

**Minutes  
Indian Hills General Improvement District  
Board of Trustees Meeting  
District Office  
3394 James Lee Park Rd. #A  
Carson City, NV 89705  
January 20, 2021  
Regular Board Meeting 6:00 P.M.**

**Trustees Present:** Trustee Bill Eisele

**Trustees Present via Zoom Meeting:** Vice Chairman Garcia, Trustee Clark-Ross, Trustee Gray and Trustee Dunham.

**Trustees Absent:** none

**Staff Present:** General Manager John Lufrano and Administrative Services Supervisor/Human Resources Brooke Thompson.

**Staff Present via Zoom Meeting:** none.

**Others Present:**

**Others Present via Zoom Meeting:** District Counsel Chuck Zumpft, District Engineer Tim Russell, Phil Ritger Douglas County Public Works Director and Kip Allander USGS Northern Nevada Studies Chief.

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

**1. Call to Order**

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

**2. Pledge of Allegiance:** Led by Vice Chairman Garcia.

**3. Discussion and possible action to elect officers of the IHGID Board of Trustees for calendar year 2021**

**a. Election of Chairman**

*Trustee Clark-Ross nominated Trustee Garcia for Chairman for calendar year 2021. Nomination carried unanimously.*

*Chairman of the Board for Calendar Year 2021 is Robert Garcia.*

**b. Election of Vice Chairman**

*Trustee Eisele nominated Trustee Clark-Ross for Vice Chairman for calendar year 2021. Nomination carried unanimously.*

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*Vice Chairman for the Board for Calendar Year 2021 is Kathryn Clark-Ross.*

**c. Election of Secretary/Treasurer**

*Trustee Clark-Ross nominated Trustee Eisele for Secretary/Treasurer for calendar year 2021. Nomination carried unanimously.*

*Secretary/Treasurer for the Board for Calendar Year 2021 is Bill Eisele.*

**4. Public Interest Comment: none**

**5. Approval of Agenda**

*Trustee Eisele motioned to approve the agenda. Trustee Clark-Ross seconded. Motion carried unanimously.*

**6. Presentation by USGS regarding Carson Valley Water Resource Assessment and provide feedback to Douglas County.**

**(Presentation by Kip Allander, USGS Northern Nevada Studies Chief)**

Kip Allander introduced himself to the Board. Kip stated that he appreciates the opportunity to be here tonight and talk about this ground water study that USGS and Douglas County are proposing to go into, to help address and provide some background about water resources in the Carson Valley and the potential impacts from development and growth. Kip stated as everybody is probably fully aware growth is a big issue in the Carson Valley. There is a lot of concern about growth and what those impacts on the water resources might be. It is very responsible to have that in mind so USGS is trying to provide information that the County can use to help make decisions about growth in the Valley as well as to provide to the public and everybody else what the potential impacts of growth are on the water resources in the valley. USGS has a long history of water resource investigations in the State as well as in the Carson Valley. In 2012 they did a model that represented the hydrohalic system, they call it the Yager model it was based on data through 2006 and it was used at that time to make projections to the impact to the water resources from growth rates that were largely projected based on the growth rates from the early 2000's which is really high growth rates. That report has been available and has been used by Douglas County to try to inform what the impacts of growth are going to be on the water resources. The problem with that report is the growth rates that were used were just too high, they are not realistic for the growth that is being proposed for the valley that is actually occurring and for what is proposed in the future and the models are certainly outdated. They have 15 years of data since that model was developed so there is a lot of new information that they can use to improve the model and then they want to set up the scenarios to be more realistic for what the growth targets are for the valley. Kip stated so they have been in discussions with Patrick Cates, some County Commissioners and some of the GID General Managers about this potential study, they have developed a concept proposal on how they would like to approach the study which is in the Board packet. Kip stated the overall objective of the work is to evaluate the effects of a suite of potential groundwater management options for the Carson Valley on groundwater resources and Carson River flow. Those are really the two main resources we have in the valley and any development, any increased pumping or changes in the way water is being moved is going to impact those resources to some degree. Everything is kind of

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interconnected, so it is a really complex problem which is why the ground water models are a really useful tool to help evaluate the impacts of decisions the other thing it allows you to do is play what if scenarios. There are several tasks that are being proposed. *Task 1: Update Yager model with recent data and recalibrate as needed:*

The Yager and others (2012) model will be updated to 2020 conditions. This model update will require data compilation of groundwater levels (State and USGS), Carson River streamflow's, groundwater withdrawals, evapotranspiration data, and precipitation/recharge data from 2006 through 2020. An updated model dataset will likely lead to some recalibration of hydraulic properties as necessary to adequately simulate observed conditions. Additionally, methods and approaches not available to Yager and others in 2012 will be incorporated during model recalibration to better reflect how hydraulic properties vary within Carson Valley aquifers. Calibration of the models will optimize aquifer properties such that simulated and measured water levels, groundwater budgets, and streamflow's under varying hydrologic conditions agree.

*Task 2: Evaluate impacts of increased groundwater use for a number of growth rate projections:* The updated and recalibrated model will be used to evaluate the impacts of several growth rate projections. The specific growth rate projection scenarios will be developed in consultation with Douglas County and local Water Districts after the project is underway. The growth rate projections may be based on a) full buildout of current development plans, b) 2% per year projected growth rate, c) some potential maximum growth rate greater than 2%, and d) some minimum projected growth rate less than 2%. This analysis will predict impacts to water tables and streamflow's in the Carson River for 60 years into the future to 2080 (2021 to 2080) for each of the growth rate scenarios. Details of this scenario will be discussed with water managers in Douglas County at a future date and will likely consider some combination of increased groundwater withdrawals from new domestic wells and increased pumping from existing and potentially new municipal wells.

*Task 3: Evaluate changes to hydrologic system associated with moving domestic well use to municipal water supply:* The updated model will be used to evaluate the change in water resources within the valley if domestic well pumping were discontinued in areas that could feasibly be served by municipal water supply. The concept of moving homes from domestic water supply to public water supply is desirable because reductions in water levels and degrading water quality from septic systems and release of nutrients to the shallow aquifer where most domestic wells are completed continues to be a concern for the Carson Valley aquifer system. Additionally, some domestic well users are having to deepen their wells as water levels decline increasing possibility of intercepting higher arsenic concentration water further threatening the quality of domestic water supply. Providing safe and well-managed municipal water to residences could significantly lessen the potential health risks associated with poor water quality and provide a more sustainable drinking water source. Conditions from the final full year of the calibration model simulation period will be projected 60 years into the future to 2080. For this scenario, domestic wells that could feasibly be served by municipal supply will be determined in consultation with Douglas County managers and local Water Districts, and domestic pumping will be redistributed to the pumping of existing municipal wells. A second sub-scenario will replicate this with the addition of an annual 2% increase in municipal pumping to represent the target growth rate for the County.

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*Task 4: Optimization of water management options:* Additional management strategies regarding groundwater pumping distributions and new sources of groundwater recharge are being considered by Douglas County. In order to optimize management decisions on Carson Valley water resources, the Groundwater-Management (GWM) Process for MODFLOW-2005 (Ahlfeld and others, 2005; Ahlfeld and others, 2009) will be used to find optimum solutions that minimize negative impacts such as water-level drawdown and/or Carson River depletion. Water-level and streamflow responses to various decision variables, such as changes in pumping or additional sources of aquifer recharge, will be used to help determine which management strategies will best address water resource issues in Carson Valley. A suite of water management options to be evaluated under this scenario will be discussed with Douglas County water managers before initiating this task.

*Task 5: Publication:* The final results of this study will be published as a peer-reviewed USGS Scientific Investigations Report (SIR) and will be made available to the public through the USGS Publication Warehouse (<https://pubs.er.usgs.gov/>). The updated model and scenario models will also be available to the public through a published model archive.

*Task 6: Progress Updates:* Written progress updates will be provided quarterly to Douglas County and a presentation on progress will be given annually to stakeholders.

Kip stated he thinks the plan is for Douglas County to present this to the County Commissioners sometime in February for their buy in, to see if they want to move forward. If this concept is approved, they will develop a detailed plan for how they will move forward with the project with the anticipation of starting it in the beginning of the third quarter of this fiscal which is around May. This project is planned for a 3-year period starting mid Fiscal Year 2021 and will be completed in FY 2024.

Kip stated USGS has an interest in updating the models that they have; they do have some funding from congress to assist state and local agencies with water resource studies, so they anticipate being able to provide about a 35% match which is about \$200,000. The overall cost for the project is just over \$500,000. Douglas County is really interested in this and wants to come up with the finances, but he also knows that are trying to spread it out a little bit too. One of the purposes for tonight's meeting is to see if some of the GID's are able to contribute as well. Kip stated that is an overall summary of this particular model and proposal. There are some other water resource discussions going on in the future and some other studies that are kind of related to this that he could also talk about, but he would like to see if there are any questions.

General Manager John Lufrano stated that he would like to touch on the agencies that met with USGS a couple weeks ago, those agencies were Douglas County of course, Indian Hills, Gardnerville Ranchos GID, Town of Minden and Gardnerville Water Company, he wanted to make sure everyone was aware of that. Those are the agencies involved in this report and hopefully all of us have a buy in on this.

Chairman Garcia stated that he would like to recap what he understands, so essentially water is an important precious resource. What he understands is that we need to revise and update this report and we could be using data that is projecting a 2% growth rate when we have seen an explosion of building and residentials going in which is the need for this revision.

Kip stated that is part of the need for the revision but there is a lot more hydrologic information that has come in, in the last 15 years that they can use to update the model which represents the properties to better simulate the impacts to water resources. The previous model and report they did, they projected growth rates much, much higher than what is being experienced. It is hard to use that information because it is not relevant, it is not what is happening. They want to reproject to something more realistic. Kip stated something else that he forgot to touch on, is that currently there is a certain amount of development that is being planned this will also show scenarios for if what is approved goes through. Show based on current plans and proposed developments this would be the impacts on the water resources. There are a lot of discussions that development is going to have a huge impact on the water resources and the truth is development will have some impact on the water resources but unless there is some sort of study, some sort of foundational basis what those impacts actually are, we do not know. This is the opportunity to get an informed estimate of the impacts to water resources will be from various development, growth rate and projections. Chairman Garcia stated the last report is from 2012. Kip stated yes that is when it was published and is based on data from 2006.

**Public comment: none**

**Board of Trustees further discussion/comment: none**

General Manager John Lufrano stated Phil Ritger is here with Douglas County Public Works and he can answer any questions too.

Chairman Garcia stated John in the memo you ask about participation from our GID as well as others, he is curious and is assuming it is going to be proportional relevant to the size of the County, everyone is going to contribute proportionally. We have no idea at this point, this is discussion only but when this is brought back, he would like to see the percentage and how that would impact our budget. General Manager John Lufrano stated yes absolutely it will be brought back to the Board when we have a better number that is proportional to the size of the District or it is what we can afford.

Phil Ritger Director of Public Works with Douglas County stated, in conversations he has had with the County Managers officers regarding this topic, at this time the County is looking for support for the project itself in the context of getting acknowledgement from the various GID's and Towns that this is a worthwhile project to pursue and move forward with. Right now, the support they are looking for is more on the line of cooperation, maybe some staff time to gather information and help if needed not in the form of a financial commitment at this time. He thinks the County recognizes that this is recognition of SB150, as John pointed out in his memo. This is the burden of the county to produce that report and they are looking for support in the form of cooperation and assistance with data but no hard financial numbers. Phil stated the Board of County Commissioners can change that at any time.

Chairman Garcia stated thank you Phil, that is helpful to set expectations to how we would be involved.

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**7. Discussion only regarding the District street sweeping HOA's.**

General Manager John Lufrano stated he has been approached by the L'Adagio HOA, the group that manages that HOA to see if we would be interested in taking our new street sweeper into that gated community and sweep streets for them several times a year, depending on how often we get out there or evaluate the streets. The bigger discussion and why he brought this back to the Board, he probably could have just gone in there and swept streets. The bigger issue we have is and he wants to make sure the Board is aware, we have no responsibilities in these gated communities now other than we provide water and take sewer. The mere fact that they are gated means they do not want these roads open for public use, so therefore the HOA fees cover maintenance of roads that we the GID does not have any responsibility for. He would like to hear from the Board, is the board ok with going into the gated communities to sweep streets. He will hear an answer through discussions, he needs feedback from the Board. John stated that his biggest worry or concern is that we start being tasked with more responsibilities like patching holes, crack sealing exc., that is his biggest concern at this time. Only one of the HOA's has reached out asking for us to do this, out of the discussions tonight he will get a feel for what the board wants to do. If anyone wants this brought back to be voted on next month, he will do that.

Trustee Grey stated once you start doing one aspect of taking care of the gated communities, they will jump in with a lot more responsibilities but who is to say that is bad.

Secretary/Treasurer Eisele stated that those communities pay taxes into Indian Hills and he does not have a problem with going in and sweeping streets a few times a year. The General Manager will say no to anything else they may ask for. We should provide the sweeping service and nothing else.

Vice Chairman Clark-Ross stated that they pay taxes, and we have that big new street sweeper, it is a common courtesy, but she does not want it to open up to other stuff. It is John's decision, as long as it does not put too much on us.

Trustee Dunham stated that he understands what John is getting at as far as they pay taxes. His thought is to rely on our manager to use his discretion with this. As long as it is ironed out that this is what we are going to do and no more.

Chairman Garcia stated to add to this, these communities pay taxes and they also pay the storm water management fee that is paying for the street sweeper, that is something to be aware of. Since those dollars from the storm water management fee are paid by everyone connected and also these catch basins and gutters if not swept move into the storm water that goes out, there is a pragmatic reason that he thinks it would be allowable and prudent to do this. Robert stated that he thinks it is up to the General Manager to say this is not a guarantee that we are going to come in three times a year if we are only doing the other streets once a year. It should be John's decision to decide how much. Maybe a MOU might be warranted here to let the HOA know that this is strictly for street sweeping and nothing else, so it does not open the door for anything else. The HOA takes care of those things like street repair and budgets for those things.

General Manager John Lufrano stated, two good points he likes the MOU, that is a brilliant avenue to go and secondly, he neglected to mention that yes, they are paying the storm water fee of \$1.00 per month that is what it is for, another reason why he feels that he does not have a problem doing sweeping two or three times a year.

**Public comment: none**

**Board of Trustees further discussion/comment:** Secretary/Treasurer Eisele stated that he does not think we need to bring this back to the board; this is something that John can handle from here. Chairman Garcia stated that he agrees this is something that John can handle under his jurisdiction; it does not need to be brought back to the Board. Robert stated that he does think it is important to have a MOU to set the expectations to be able to address the boards concerns.

**8. Discussion and possible action to accept the transfer of ownership of two parcels from Sunridge Corp. APN:1420-07-715-028 and APN:1420-07-812-004.**

General Manager John Lufrano stated in the memo on page 14 it describes what the issue was and why it exists. On the map, page 15 you will see that when the development took place on the South Sunridge side, one parcel was given to the District that one has a drainage outlet which is probably why at the time of construction that was handed over to the District. The other two parcels are sage brush on a very steep slope that is between NDOT right of way and the wall that we all see, the western border of South Sunridge. The developer did an audit and realized that these two parcels were never quit deeded over to the District and asked if the District wants to accept these two parcels. John stated that it makes sense, in him saying that was the intent all along, he has to take his word for it because none of us were around when that was taking place. John stated it makes sense and he has no issues with accepting those two areas. They are just sage brush, if they were dedicated drainage then maybe it would have been done a long time ago.

Trustee Dunham stated looking at the map if he is not mistaken being involved in that housing development year ago, he believes that all runs to the south so we would not be liable for any type of slide. He does not see it being a problem because it all drains to the south. How are we handling the other parcel now, it has a drain will these two parcels go into that drain system already.

General Manager John Lufrano stated no, these two, while they are a slope are just sage brush so any drainage is just rainwater flowing downhill and it will all flow into NDOT's right of way where they pick it up on the east side of the highway and send it down towards L'Adagio. That is exactly how that is supposed to flow at this time. There is no designated storm water flowing to either of those two parcels.

Trustee Dunham stated to his knowledge there has never been a problem in the last several years it has been there, and he has been here 30 years, so he has seen some heavy-duty rain. He has never noticed that slope going anywhere, compared to the housing that is happening in Valley Vista, that is really bad. If they want to deed it over to us and it was intended, he does not see any problems with it.

Secretary/Treasurer Eisele stated that he does not have any problems with it.

Vice Chairman Clark-Ross stated that she has no problems with taking it.

Trustee Gray stated that she no problem with it and it would not add any more situations to our community.

Chairman Garcia stated that he wanted to say thank you to Dale and others who he been here for 30 years because it is important to have their perspective. Robert stated that he would like to hear from Tim the District Engineer about that area. He understands that it goes directly into the NDOT right of way and it does not seem to be an issue, but so that we have an expert opinion.

Secretary/Treasurer Eisele asked who will pick up the cost to have this transferred over to the District. General Manager John Lufrano stated it will be minimal. Administrative Services Supervisor/Human Resources Brooke Thompson stated yes there will be a minimal fee, a recording fee of around \$15.00.

District Engineer Tim Russell stated as John said earlier the rainwater will go through and go to the NDOT right of way. He and John have talked about it quite a bit and he has no concerns. Chairman Garcia stated no erosion concerns, are there any maintenance concerns or issues because that is a steep slope to have to get up there and do any maintenance on. General Manager John Lufrano stated no, if there were any maintenance it would be things like picking up trash, things of that nature. You can park on the side of the highway and walk up there relatively easy to get to there. That is about it, short of residents throwing stuff over the wall, he does not anticipate a great deal of maintenance. He will say and he put this in his Board report, but he is working with Teri Taylor to possibly see if we can go through and thin out the vegetation to help assist in a fire and reduce the fuels. He has worked that in and all of the 395 corridors, behind Kathryn's house is one stretch, it is all NDOT right of ways, but he can do that work in those areas. They may go in and do that but that is the only work that needs to be done in those areas everything else has been pretty stable for 20 plus years.

Chairman Garcia stated so just to be clear, that work would be done by the County or NDOT.

General Manager John Lufrano stated no actually it will be done by NDF, a continuation of what they did here behind the park to create that buffer to knock down some of that vegetation in case something happens.

Chairman Garcia stated that does not create a requirement for us to create a fire break now that we own it, we are not obligated or liable.

General Manager John Lufrano stated no not at this time, it is just natural vegetation.

**Public comment: none**

**Board of Trustees further discussion/comment: none**

*Chairman Garcia motioned to accept the transfer of ownership of two parcels from Sunridge Corp. APN:1420-07-715-028 and APN:1420-07-812-004. Secretary/Treasurer Eisele seconded. Motion carried unanimously.*

## **9. Reports to the Board:**

- a. General Manager Report** General Manager John Lufrano reviewed reports with the Board.
  - 1. Administrative** Vice Chairman Clark-Ross Kathryn everything, our events are tentatively scheduled, who approves that. General Manager John Lufrano stated we will have to go off the Governor's Directives, as each event gets closer is when we will know if we can go through with them. At least they are scheduled for now.
  - 2. Water**
  - 3. Wastewater**

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- b. **District Accountant Report** General Manager John Lufrano reviewed the report with the Board. John stated for Teri and Dale when going through these reports please call the office if you have any questions and he will get answers and he and Stacie can go through them with you.
- c. **Engineer Report** District Engineer Tim Russell stated Mr. Chairman welcome to the new Board members he is looking forward to meeting them someday. Tim stated not a whole lot going on this month, just coordinating with John on odds and inns here and there nothing significant to report on.
- d. **Attorney Report** District Counsel Chuck Zumpft stated that he has nothing to report.  
General Manager John Lufrano stated while we have Chuck here, if you ever have questions please call Chuck and Tim if needed.

**Public comment: none**

**Board of Trustees further discussion/comment: none**

**10. Discussion and possible action to approve Draft Minutes from the December 16, 2020 Board Meeting.**

*Chairman Garcia motioned to approve Draft Minutes from the December 16, 2020 Board Meeting. Vice Chairwoman Clark-Ross seconded. Motion carried unanimously.*

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

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

Vice Chairman Clark-Ross stated Robert you are doing good; you will get there you are trainable.

Trustee Gray stated that she is new to this process, Robert has done a great job.

Secretary/Treasurer Eisele stated that he would like to welcome the new Board members at this time. Bill stated that Robert is doing good, we will get the hang of it.

Trustee Dunham stated that he is new at this, as time goes on, we will have more discussions. He is thankful that he has this position and takes it seriously, he is honored.

Chairman Garcia stated that we have a wealth of knowledge in the District having John, Kathryn, and Bill. As Dale said we have a plethora of knowledge to call on it is important for new board members to openly ask questions. It has been his view that open and honest debate helps move toward better decision making. Robert stated that they do not always have to agree, but as long as we respect and honor each other's opinions and are able to have a sound debate. He encourages you to not hesitate with questions, thoughts, or ideas because we would like to hear them. The District is in really good shape because of their predecessors, Chris, and Ronny, that put the District in the position we are in, making headway to get to where we should be. There was a lot of discourse before.

**12. Adjournment**

*Secretary/Treasurer Eisele motioned to adjourn the meeting. Trustee Gray seconded. Motion carried unanimously.*

Meeting adjourned at 7:14P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Bill Eisele**