72	2.13
4-5	Indian Dr.	12	0.29	0.22	1.72	2.13
5-6	Indian Dr.	12	0.29	0.21	1.72	2.08
6-12	Indian Dr.	12	0.29	0.22	1.73	2.13
12-13	Indian Dr.	12	0.29	0.21	1.72	2.08
13-8	Indian Dr.	12	0.29	0.22	1.73	2.13
8-15	Vassar St.	8	0.29	0.21	1.72	2.08
Design Criteria		-	0.50 max			2.0 min

Pros

- Addresses deficiencies 1 (minimum velocity) at full flow, 2 (pipe condition) and part of 3 (located in private property along Indian Dr.)

Cons

- High cost, including additional road repairs on Vassar St.
- Does not address deficiency 3 on Gregory Court

Alternative 4B: Replace/Realign Main in Indian Drive, Gregory Court, and Vassar Street to Right-of-Way

This alternative includes the improvements of Alternative 4A along Indian Drive and Vassar street, with the addition of replacing the main serving Gregory Court and realigning the main to be within right-of-way. This alternative presents the same issues as Alternative 3B regarding unknown lateral locations in Gregory Court.

Table 7: Alternative 4B Modeling Results

Pipe ID	Street	Diameter (Inch)	Depth of flow, d/D	Slope (%)	Velocity at peak flow (fps)	Velocity at full flow (fps)
1-2	Indian Dr.	12	0.28	0.21	1.68	2.08
2-3	Indian Dr.	12	0.28	0.21	1.70	2.08
3-4	Indian Dr.	12	0.29	0.22	1.72	2.13
4-6	Indian Dr.	12	0.29	0.22	1.72	2.13
6-12	Indian Dr.	12	0.29	0.22	1.72	2.13
12-13	Indian Dr.	12	0.29	0.21	1.72	2.08
13-8	Indian Dr.	12	0.29	0.22	1.73	2.13
8-15	Vassar St.	12	0.29	0.21	1.72	2.08
10-14	Gregory Ct.	8	0.01	1.58	0.74	4.35
14-12	Gregory Ct.	8	0.01	1.65	0.98	4.45
Design Criteria		-	0.50 max			2.0 min

Pros

- Addresses deficiencies 1 (minimum velocity) at full flow, 2 (pipe condition) and 3 (located in private property)

Cons

- Highest cost
- Uncertainty with lateral locations on Gregory Court mains requires further exploration

Alternative 5: No Improvements

This alternative proposes no change or construction within the sewer main or lateral connections as part of the Indian Drive rehabilitation project. The results would be equivalent to the existing model conditions seen in Table 3 suffering from low cleansing velocity, right-of-way concerns, and deteriorating main locations and laterals.

Pros

- No additional cost

Cons

- Does not address any deficiencies

Cost Comparison

Approximate costs were determined for comparison purposes between the alternatives. The cost estimates are highly conceptual and intended to provide guidance in decision making, and do not accurately represent construction costs. A comparison of costs for all alternatives can be found in Table 8. These values represent the additional cost of sewer improvements above the costs associated with the planned rehabilitation of the Indian Drive roadway and water mains.

Table 8: Comparison of Conceptual Costs

Alternative	Conceptual Cost Estimate
Alternative 1: Lining and Lateral Spot Repair	\$492,000
Alternative 2: Replace Main in Place	\$510,000
Alternative 3A: Replace/Realign Main in Indian Drive to Right-of-Way	\$357,000
Alternative 3B: Replace/Realign Main in Indian Drive and Gregory Court to Right-of-Way	\$470,000
Alternative 4A: Replace/Realign Main in Indian Drive and Vassar Street to Right-of-Way	\$497,000
Alternative 4B: Replace/Realign Main in Indian Drive, Gregory Court, and Vassar Street to Right-of-Way	\$585,000
Alternative 5: No Improvements	\$0

References

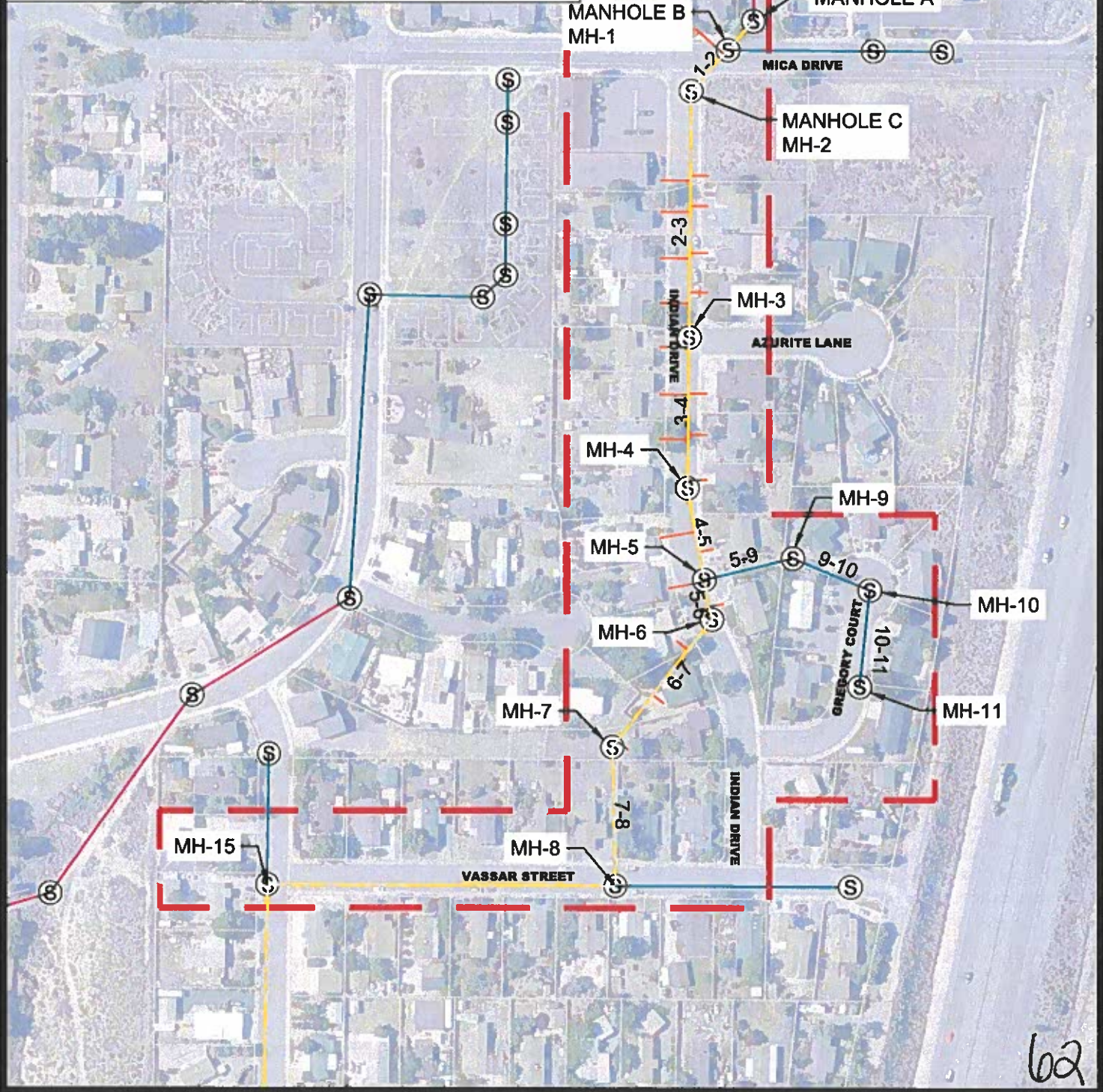
[1] Douglas County, Design Criteria and Improvement Standards, June 2017.
<https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_12493019/File/Community%20Development/Engineering/DE C2108_DCDCIS_Part%20II%20Complete%202020.pdf>

Attachments

- Attachment 1: Figures
- Attachment 2: Sewer Video Review

LEGEND

- 12" EXISTING SEWER MAIN
- 10" EXISTING SEWER MAIN
- 8" EXISTING SEWER MAIN
- EXISTING SEWER LATERAL
- EXISTING MANHOLE S
- POTENTIAL PROJECT AREA



INDIAN HILLS GID

EXISTING SEWER SYSTEM

DOUGLAS COUNTY

NEVADA

Date: JAN 2022
 Scale: 1" = 200'
 Job No: 10500.001
 FIGURE 1



308 N CURRY ST., STE 200
 CARSON CITY, NEVADA 89703
 PH. (775) 883-7077 FAX (775) 883-7114

LEGEND

EXISTING SEWER MAIN (OUTSIDE PROJECT AREA)

8" EXISTING SEWER MAIN

EXISTING SEWER LATERAL

EXISTING MANHOLE

NEW MAIN

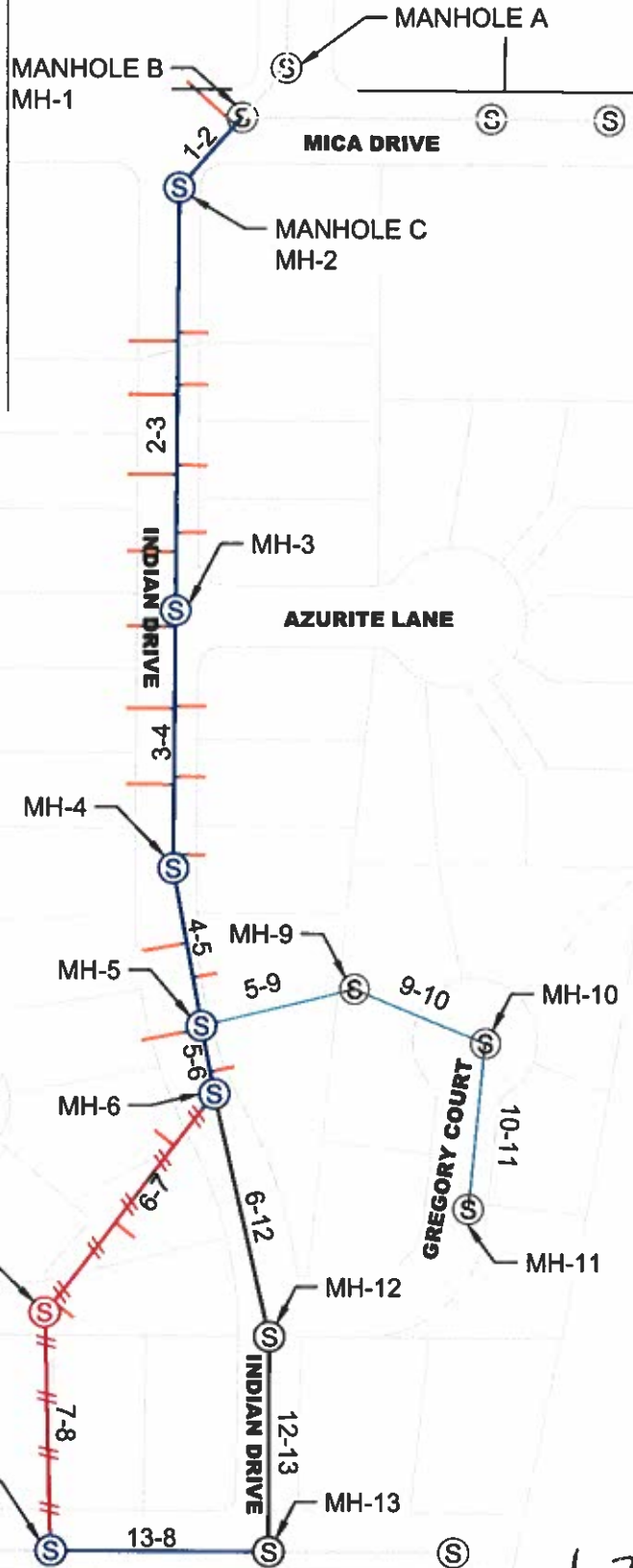
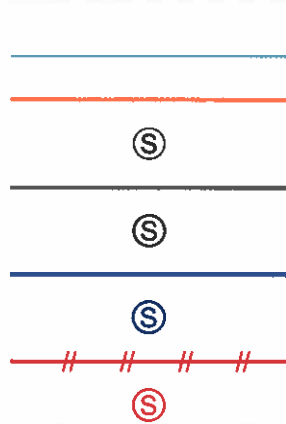
NEW MANHOLE

REPLACE MAIN

REPLACE/REHAB MANHOLE

REMOVE/ABANDON MAIN

REMOVE/ABANDON MANHOLE



63



308 N CURRY ST., STE 200
CARSON CITY, NEVADA 89703
PH (775) 883-7077 FAX (775) 883-7114

INDIAN HILLS GID
**ALTERNATIVE 3A: REPLACE AND REALIGN
IN INDIAN DRIVE**

DOUGLAS COUNTY

NEVADA

Date: JAN 2022
Scale: 1" = 150'
Job No: 10500.001
FIGURE 2

LEGEND

EXISTING SEWER MAIN (OUTSIDE PROJECT AREA)

8" EXISTING SEWER MAIN

EXISTING SEWER LATERAL

EXISTING MANHOLE

NEW MAIN

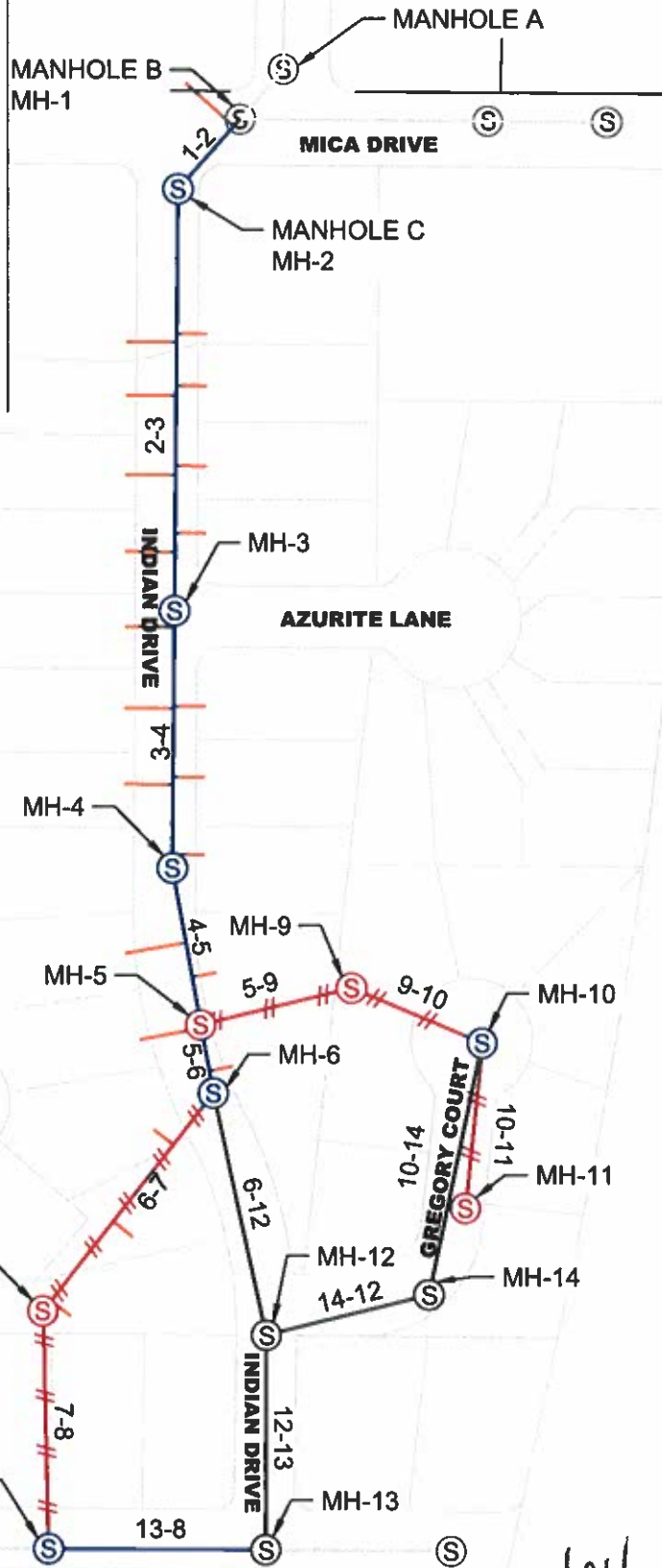
NEW MANHOLE

REPLACE MAIN

REPLACE/REHAB MANHOLE

REMOVE/ABANDON MAIN

REMOVE/ABANDON MANHOLE



64



308 N CURRY ST., STE 200
CARSON CITY, NEVADA 89703
PH. (775) 883-7077 FAX (775) 883-7114

INDIAN HILLS GID
**ALTERNATIVE 3B: REPLACE AND REALIGN
IN INDIAN DRIVE AND GREGORY COURT**

DOUGLAS COUNTY

NEVADA

Date: JAN 2022
Scale: 1" = 150'
Job No: 10500.001
FIGURE 3

LEGEND

EXISTING SEWER MAIN (OUTSIDE PROJECT AREA)

8" EXISTING SEWER MAIN

EXISTING SEWER LATERAL

EXISTING MANHOLE

NEW MAIN

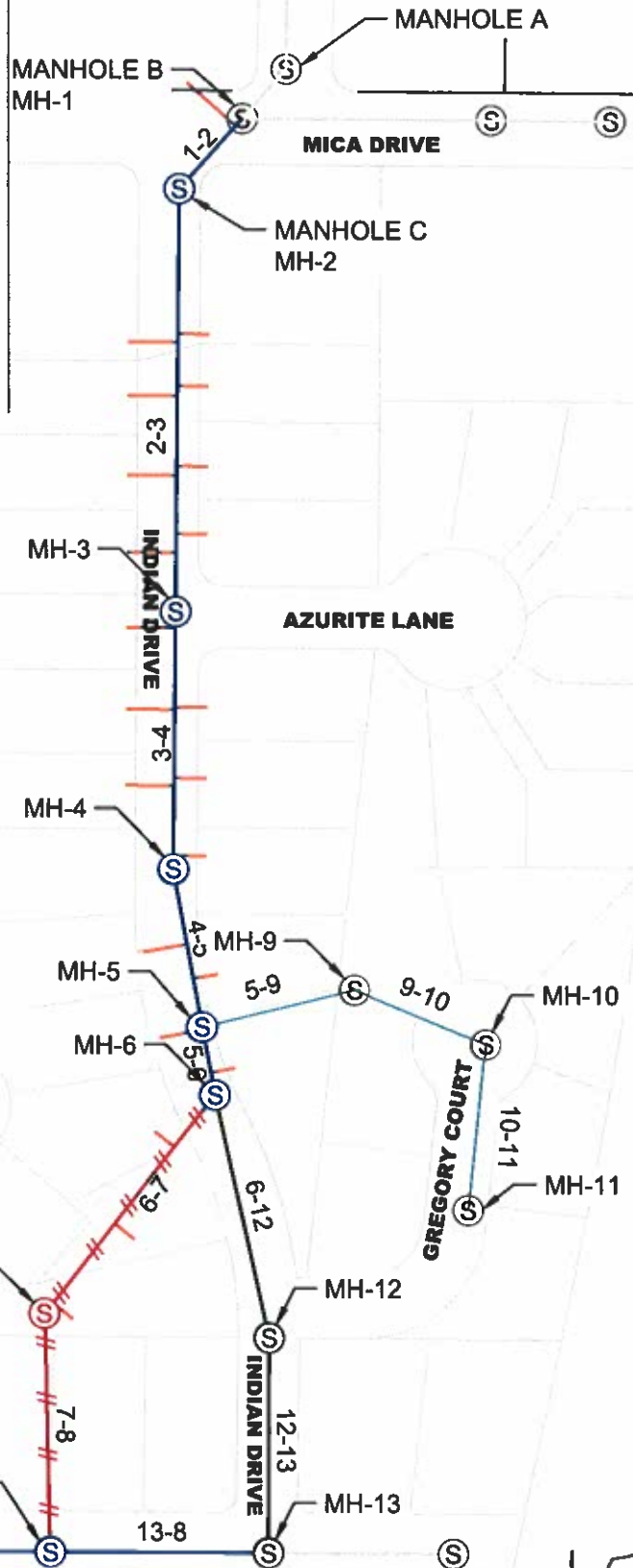
NEW MANHOLE

REPLACE MAIN

REPLACE/REHAB MANHOLE

REMOVE/ABANDON MAIN

REMOVE/ABANDON MANHOLE



65



INDIAN HILLS GID
**ALTERNATIVE 4A: REPLACE AND REALIGN
 IN INDIAN DRIVE AND VASSAR STREET**

DOUGLAS COUNTY

NEVADA

Date: JAN 2022
 Scale: 1" = 150'
 Job No: 10500.001
 FIGURE 4

LEGEND

EXISTING SEWER MAIN (OUTSIDE PROJECT AREA)

8" EXISTING SEWER MAIN

EXISTING SEWER LATERAL

EXISTING MANHOLE

NEW MAIN

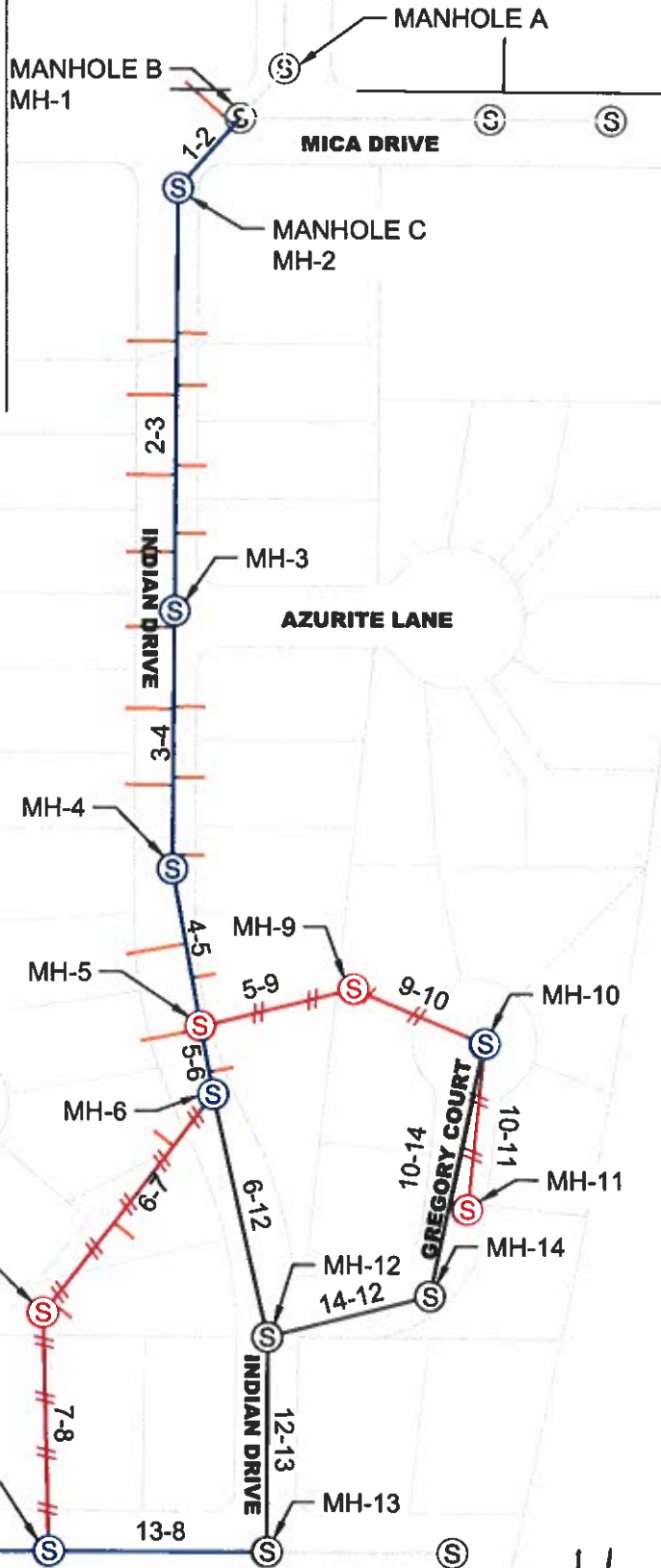
NEW MANHOLE

REPLACE MAIN

REPLACE/REHAB MANHOLE

REMOVE/ABANDON MAIN

REMOVE/ABANDON MANHOLE



LUMOS
& ASSOCIATES
308 N CURRY ST., STE 200
CARSON CITY, NEVADA 89703
PH. (775) 883-7077 FAX (775) 883-7114

INDIAN HILLS GID
**ALTERNATIVE 4B: REPLACE AND REALIGN
 IN INDIAN DR, VASSAR ST, & GREGORY CT**
 DOUGLAS COUNTY NEVADA

Date: JAN 2022
 Scale: 1" = 150'
 Job No: 10500.001
 FIGURE 5

Wb

Sewer Video Review

Pipe 1-2

Upstream: MH-1 (MH IN5-1)

Rim to Invert: 73"

Downstream: MH-2 (MH IN6)

Rim to Invert: 73"

Direction of survey: Upstream

Pipe Diameter: 12"

Pipe Material: Concrete?

Total Length: 72.8'

General Comments:

- Pipe in fair condition
- No visible cracks or roots

Lateral 1:

Distance: 68.2'

Entrance: 10 o'clock

Material: HDPE

Diameter: 8"

Condition: Good

Pipe 2-3

Upstream: MH-2 (MH IN6)

Rim to Invert: 73"

Downstream: MH-3 (MH IN7)

Rim to Invert: 102"

Direction of survey: Downstream

Pipe Diameter: 12"

Pipe Material: Concrete?

Total Length: 344.5'

General Comments:

- Pipe in good condition
- No visible cracks or roots
- Apparent sag 130'-155'

Lateral 1:

Distance: 117.4'

Entrance: 10 o'clock

Material: Concrete

Diameter: 8"

Condition: Fair

Lateral 2:

Distance: 124.3

Entrance: 3 o'clock

Material: Concrete

Diameter: 8"

Condition: Fair

Lateral 3:

Distance: 159.5'
Entrance: 9 o'clock
Material: Concrete
Diameter: 8"
Condition: Fair

Lateral 4:

Distance: 167.7'
Entrance: 3 o'clock
Material: Concrete
Diameter: 6"
Condition: Poor

Lateral 5:

Distance: 224.7'
Entrance: 11 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Lateral 6:

Distance: 232.3'
Entrance: 3 o'clock
Material: Concrete
Diameter: 6"
Condition: Poor

Lateral 7:

Distance: 279.3'
Entrance: 10 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Lateral 8:

Distance: 294.6'
Entrance: 2 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair



Pipe 3-4

Upstream: MH-3 (MH IN7)
Rim to Invert: 102"
Downstream: MH-4 (MH IN8)
Rim to Invert: 154"
Direction of survey: Downstream
Pipe Diameter: 12"
Pipe Material: Concrete?
Total Length: 208.8'
General Comments:

- Pipe in fair condition
- No visible cracks or roots

Lateral 1:

Distance: 13.2'
Entrance: 3 o'clock
Material: Concrete
Diameter: 6"
Condition: Poor



Lateral 2:

Distance: 77.4'
Entrance: 11 o'clock
Material: Concrete
Diameter: 6"
Condition: Poor



Lateral 3:

Distance: 79.3'
Entrance: 2 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Lateral 4:

Distance: 134.7'
Entrance: 10 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Lateral 5:

Distance: 141'
Entrance: 2 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Lateral 6:

Distance: 197.5'
Entrance: 11 o'clock
Material: Concrete
Diameter: 6"
Condition: Fair

Pipe 4-5

Upstream: MH-4 (MH IN8)
Rim to Invert: 154"
Downstream: MH-5 (MH IN9)
Rim to Invert: 163"
Direction of survey: Downstream
Pipe Diameter: 12"
Pipe Material: Concrete?
Total Length: 127.7'
General Comments:

- Pipe in fair condition



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- No visible cracks
- Prevalent buildups along bottom of pipe
- Heavy root growth at end of pipe in manhole

Lateral 1:

Distance: 61.5'
 Entrance: 2 o'clock
 Material: Concrete
 Diameter: 6"
 Condition: Fair



Lateral 2:

Distance: 89.8'
 Entrance: 11 o'clock
 Material: Concrete
 Diameter: 6"
 Condition: Poor

Pipe 5-6

Upstream: MH-5 (MH IN9)
 Rim to Invert: 163"
 Downstream: MH-6 (MH IN10)
 Rim to Invert: 172"
 Direction of survey: Downstream
 Pipe Diameter: 12"
 Pipe Material: Concrete?
 Total Length: 56.0'
 General Comments:



- Roots growing in starting manhole
- No visible cracks
- Buildup and sag 35'-45'

Lateral 1:

Distance: 2.3'
 Entrance: 2 o'clock
 Material: Concrete
 Diameter: 6"
 Condition: Fair



Lateral 2:

Distance: 37.5'
 Entrance: 11 o'clock
 Material: Concrete
 Diameter: 6"
 Condition: Fair

Pipe 6-7

Upstream: MH-6 (MH IN10)
 Rim to Invert: 172"
 Downstream: MH-7 (MH IN11)
 Rim to Invert: -
 Direction of survey: Downstream

Pipe Diameter: 12"

Pipe Material: Concrete?

Total Length: 225'

General Comments:

- No visible signs of cracks
- Roots at Lateral 1
- Pipe in fair condition

Lateral 1:

Distance: 53.1'

Entrance: 2 o'clock

Material: Concrete

Diameter: 6"

Condition: Poor, heavy plant debris

Lateral 2:

Distance: 132.2'

Entrance: 10 o'clock

Material: Concrete

Diameter: 6"

Condition: Fair

Lateral 3:

Distance: 213.9'

Entrance: 10 o'clock

Material: Concrete

Diameter: 8"

Condition: Fair



Pipe 7-8

Upstream: MH-7 (MH IN11)

Rim to Invert: -

Downstream: MH-8 (MH V2)

Rim to Invert: 156"

Direction of survey: Upstream

Pipe Diameter: 12"

Pipe Material: Concrete?

Total Length: 190.6'

General Comments:

-

Unknown laterals – full video not available

Indian Hills General Improvement District
 Indian Drive Reconstruction & Utility Replacement Project
 Preliminary Cost Estimate (Sewer Re-Lining)
 Date: March 28, 2023
 10500.001



Bid Item No.	Description	Units	Quantity	SNC Unit Price	SNC Total
General					
1	Mobilization and Demobilization	LS	1	\$111,232	\$111,232
2	Traffic Control	LS	1	\$75,000	\$75,000
3	SWPPP / Dust Control	LS	1	\$5,000	\$5,000
4	Potholing	LS	1	\$23,000	\$23,000
General Total					\$214,232
Surface Rehabilitation					
5	Install 3" AC on 9" Pulverized	SF	66,000	\$5.65	\$372,900
6	Permanent Patch Over Sewer	SF	4,400	\$7.50	\$33,000
7	Striping	LS	1	\$5,500	\$5,500
8	Replace Survey Monuments	EA	9	\$2,400	\$21,600
9	Sidewalk	SF	4,050	\$25	\$101,250
10	Curb & Gutter	LF	840	\$85	\$71,400
11	Valley Gutter & Apron	SF	2,450	\$30	\$73,500
12	ADA Ramps	EA	8	\$4,200	\$33,600
Surface Rehabilitation Total					\$712,750
Sanitary Sewer Improvements					
13	Root Removal in Existing Sewer	LS	1	\$25,000	\$25,000
14	Re-Line Ex. 8" Sewer	LF	350	\$225	\$78,750
15	Re-Line Ex. 12" Sewer	LF	1,875	\$250	\$468,750
16	Install Coating in 48" Precast Manhole	EA	10	\$20,000	\$200,000
17	4" Service Lateral Reconnection	EA	46	\$5,000	\$230,000
Sanitary Sewer Improvements Total					\$1,002,500
Water System Improvements					
18	8" Restrained PVC C900 Waterline & Appurtenances	LF	1,500	\$185	\$277,500
19	12" Hot Tap Assembly	EA	1	\$15,000	\$15,000
20	New 3/4" Single Water Meter & 3/4" Service Connection	EA	6	\$8,800	\$52,800
21	New 3/4" Dual Water Meter & 1" Service Connection	EA	11	\$8,600	\$94,600
22	New 6" Gate Valve	EA	1	\$4,300	\$4,300
23	New 8" Gate Valve	EA	9	\$5,000	\$45,000
24	Fire Hydrant Assemblies	EA	4	\$14,000	\$56,000
25	8" Permanent Flush Assembly	EA	1	\$7,000	\$7,000
26	Abandon Existing 6" Asbestos Waterline in Place	LS	1	\$11,000	\$11,000
Water System Improvements Total					\$563,200
Miscellaneous					
27	Rock Excavation (Contingent Item)	CY	25	\$500	\$12,500
Miscellaneous Total					\$12,500
SNC Total					\$2,505,182

General Note:

This preliminary opinion of probable construction cost is the Engineer's best judgement as a professional engineer generally familiar with this type of construction. However, since the Engineer has no control over market conditions, the Engineer does not guarantee that proposals, bids, or actual construction cost will not vary from this estimate.

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AGENDA ITEM 13.

Discussion and possible action to approve amendments to the District's Snow Removal Policy 2010P-01.

(General Manager, Chris Johnson)



INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

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CARSON CITY, NEVADA 89705

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SNOW REMOVAL POLICY

2010P-01

The purpose of this policy is to establish and maintain uniform definitions and procedures for snow and ice control operations for the Indian Hills General Improvement District. Snow and ice control operations will be provided in a safe and cost-effective manner keeping in mind safety, budgetary, personnel and environmental concerns.

The District has no legal responsibility to provide any form of snow and ice control.

Commencing Snow and Ice Control measures: The General Manager shall decide when snow and ice control measures are to begin. Plowing operations normally begin with snowfall accumulations of 4 inches or more in depth on stage one streets. Plowing on stage two streets will begin when the storm has stopped or as time allows. Lesser amounts may require plowing or other control measures such as the application of cinders depending upon weather conditions. Customary procedures dictate Monday thru Friday (exclusive of Holidays) as having priority over Holiday and weekend snow and ice control operations due to lesser vehicle trips and budgetary concerns.

Mobilization: The General Manager shall notify staff when storm events may require snow and ice control operations. Staff shall ensure that the district issued cellular phones are available to receive phone calls and shall follow directions as issued for mobilization time and place. Call back and other authorized pay will be effective as appropriate to the snow and ice control operation and mobilization. Authorization has been granted to pay District employees overtime during storm conditions which meet the criteria for initiating Stage One and Stage Two of the snow removal plan.

Staff Scheduling: The General Manager shall establish staff schedules for snow and ice control operations with public safety considered as the highest priority. Most snow and ice control operations will commence in the early morning weekday hours in response to anticipated peak vehicle trips. Weekend and Holiday snow and ice control operations will be conducted as determined by the General Manager or emergency services personnel.

Snow and Ice Control Priorities:

- **Stage One:** North/South Sunridge, Mica, Haystack, Smoketree Ave., Plymouth Drive, Vista Grande Blvd. from Plymouth Drive to Jacks Valley Road and Silverado Dr. from Park View to Jacks Valley Rd.
- **Stage Two:** All remaining residential streets, cul-de-sacs (where snow is piled in the middle) and parking lots.
- **Stage Three:** All other areas of public access.

Snow and Ice Control Materials: Cinders and sand are regularly used for both snow and ice control measures. Snow and ice control operations will only be conducted when weather conditions do not endanger the safety of employees, equipment and property.

Additionally, operations will only be conducted when effective.

Operations may be suspended or delayed due to such factors as severe cold, high winds, limited visibility, and rapid accumulation of snow or ice.

Resident Responsibilities and Concerns: It is the District's policy that property owners or their designee are responsible for removing snow and ice from sidewalks abutting their property within 24 hours of the storm ending. The District will not remove snow or ice from private driveways approach, walkways, or sidewalks abutting private property. There may be a certain amount of snow deposited in driveways or sidewalks during plowing regardless of whether they were cleared before the arrival of a District plow. The District understands how upsetting it can be to residents who have shoveled their walks and driveways approach only to have the District come along and cover them up. However, our first priority is to keep the streets clear and open for everyone's safety. The cost of providing adequate personnel and equipment to clear private driveways and abutting sidewalks of deposited snow from plowing is cost prohibitive.

Adopted July 10, 1997

Amended March 15, 2017 May 17, 2023

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Repair of Damaged Private Property: Snow and ice control operations can cause private property damage even under the best circumstances and care exercised by District staff. Claims for damage shall be forwarded to the District General Manager and the District's insurance provider for resolution.

Snow Removal Policy FAQ

- **The District has no legal obligation to provide any snow removal/ and or ice control.**
- **Plowing operations normally begin with snowfall of accumulations of 4 inches or more in depth.**
- **Snow removal will happen primarily Monday-Friday. (excluding holidays)**
- **Cinders will be applied to intersections and streets with a steep grade depending upon weather conditions.**
- **Operations may be suspended due to weather conditions that may endanger the safety of employees, equipment or property.**

Resident responsibility:

- **Property owners or their designee is responsible for removing snow and ice from sidewalks abutting their property within 24 hours of the storm ending.**

IHGID is not responsible for:

- **Removing snow or ice from private driveways, walkways, or sidewalks abutting private property.**

AGENDA ITEM 14.

**Discussion only regarding Indian Hills General Improvement District's investments to seek opportunities for ROI improvement within allowances prescribed under NRS.
(Trustee, Robert Garcia)**

AGENDA ITEM 15a.

Reports to the Board:

a. General Manager Report

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

General Manager Report

May 17, 2023

It has been relatively quiet which has given us some great opportunities to get some maintenance and upkeep done.

The Parks & Street department have been busy getting the irrigation systems active and adjusted. The grass is looking green! The Field Operations Utility staff have done a great job getting the parks open.

We had a very successful first Community Cleanup Day. Every dumpster was full by 10:45. As we were expecting, we had a line going out of the park at the beginning, and a non-stop flow of traffic coming in to dump. At the end of the day we had 120 yards of household / general garbage, 80 yards of green waste, and 40 yards of metal / appliance waste. Kelli Nevills from Nevada Division of Forestry was there handing out big reusable lawn bags and work gloves. Common Ground church volunteers were there again helping us with the cleanup, and passing out coffee and donuts. A very big THANK YOU to them!

Our new speed sign has arrived and our District Mechanic has mounted it on our trailer. We were hoping to have it functional by the board meeting, but the company updated the app used to access the sign, so we cannot activate the sign until the day of the board meeting. I'm hoping to have it functional just in time.

We are officially at full staff. It is very difficult to find qualified people that are willing to work, but I firmly believe we have a great long-term team.

I also was happy to get notification that according to Niche.com, Indian Hills is one of the top 10 places to retire in Nevada.

On a final note, on June 5th, 2023, Indian Hills General Improvement District will be 50 years old! We will have an anniversary celebration at the Summer Kickoff Party, so be sure to make it to the Summer Kickoff and join us for the celebration.

Administrative Report

May 17, 2023

The ACH program continues to be well received. Residents are thankful the district has implemented this option for payments. We currently have 524, 25.94% of residents taking advantage of automatic withdraw. We continue to receive requests and new authorization forms daily.

In March we sent out 47 past due bills resulting in one disconnection. The account has since paid in full, and service has been restored. In April we sent out 15 past due bills resulting in 2 disconnections, both accounts paid in full, and service was restored.

The district's Gazebo reservations are picking up in anticipation of the summer months with four reservations in April. Sierra Lutheran High School's Baseball season will be ending in the next two weeks. We had no tennis court reservations in March and 8 in April.

We had 4 new account sign ups in March and 6 in April. These are homes that have changed ownership.

We have filled the Field Operations Utility 1 opening. Cody started on Monday, May 8, 2023. He is a great addition to our team.

As always, our annual Easter Egg Hunt was a huge success with an estimated 150 families attending. The weather cooperated and fun was had by all.

Our annual Summer Kick off is scheduled for Saturday, June 24, 2023, at James Lee Park from 11:00AM-2:00PM. June 5th marks the District's 50th anniversary as a GID, we plan to incorporate this into our Summer Kick off. As always, I am looking for volunteers to BBQ and help gather participants for the activities. Please let me know if you would like to volunteer.

Water Department Report

May 2023

Water Quality:

- The Bac-T sample results for March and April 2023 came back good.
- The Hobo water plant received 8.9 MG of (Minden) water for March and 13.8 MG for April.
- North Well and South Well have turned back on due to an increase in water demand.
- Ridgeview Well pumped 1.7 MG of water for March and 1.7 MG for April.
- Hobo well has been shut down for the winter.

Water Plant Rounds:

Every morning all operations of the Water plant are checked. Morning rounds consist of,

- The water level and operation of all water storage tanks are checked and recorded.
- The water pressure at the plant and off-site booster stations is checked and recorded.
- All flow and totalizer meters are checked, and the amount of water used is recorded.
- The booster pumps at the plant are checked for proper voltage and current. They are also checked for excessive temperatures at bearings and checked for any water leaks. All information is recorded.

- Water samples are taken from the plant, and we check the water for proper chlorine residual and calibrate the chlorine analyzer as needed. We also check the water for PH, clarity, and temperature. All information is recorded.
- Trends of the water system are checked through SCADA. Checking these trends for anomalies in the distribution system can give us an early warning of future problems.

Maintenance:

- The Water department excavated a water meter pit at 879 Valley Crest Dr. due to a leak on the meter pit coil in the pit.
- The Water department excavated a water meter pit at 904 Meadow Vista Dr. due to a leak on the meter pit coil in the pit. This repair required the removal of concrete panel to be repaired.
- The Water department excavated a water meter pit at 870 Ridge Crest Dr. due to a leak in the supply coil in the pit. This repair required the removal of a sidewalk panel to be repaired.
- The Water department excavated a water meter pit and a backflow assembly at Coloma trail head. The meter pit had a leaking shut off valve. The backflow preventer was replaced due to age. All shut off valves and drain valves for the irrigation system were replaced at the same time.
- The Water department issued a boil water order for 16 homes on Tourmaline Dr. after a contractor hired by Douglas County hit a water main while excavating a new culvert pipe. The water main was repaired within a few hours. The state was notified of the situation and all required sampling was done. All of the samples taken came back clean and the boil water order was removed within 72 hours.
- The Water department is continually working with Sierra Control Systems during the SCADA upgrade project to work out bugs and troubleshoot problems in the SCADA system.

Wastewater Department Report

May 2023

1: Treatment plant: Sierra controls upgraded the SCADA and pump controls for the Gorman Rupp pump house. This included new level transducers for both primary ponds and upgrades to the Clearscada screen. They also upgraded the Head works SCADA radio.

We prepped the gooseneck trailer for biosolids hauling that started the first week of May.

We started draining winter effluent storage ponds to Sunridge G.C. at the end of April.

We are pulling the #1 motor and blower for Sparks Electric for assessment and repair to be completed this fiscal year.

Ryan performed his first round of overall plant weed spraying in mid- April.

Ryan and I have dragged the roads on a regular basis, especially after any rain.

2: Lift Stations: Sierra Controls is preparing Lift 2 for a PLC and control upgrade along with Godwin bypass pump SCADA input.

The Lift 3 bypass has been completed and we will be testing operation with the 4" Godwin self-priming pump.

All 4 lift stations continue to perform satisfactorily.

3: Sewer Collection: Ryan inspected problem manholes and is editing the list as needed. He is up to date on manhole flushing.

Continue weekly check of sewer hot spots (manholes that develop above average grease buildup) and physically pulling sewer lids, checking for flow, debris, root intrusion and confirming locations in relation to our plot maps. This ongoing maintenance of the sewer system has been very successful; we have identified potential problems long before they develop into messy situations.

AGENDA ITEM 15b.

Reports to the Board:

b. District Accountant Report

**INDIAN HILLS GID
CASH BALANCES
AS OF 4/30/23**

CASH BALANCES	4/30/2023
Operating	\$ 5,653,917.48
Reserved from rate increase	\$ 2,419,609.42
Reserved for streets	\$ 1,376,314.42
Reserved Donations	\$ -2,691.17
Reserved for water tank	\$ 22,809.25
Operating Available	\$ 1,832,493.22
Payroll	\$ 12,913.14
Money Market	\$ 3,939,370.14
Reserve for Infrastructure	\$ 653,131.72
Reserve for Connections	\$ 526,686.66
Reserve for storm water mgt	\$ 39,175.11
Reserve for sewer debt reserves	\$ 55,621.80
Reserve for short lived assets	\$ 44,109.70
Money Market Available	\$ 2,620,645.15
Pipeline	\$ 560,313.28
Reserve for USDA debt service	\$ 40,284.00
Reserve for O&M	\$ 67,941.82
Reserve for short lived assets	\$ 319,238.95
Reserve for AB198 capital repl	\$ 116,500.96
Reserve for construction	\$ 16,347.55
Pipeline Available	\$ -
Total	\$ 4,466,051.51
Investment Pool	
IHGID	\$ 8,953.57
IHCIP (2m 2007 Bonds)	\$ 124,962.81
Drinking Revenue Bond	\$ 258,846.97
Total	\$ 392,763.35

**INDIAN HILLS GID
CASH BALANCES BY FUND
4/30/2023**

CASH BALANCES	4/30/2023		
	WATER	SEWER	ADMIN
Operating	1,433,394.76	2,093,104.62	2,127,418.10
Reserved from rate increase	1,191,186.05	1,228,423.37	
Reserved for streets	100,000.00		1,276,314.42
Reserved Donations			2,691.17
Reserved for water tank	22,809.25		
Operating Available	119,399.46	864,681.25	848,412.51
Money Market	1,232,582.58	1,449,563.27	1,257,224.29
Reserve for Infrastructure	182,516.39	203,296.96	267,318.37
Reserve for Connections	273,603.33	253,083.33	
Reserve for storm water mgt			39,175.11
Reserve for sewer debt service		55,621.80	
Reserve for sewer short lived assets		44,109.70	
Money Market Available	776,462.86	893,451.48	950,730.81
Pipeline	560,313.28		
Reserve for debt service (fully funded)	40,284.00		
Reserve for O&M	67,941.82		
Reserve for short lived assets	319,238.95		
Reserve for AB198 capital replacement	116,500.96		
Reserve for construction	16,347.55		
	0.00		
TOTAL AVAILABLE	895,862.32	1,758,132.73	1,799,143.32

**INDIAN HILLS GID
ATTORNEY EXPENSES
APRIL 2023**

MONTHLY FEE	3,000.00
EXPENSES	11.25
TOTAL	<u>3,011.25</u>

INDIAN HILLS GID
LONG TERM DEBT
AS OF 4/30/23

DEBT	BALANCE	PAYMENT	FINAL PAYMENT	INTEREST RATE
WATER 2000 BOND	\$ -	PAID OFF		
WATER 2003 BOND	\$ 334,762.68	59,220.37 due Jan and July	1/1/2026	3.46%
SEWER 1999 BOND	\$ -	PAID OFF		
WATER/SEWER 2007 BOND *	\$ 555,000.00	** due May and Nov	11/1/2026	4.00%
USDA SEWER	\$ 1,130,272.16	4,754.08 MONTHLY	1/1/2052	2.75%
USDA PIPELINE	\$ 744,989.69	3,357.00 MONTHLY	8/1/2051	3.25%
PIPELINE 2010 STATE	\$ 547,216.96	40,343.06 due Jan and July	7/1/2030	2.57%
	\$ 3,312,241.49			

* (35% WATER, 65% SEWER)

** payment amount varies

**INDIAN HILLS GID
ENGINEERING EXPENSES
APRIL 2023**

Engineering fees	2,000.00
Indian Drive	5,521.84
Lift #3 bypass	356.00
Yard improvement	500.00
	<u>8,377.84</u>

Indian Hills General Improvement District
OVERTIME/CALLOUT HOURS
April 2023

Employee	pay date		pay date		pay date	Total		Total Earnings
	Hours	4/7/2023	Hours	4/21/2023		Hours	Hours	
WATER TECH	0.00		0.00		0.00	0.00	0	0.00
WATER TECH	0.00		0.00		0.00	0.00	0	0.00
PARKS	0.00		0.00		0.00	0.00	0	0.00
PARKS	0.00		0.00		0.00	0.00	0	0.00
STREETS	0.00		4	132.00	0.00	0.00	4	132.00
STREETS	0.00			0.00	0.00	0.00	0	0.00
WATER SUPER	0.00			0.00	0.00	0.00	0	0.00
WATER SUPER	0.00		6	373.56	0.00	0.00	6	373.56
ADMIN SUPPORT	0.00		7.5	399.83	0.00	0.00	7.5	399.83
ADMIN SUPPORT	0.00			0.00	0.00	0.00	0	0.00
SEWER TECH	0.00			0.00	0.00	0.00	0	0.00
SEWER TECH	0.00		2	91.26	0.00	0.00	2	91.26
SEWER SUPER	0.00		2	91.98	0.00	0.00	2	91.98
SEWER SUPER	0.00			0.00	0.00	0.00	0	0.00
MECHANIC	0.00		4	185.28	0.00	0.00	4	185.28
MECHANIC	0.00			0.00	0.00	0.00	0	0.00
TOTALS	0.00		25.50	1,273.91	0.00	0.00	25.50	1,273.91

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2023
WATER**

INCOME	BUDGET	ACTUAL	(OVER)/ UNDER	83.33%
FEES	1,365,000.00	1,173,089.08	191,910.92	85.94%
CONNECTION FEES	82,080.00	20,520.00	61,560.00	25.00%
CRICKET/VERIZON	12,441.60	9,331.20	3,110.40	75.00%
GRANT INCOME	0.00	0.00	0.00	0.00%
INTEREST	2,000.00	8,269.89	(6,269.89)	413.49%
MISCELLANEOUS	0.00	5,985.00	(5,985.00)	0.00%
TOTAL REV	1,461,521.60	1,217,195.17	244,326.43	83.28%
EXPENSES				
SALARIES/BENEFITS	393,355.78	303,596.31	89,759.47	77.18%
OPERATING EXP	461,125.00	321,654.95	139,470.05	69.75%
DEBT PRINCIPAL	230,883.66	144,103.10	86,780.56	62.41%
DEBT INTEREST	62,707.23	57,207.32	5,499.91	91.23%
** CAPITAL OUTLAY	108,000.00	138,662.70	(30,662.70)	128.39%
TOTAL EXP	1,256,071.67	965,224.38	290,847.29	76.84%
PROFIT	205,449.93	251,970.79	(46,520.86)	
NON-CASH				
infrastructure depletion (DEPRECIATION)	551,000.00	444,740.36	106,259.64	80.72%

** Reserves from rate reserves used to fund SCADA improvements

**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2023
SEWER**

INCOME	BUDGET	ACTUAL	(OVER)/	83.33%
			UNDER	%
FEES	968,000.00	911,210.79	56,789.21	94.13%
CONNECTION FEES	82,080.00	20,520.00	61,560.00	25.00%
INTEREST	25.00	124.64	(99.64)	498.56%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL REV	1,050,105.00	931,855.43	118,249.57	88.74%

EXPENSES	BUDGET	ACTUAL	(OVER)/	%
SALARIES/BENEFITS	389,257.95	295,535.04	93,722.91	75.92%
OPERATING EXP	211,675.00	153,896.65	57,778.35	72.70%
DEBT PRINCIPAL	110,136.39	105,814.52	4,321.87	96.08%
DEBT INTEREST	47,532.57	39,145.54	8,387.03	82.36%
CAPITAL OUTLAY	262,000.00	155,577.83	106,422.17	59.38%
TOTAL EXP	1,020,601.91	749,969.58	270,632.33	73.48%

PROFIT (LOSS)	29,503.09	181,885.85	(152,382.76)	
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NON-CASH:

infrastructure depletion (DEPRECIATION)	378,000.00	306,844.60	71,155.40	81.18%
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**INDIAN HILLS GID
REVENUE AND EXPENSE
NOT INCLUDING DEPRECIATION
FOR THE PERIOD ENDED APRIL 30, 2023
GENERAL**

INCOME		BUDGET	ACTUAL	(OVER)/ UNDER	83.33% %
	AD VALOREM	1,066,626.00	1,127,636.97	(61,010.97)	105.72%
	DOUGLAS CO. CONSOLIDATED TAX	382,383.00	351,826.82	30,556.18	92.01%
	PARK REV	500.00	334.00	166.00	66.80%
	GRANT	0.00	0.00	0.00	0.00%
	DONATIONS	0.00	0.00	0.00	0.00%
	MISCELLANEOUS	0.00	0.00	0.00	0.00%
	INTEREST	1,600.00	4,253.26	(2,653.26)	265.83%
	STORM WATER	21,200.00	18,244.00	2,956.00	86.06%
	TOTAL REV	1,472,309.00	1,502,295.05	(29,986.05)	102.04%
EXPENSES					
ADMIN	SALARIES/BENEFITS	88,155.74	68,692.73	19,463.01	77.92%
	OPERATING EXP	223,550.00	159,237.90	64,312.10	71.23%
	CAPITAL OUTLAY	0.00	0.00	0.00	0.00%
PARKS	SALARIES/BENEFITS	215,749.98	116,808.29	98,941.69	54.14%
	OPERATING EXP	148,725.00	107,122.40	41,602.60	72.03%
	CAPITAL OUTLAY	24,000.00	0.00	24,000.00	0.00%
STREETS	SALARIES/BENEFITS	197,349.98	120,308.04	77,041.94	60.96%
	OPERATING EXP	93,175.00	55,362.77	37,812.23	59.42%
	CAPITAL OUTLAY	427,000.00	0.00	427,000.00	0.00%
	TOTAL EXP	1,417,705.70	627,532.13	790,173.57	44.26%
	PROFIT	54,603.30	874,762.92	(820,159.62)	
NON-CASH:					
	infrastructure depletion (DEPRECIATION)	300,700.00	245,705.40	54,994.60	81.71%

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**INDIAN HILLS GID
SEWER FUND SUMMARY
4/30/2023**

<u>CASH BALANCES</u>	<u>LOAN BALANCES</u>	<u>REVENUES / EXPENSES</u>
Operating		User Fees
Reserved from rate increase	Sewer Bond-1999	\$897,774.42
	Sewer Bond-2012 (65%)	\$13,436.37
	USDA sewer bond	\$20,520.00
		Interest
		\$124.64
		Misc income
		\$0.00
Operating Available		TOTAL REVENUE
		\$931,855.43
Money Market		
Reserve for Infrastructure		Salaries/Benefits
Reserve for Connections		\$ 295,535.04
Reserve for sewer debt service		Operating Exp
Reserve for sewer short lived assets		\$ 153,896.65
		Interest Exp
		\$ 39,145.54
		Capital Outlay
		\$ 155,577.83
Money Market Available		TOTAL EXPENSES
		\$ 644,155.06
TOTAL AVAILABLE	TOTAL LOANS	INCOME (LOSS)
\$1,758,132.73	\$ 1,491,022.16	\$ 287,700.37

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**INDIAN HILLS GID
ADMIN, PARKS, STREETS SUMMARY
(AD VALOREM)
4/30/2023**

CASH BALANCES	ADMIN	REVENUES / EXPENSES
Operating	\$2,127,418.10	Storm water fees \$18,244.00
Reserved for streets	\$1,276,314.42	Consolidated Tax \$351,826.82
Reserved for Donations	\$2,691.17	Ad Valorem Tax \$1,127,636.97
Operating Available	\$848,412.51	Recreation Fees \$334.00
		Interest Income \$4,253.26
		Grant fund received \$0.00
		Miscellaneous \$0.00
Money Market	\$1,257,224.29	TOTAL REVENUE <u>\$1,502,295.05</u>
Reserve for Infrastructure	\$267,318.37	
Reserve for storm water mgt	\$39,175.11	Salaries/Benefits \$305,809.06
		Operating Exp \$321,723.07
		Capital Outlay \$0.00
Money Market Available	\$950,730.81	TOTAL EXPENSES <u>\$627,532.13</u>
TOTAL AVAILABLE	\$1,799,143.32	INCOME (LOSS) <u>\$874,762.92</u>

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**INDIAN HILLS GID
CASH RESERVES BY FISCAL YEAR
FROM 2011-2023**

DATE	WATER		WASTEWATER		ADMIN DEPR RESERVES
	RATE RESERVES	DEPR RESERVES	RATE RESERVES	DEPR RESERVES	
6/30/2011	0.00	27,500.00	0.00	27,500.00	0.00
6/30/2012	0.00	40,700.00	0.00	37,310.00	18,900.00
6/30/2013	0.00	55,196.00	0.00	46,814.00	37,488.00
6/30/2014	0.00	75,500.00	0.00	59,954.00	64,992.00
6/30/2015	38,637.00	48,174.00	27,364.00	74,546.00	93,696.00
6/30/2016	132,336.00	70,170.00	99,152.00	69,691.00	123,588.00
6/30/2017	267,694.00	73,628.00	221,563.00	85,687.00	142,350.00
6/30/2018	483,052.00	94,628.00	386,987.00	103,687.00	173,450.00
6/30/2019	746,866.00	112,020.00	585,105.00	123,687.00	195,650.00
6/30/2020	623,484.00	133,821.00	799,245.00	143,937.00	219,550.00
6/30/2021	921,247.00	164,820.00	1,023,070.00	165,437.00	253,250.00
6/30/2022	1,116,468.00	106,370.00	1,188,439.00	187,337.00	233,335.00
AS OF 4/30/23	1,191,186.05	182,516.39	1,228,423.37	203,296.96	267,318.37

Reserve amounts will sometimes decrease as we use them for approved expenditures

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AGENDA ITEM 15c.

Reports to the Board:

c. Engineer Report

AGENDA ITEM 15d.

Reports to the Board:

d. Attorney Report

AGENDA ITEM 16.

Discussion and possible action to approve Draft Minutes from the April 5, 2023, Board Meeting.

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
April 5, 2023
Closed Session Meeting 5:00 P.M.
Regular Board Meeting 6:00 P.M.

Trustees Present: Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia.

Trustees Absent: Vice Chairman Stulac and Trustee Siegman.

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

Others Present: District Labor Law Attorney Joel Locke.

5:00 P.M.

1. **Call to Order:**
Chairman Johnson called the meeting to order at 5:01 P.M. Chairman Johnson requested that Cell Phones and Pagers be turned off for recording purposes.
2. **Closed Session**
Discussion only regarding possible amendments to the Collective Bargaining Agreement with the International Union of Operating Engineers Stationary Local 39, AFL-CIO.
3. **Adjourn Closed Session:**
The closed session adjourned at 5:49 P.M.

The public was invited into the Regular meeting at 6:00 P.M.

6:00P.M. - Regular Meeting

Trustees Present: Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia.

Trustees Absent: Vice Chairman Stulac and Trustee Siegman.

Staff Present: General Manager Chris Johnson, Administrative Services Supervisor/Human Resources Brooke Thompson, and District Accountant Stacie Cobb.

Minutes of the April 5, 2023, Regular Board of Trustees Meeting

Others Present: District Counsel Chuck Zumpft, District Engineer Tim Russell, Residents Kathryn Clark-Ross, Kathy Waters, Sharon Buckley, Lynn Dement, Brian Patrick, Ronny Lynch, Ed Terlau, Marilyn Foster, Sharon Silvas, Ben and Debbie Walker, Pat and Jim Rowbottom, Joan Zadny, Leo Hendrick, Don & Mary Bielas, Susan Harris, Jeri Wilkins, RL & Cindy Langston, Brenda Nixon, Bambi Torres, Dave Clarke, Kendra Wilson, Roy Ferris, Jim Farina, Justin Tenney, Priscilla Wilson, Newton Ota, Lindsay Dugas, David Rigali, Cynthia Antokal, Phillippe Piraino, John Lufrano and Kurt Hildebrand.

Others Present via Zoom Meeting: none.

6:00 P.M. - Regular Meeting

4. Call to Order

Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Dunham called the meeting to order at 6:06PM.

5. Pledge of Allegiance: Led by Trustee Garcia.

6. Public Interest Comment: Resident Bambi Torres stated that she lives in Sunridge and there is a lot of fast traffic on north and south Sunridge, she is asking the board to consider putting in speed bumps building. They are building hundreds of houses to the north of them, and it is only going to get worse. There are kids that live in the area, there are elderly people, and these cars just whiz on by and it is about time we get speed bumps.

Resident Kendra Wilson stated that she lives on Somerset and her Edward Jones office is on Mica so a couple of things she just wanted to follow up on. The bike commute on Vista Grande she had brought up before the bike lane being covered by the Mica Cottages development so she would like to have an update on that, and the sidewalk exits go right into a busy road instead of the less busy road. She thinks that is a safety issue and would appreciate any update to the managers' report.

Resident Kathy Waters stated she lives on Opalite Drive. Two months ago, she talked about delegation of authority, last month was sourcing three sources, this month she wants to talk about process to get to the budget. Kathy stated back in the day before your day, there was a system that she designed that was a computerized purchase requisition that requisition turned into a formal purchase order computer generated and all of the qualified sourcing was on the computer, approved for utilization. The three sources usually consisted of a new source, existing sources, and a second source token of order. If the major source decided not to be used, they had a backup and it also made it competitive. The computer report was linked to accounting, identified last year's costs, the variances between sources, and accounting and budget from the previous year as well as quotes for next year. So, your quotes came in before your budget got done every year. Seventy percent of the budget was hers, in one year with an increase in business projected at 50% she was called in, in front of the Board of Directors to give a report on how she was going to reduce costs by 25%. The cost reduction involved negotiating with suppliers, negotiating unnecessary requirements from engineering, space reallocation and reduction, outsourcing versus in house.

Resident Lynn Demet stated that she noticed two board members are missing, how will that affect any vote that may be taken tonight.

Chairman Dunham stated we will see.

7. Approval of Agenda

Trustee Garcia motioned to approve the agenda as recommended removing items 8, 10, 11 and 12. Secretary/Treasurer Lufrano seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

District Counsel Chuck Zumpft stated that he would recommend that Chairman Dunham reopen public comment then. The people that are here may have wanted to address the Board regarding the items that were on the agenda that now have been removed and they have lost that opportunity if you don't open public comment again. Reopen public comment for any matter right now.

Public comment: Resident Joan Zadny stated she was asked to speak about if a dog park would add property value. Joan stated that she has been a realtor for 26 years, she has sold more than 1,000 homes in that time. An appraiser is trained to evaluate the value of a property based on facts using various things like square footage, number of bedrooms, bathrooms, upgraded kitchens, professional landscaping, construction, and core condition among other things. There are subjective factors, however, associated with a property that are things that a buyer may want like being near a school. These subjective factors don't always hold the same importance for everyone, what one person sees as valuable another person may see as detrimental. It is one of the reasons an appraiser deals with facts when he evaluates the property. She will give a few subjective examples that are pertinent to this discussion. A dog park may be a good thing for some however it may not work for others who don't want the noise, don't like dogs doesn't, don't want any odor that may arise or worry about liability. A neighborhood school may be a great thing for a family but may be the last thing a retired person would want who wants to live in a peaceful place without playground noise and extra traffic around the school. Joan stated that she was asked to testify in a divorce case several years ago, about the market value of a couple's home to sell. The husband was challenging her about the market analysis because she had not included the value of a hot tub. This again is an example of something that is not a positive thing for everyone, if a new buyer doesn't want it there would be unwanted costs to remove it and what if it doesn't even work. After discussion, the judge agreed with her analysis and the subjective value was not added. Last a swimming pool may be something that some people want but not everyone, there is liability attached to it, very expensive upkeep, weather here is very hard on them with freezing temperatures. In conclusion her opinion is that is that a subjective factor that does not automatically add property value to homes in close proximity to it.

Resident Pat Rowbottom stated she live at South Sunridge she wants to talk about the bricks, she went back and read a lot of minutes in the last few weeks. She sees when the bricks were first proposed by Garcia and the questions from other board members about how they would handle the sale, ordering, exc. of the bricks, now somehow the bricks have gotten into a snarl of issues, several issues like being connected to the dog park. Last month in their bills it said the bricks would be put

by a bench for reflection, then all of a sudden in March the bricks were being discussed as an entrance for the dog park. The other thing is when you first settled on these bricks it was for Vista Grande park and then that changed. She has a disagreement of having bricks at the entrance of the dog park, they want to honor people who have done things for the GID they are going to be pooped on and peed on. She went on a research trip to the north side park and there are already some bricks at north Sunridge park, it seems to her you can replace ten of the bricks at a time and it is a much quieter park with no dogs, just an idea the bricks would be better at north Sunridge park.

Resident Sharon Silvas stated that she lives on Sunview and Sunridge, her home is right behind the proposed dog park along with other neighbors. She concerned with the cars parking on Sunridge drive that is a bike lane, this can cause an unsafe condition for the cyclists, her next concern is how does she handle complaints for noise complaints if it becomes a nuisance, will gates be locked until open time and locked again at closing time. Because of location it will affect her and her three neighbors every day. Sharon stated that it has been brought to her attention that a few of you on the board here don't even own a dog. She doesn't know if you have an opinion of if or if you have ever experienced the dog park at all so she would like to see a show of hands own a dog here and how may would actually use a dog park. Would you please consider moving the dog park to the west side of the park as it will not interfere with any homes.

Resident Lynn Demet stated that she lives on Mica drive she would like to say a lot of the people here do not live around the park and will not be affected as much as others will. It is a widespread opinion of many that aren't right by the park. She had to opportunity to speak to Scott Morgan from Douglas County last week to tell him we are having some issues here with all the complaints and the people not in favor of the dog park, he told her he had been assured by the board that notice has been given by the board in newsletters and agendas of this dog park. Lynn stated that she has five years of water bills she challenges you to find at the bottom of any bills notice of the dog park. That was misrepresented to the county in her opinion, he was also pretty upset about that he indicated that he was going to call Mr. Johnson, he also indicated since there no differentiation in the agreement as to how much money goes to each dog area that all the money can go into the James Lee Dog park. She thinks it is twice the size of the south Sunridge park so she would like to propose that all the money goes into this dog park here, put some grass, trees make it a place that dogs want to have room to run instead of .17 acres here. It is an accident waiting to happen, the only shade tree in the park butts right against the fence no one will sit out there it will be very hot in August and September. She understands that you will adjust the sprinklers over there are we going to kill the grass and trees.

Resident Ronny Lynch stated what part of no doesn't the board understand, we the users told you loud and clear we do not need an enclosed dog park, it is in the wrong place the water pools up behind the home and the water sits there and makes a mosquito breeding area he treats it himself. You need to take a lot of soil to bring that to grade. No, we do not want a dog park.

Resident Cynthia Antokal stated she lives in south Sunridge, she stated that it is her understanding That there has been talks about the dog park for the last three years she also knows there is a separate thing with the memory bricks, they are being conflated now. Her question about that is if there is a dog park, must the bricks be associated with or inserted into the dog park. Cynthia asked why south Sunridge park was selected as the location for the dog park. With that question it is her understanding grass will be removed to accommodate the dog park and it will be fenced in so that

sounds like some construction and engineering is going to occur, will there be an assessment to the homeowners for any of the liability, ongoing insurance, and coverage to take care of that, us meaning Sunridge homeowners. As for property evaluations, she reads commercial and residential appraisals for a living and how this would be called out in any residential appraisal is either an amenity or a nuisance it is going to get called out and will be associated with the property just like the GID, parks and anything that is on the subject property called the single-family dwelling. Cynthia stated she has no opinion she would just analyze it and an appraiser would have to call it out so just FYI it will be part of assessment for value if you are selling, buying, or refinancing. Why was this location selected since it is removing some grass and enjoyment of the park.

Resident Cindy Langston stated that she lives at 979 Hillside. She has worked with a lot of animal's pet sitting, rescues, and worked at a vet, it is irresponsible to trust every dog that they will not attack another dog. There was a case where a while back a puppy in that area was attacked and killed a puppy. This is one of many stories you are asking for tragedy. Here they will not be separated, you will hear a lot from all of us, you don't want to go there, trust me. You are not considering dog behavior, most of you don't own a dog so you don't know anything about dog behavior.

Resident Jim Rowbottom stated the other day he went to the James Lee dog park and took a picture of the rules and regulations, very well done, you covered the most important things. How will you enforce these rules, he knows you can't have someone on site all the time. The other night a friend mentioned a dog park where he lives, a pit bull attacked and severely injured another dog if they get a dog that is a consistent problem can they be banned from the park.

Resident Marilyn Foster stated that she is 94 years old and has lived in the district for 27 years. She walks her dog every day twice a day on a leash. There are signs at each end of the park about the rules in the park, but they are not followed, you have bag dispensers, and no one cleans up after their dog, she sees big piles of poop in the park. She has even yelled at one person to pick up after their dog, they responded that it is the park's responsibility to clean it up. She does not want her dog in a dog park, and she would not let her dog off a leash in a park. The mess behind her home is an eye sore, it is a mess the mosquitos breed there it needs to be cleaned up.

Resident Dave Clark stated that he lives on Tourmaline, his dog passed away in December. He was just taking a quick look at the parking configuration, yes it looks like there is curved corner on the south side that would be a great spot for parking. The bike lanes, he grew up when they didn't have bike lanes be vigilant and careful, pull over motorist need to be careful about bikes. As far as an enclosed area for the dogs, great idea yeah, yeah, yeah. The bricks for the landscaping there can be a better design yeah there will need to be landscaping that needs to be done. Parking is doable yeah, yeah put it in the middle where there are no homes directly involved yeah, yeah people need to pick up after their dogs and dogs need to be trained.

Resident John Lufrano stated that he has been a resident for 23 years, he is going to have to give a little historical data because there is some confusion going on. He was the General Manager for 10 years and he was the General Manager who brought this to the board in a workshop in November of 2019. The intent of that workshop was to continue with the program to remove useless turf areas in the district, these areas that served no recreational purpose whatsoever other than we look at green grass. We have been removing areas within the district for years. South Sunridge park has the most wasteful water in the district, we irrigate that with the precious drinking water you and I drink.

Minutes of the April 5, 2023, Regular Board of Trustees Meeting

Shortly after 2019 they looked into passive recreation opportunities, passive we don't have any of those in this district, we have nothing this whole county has nothing. The intent was to remove these useless turf areas that we are using massive resources on and massive money, let's put something in this place that we can all utilize. Not one thing we do is going to hurt the district, it's not going to hurt the value of this district, we are adding amenities. When this was brought to the district in 2019 there was direction and then covid happened and shut the world down, so he never got to proceed. We have to get rid of the useless turf areas around the district and start doing things with recreational value, we have nothing.

Resident Lindsay stated that she lives on Sunview, she has two amazing dogs, but they bark and she works so there will be massive noise having a dog park and having people there will have constant dog noise. There is an echo that spreads out the entire neighborhood, lot of noise, she apologizes now if this goes through. If you are set on a dog park move it to the other side of the park.

Resident Lee Hendrick stated that she lives on Smoketree, she is against the dog park she has three Dogs. She takes them to the mayor's park people are conscious of their dogs, they pick up after their dogs and the dogs don't fight. She is afraid this will be like Sonoma, which is a mess, she has been injured at Sonoma. She is really opposed to the dog park it is nice to walk through the park with the grass and have kids play.

Resident Justin Tenny stated that he lives on Parkview drive on the corner that would be right across from this is a dog run, it is a very small area and not a dog park. He agrees that there is a lot of wasted space in the park. It would behoove everyone to put something in but 90% of people do not want this dog park but there is only a handful of dog parks in the area however there is a dog park one mile away. The money spent on this would not be beneficial for the community and the people that live in the surrounding area. To the parking issue, there have been multiple times people cut the corner and ride up on the sidewalk, you don't want to add to the already busy road.

Resident Craig Watkins stated that he lives on Dog Leg Drive and has been a dog owner all his life. Craig stated that he is in favor of the dog park. There are a lot of grey hairs in here and everyone owns a dog that is in here and he thinks that they are all responsible for their dogs as they should be. He lives on the golf course and walks his dog in the golf course, people won't pick up after their dogs. Having a big dog, he has been to this dog park, he has a very controlled dog on and off leash. He believes a park in this area is very necessary, everyone in this room owns a dog, he can't not see why we would not use it and participate in the dog park, they all need it. He also agrees that we need other recreation opportunities like shuffleboard or bocce ball courts.

Resident Roy Farris stated that he lives in L 'adagio on Dog Leg. He saw article in the paper yesterday, the Record Courier asked for individuals in the community to come to this board and make their wishes known. Roy stated that he posted a statement on the next door in favor of the dog park it received quite a few comments and responses or reactions the nextdoor app themselves sent him an email saying that over 3,800 views had been done to his statement in addition to that a number of these reactions he tabulated those he came up with a percentage of those, you can research this yourself 84% of those comments from other individuals were in support of the dog park 16% were non supportive and did not want a dog park there. That is representative of the dog park. He bought a brick for the dog park; someone told him that those don't count those are vanity bricks that is highly offensive he did it out of support for the dog park. We have heard nothing

tonight on the needs of the entire community, we have heard of the needs of these people who are very interested because they live close to the park and he empathizes with them, he understands that. This is a public park paid for with public funds to be used by all the residents of Indian Hills, it should be considered that dog owners are also part of Indian Hills. He is in support of the park.

Resident Dave Regali stated that he lives on Sunview, he heard about the comments on next door. The dog park would be right behind his house everybody who lives around this park seems to not want it. That says something. There is another dog park right here and another one by Costco. He understands the water issue, his fence gets blasted by the sprinklers. Fix the sprinklers that will save water. He is definitely not in favor of this.

Resident Kendra Wilson stated that she lives on Somerset she feels compelled to give her opinion because it is the non-popular one in the room. She bought a brick too she is a proud supporter of Indian Hills dog parks. She would love to take her little dog to a dog park, it would be an amenity and a benefit to the community. Kendra stated that she has been to several meetings where this was discussed, and it has all been she thought thoroughly done.

Resident Pam Torres stated that she would love to see shuffleboard or bocce ball or something else there. The water is an issue, there is not enough room for the dog park, put it in the other area and you could make a large and small dog area. She would like to see the money put into James Lee dog park, there is no shade, it would be nice to have some shade to sit under. That is a good dog park a little grass would be nice.

Recess 6:59PM
Reconvene 7:05PM

Resident Sharon Buckley stated that she lives at 1039 Mica Drive directly above dog park. Sharon stated that she wasn't going to speak tonight but was compelled. Sharon stated that she doesn't want to address the comments on next door but it was brought up by Mr. Farris she is in total agreement that conversations have gotten out of control and a lot of things have been said that are hurtful to a lot of people including something that Mr. Farris said to her and a few other people as well so he is just as guilty of making negative comments to people on nextdoor. Mr. Ferris, she disagrees with the fact that 84% if those comments are in support of the dog park, a lot of those people in support of the dog park does not live in Indian hills they live other places. Sharon stated that she moved here in 2005. The reason she bought her house was because there is no one to her right, no one behind her and she has a 280-degree view that is spectacular, and she has a beautiful park down below to walk her dogs. She would also like to address how the park is actually utilized, that is the most used area of South Sunridge park, the area you are planning to put a dog park. People picnic there, they play on the basketball courts. You look at the design, it is right up against that area, she spent time walking on the west side of the park today, she doesn't know the exact measurements but in walking it is .32 acres that could be used. Half facing Smoketree.

- 8. Discussion and possible action to approve a proposal from Lumos & Associates in the amount of \$9,800.00 for Civil Engineering Services for the South Sunridge Park Dog Park.**

This item was tabled, to be discussed at a later date. The board allowed public comment on this item as the public was not aware during the first public interest comment period that this item would be removed from the agenda.

Public comment: none

9. Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2023-2024.

The Board discussed this item.

Public comment: Resident Brian Patrick commented about having been on the board over the years, one reason we have a tentative budget is so the public can understand what we are going through here. The board has questions, back in the ancient days they went through this line by line. His comment is you have several people here who have probably never seen this, and he is curious to know if there should be more explanation of increases and decreases from a reserve account.

Resident Kathy Waters stated the question is do you do a reserve analysis, is that in the regulations she did that in California and you had to justify them and give a reserve analysis. Is that anywhere in the realm of the GID, is that part of the reason you moved some money into operations.

Resident Lynn Dement stated that she is not familiar with the budget. This is the first time she has seen it. Water is our prime concern here; can we have someone that knows what they are doing regulate the sprinklers in South Sunridge park, we don't need to water every night it sprays everywhere it needs to be looked at. That is part of the budget.

Board of Trustees further discussion/comment: The Board had no further discussion on this item.

Secretary/Treasurer Lufrano motioned to adopt the Tentative Budget for Fiscal Year 2023-2024 with amendments to sewer rate reserves, changing the \$200,000 to \$160,000 with the \$40,000 going towards the sewer operating budget. Trustee Garcia seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

10. Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$19,700.00 for additional professional services related to the Indian Drive sewer lining design.

This item was tabled, to be discussed at a later date.

Public comment: none

Board of Trustees further discussion/comment:

11. Discussion and possible action to approve amendments to the District's Snow Removal Policy 2010P-01.

Minutes of the April 5, 2023, Regular Board of Trustees Meeting

This item was tabled, to be discussed at a later date.

Public comment: none

Board of Trustees further discussion/comment:

- 12. Discussion only regarding Indian Hills General Improvement District's investments to seek opportunities for ROI improvement within allowances prescribed under NRS.**

This item was tabled, to be discussed at a later date.

Public comment: none

- 13. Discussion and possible action to approve Draft Minutes from the March 15, 2023, Board Meeting.**

Public comment: none

Trustee Garcia motioned to approve Draft Minutes from the March 15, 2023, Board Meeting. Secretary/Treasurer Lufrano seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

- 14. 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 requested to have an item on the April meeting agenda to discuss the district's investments and what options are available to us.

- 15. Adjournment**

Chairman Dunham motioned to adjourn the meeting. Trustee Garcia seconded. Motion carried 3-0. Ayes by Chairman Dunham, Secretary/Treasurer Lufrano, and Trustee Garcia. Vice Chairman Stulac and Trustee Siegman were absent from the meeting.

Meeting adjourned at 7:32P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Vicky Lufrano**