

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**August 18, 2021**  
**Closed Session Meeting 5:00 P.M.**  
**Regular Board Meeting 6:00 P.M.**

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

**Trustees Absent:** Secretary/Treasurer Eisele

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

**Others Present:** Residents Donald Gray, Lee Marie VanDusen and Linda Rossini.

**5:00 P.M. CLOSED SESSION**

1. **Call to Order** **CLOSED SESSION CANCELED**  
Request that Cell Phones and Pagers be turned off for recording purposes.
2. **Closed Session**  
Discussion only regarding candidates who have applied for the District General Manager position.
3. **Adjourn Closed Session**

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

4. **Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Vice Chairman Garcia called the meeting to order at 6:02PM.
5. **Pledge of Allegiance:** Led by Vice Chairman Clark-Ross.
6. **Public Interest Comment: none**
7. **Approval of Agenda**

*Chairman Garcia motioned to approve the agenda. Vice Chairman Clark-Ross seconded.  
Motion carried 4-0. Secretary/Treasurer Eisele absent.*

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**8. Discussion and possible action to approve an estimate from Colbre Grading and Paving of NV, Inc. in the amount of \$34,377.00 for North Sunridge Park paths replacement.**

General Manager John Lufrano stated what you have before you is when we put together the budget, he brought to the board the replacement of these pathways at North Sunridge Park. It was included in our budget, we budgeted \$35,000 and at that time when submitted which was a couple months prior, the estimate was around \$32,000. Once it was approved, he called back for an updated quote which had an adjustment for the cost of asphalt. That is why you see the increase of a couple thousand dollars. John stated that he is asking for approval of this estimate tonight. John stated that hopefully the work will be done in October.

**Public comment: none**

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

*Chairman Garcia motioned to approve an estimate from Colbre Grading and Paving of NV, Inc. in the amount of \$34,377.00 for North Sunridge Park paths replacement. Vice Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Eisele absent.*

**9. Discussion and possible action to approve a proposal for professional services with Lumos and Associates for the Indian Drive reconstruction, Waterline replacement and Sewer evaluation project.**

District Engineer Tim Russell stated this is a proposal that he and John worked on. They have been looking at the next road replacement project similar to the Plymouth project. When we do this, we need to replace the water line as well because it is the old asbestos, cement pipe. A little unique situation for this is we need to evaluate the sewer line in that road, and we may want to come back and replace it or do some other modifications because essentially all of the sewer that is north of Mica and on the other side of the highway comes down to Indian. Some capacity issues have been identified and some bottle necks in the system. We need to look at that and whether or not we want to shift sewer flow towards Vista Grande and work through the system to make sure it is flowing better and has better capacity for future needs, if we ever need it. We want to evaluate the sewer on Indian to see what we want to do; we may find that it is totally fine and all we have to do is reline the pipe but now is the time to look at it before we get too far along.

Vice Chairman Clark-Ross asked if Indian or Plymouth was the original road. District Engineer Tim Russell stated if it is not the original it is pretty close. General Manager John Lufrano stated Indian is the original, as it was explained to him, they build the homes on Indian first, so they were visible from the highway.

Chairman Garcia stated Indian is one of the worst roads we have. Robert asked if this is the sewer area that may have a grading issue. District Engineer Tim Russell stated yes, it is one in the same. Tim stated that there are some funky old things over there because it was one of the first areas, two sections off Gregory and one off Indian where the sewer main is going through backyards and side yards, if we can correct some of that now it would be his

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recommendation. He does not like it when sewer mains go through people's side yards, there is just some weird stuff it would behoove us to look at it now before we repave the road.

Chairman Garcia stated otherwise it is pretty similar to the other road projects. District Engineer Tim Russell stated yes nearly identical to what we did on Plymouth.

**Public comment: none**

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

*Chairman Garcia motioned to approve a proposal for professional services with Lumos and Associates for the Indian Drive reconstruction, Waterline replacement and Sewer evaluation Project, tasks 1-8. Vice Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Eisele absent.*

**10. Discussion and possible action to approve a quote from Pac Machine Company in the amount of \$9,139.00 for a submersible wastewater pump for lift station 4.**

General Manager John Lufrano stated that during the budget process staff identified the need to replace one of the pumps at lift station four. John stated that we budgeted \$10,000 for this, it has come in under the budgeted amount. John stated the old one will be sent in and rebuilt and then we will have it on the shelf for emergency purposes. That is a program we have developed in the last ten years of trying to have extra pumps on the shelves for these things. John stated he is asking for approval tonight so we can get the pump ordered because it might take a few months to get. Chairman Garcia stated yes, the lead time said nine weeks.

**Public comment: none**

**Board of Trustees further discussion/comment:** Chairman Garcia stated we did have a booster pump at number two fail and it is just an example of how important it is to have redundancy so this makes perfect sense to replace and get the old one rebuilt to have one on the shelf.

*Chairman Garcia motioned to approve a quote from Pac Machine Company in the amount of \$9,139.00 for a submersible wastewater pump for lift station 4. Vice Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Eisele absent.*

**11. Discussion only regarding allowing the district Board room to be used as a cooling station.**

Chairman Garcia stated that with the warming temperatures and breaking records over the last couple of years not all constituents in this community have air conditioning and anyone with health issues that are exasperated by the smoke, he would like to see if the board is interested in allowing the board room to be used as a cooling station after some input from John. What kind of program can we come up with that would allow folks to come in and cool off.

General Manager John Lufrano working through it to try and decide how to make a program like this work, there are questions and concerns out there that we have to talk through. John stated that tonight it is a discussion only item. John stated in terms of for him and staff our

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biggest concern is control, it is a control concern how do you control people coming and going. The board needs to have a solid discuss about that tonight. What will the frequency in which it will be open. John stated that we ran numbers and chose a Wednesday and Friday when the senior lunches are going on. To run this building power wise it is like \$2.50 a day so not a drastic amount of money to achieve what Robert is asking about. John stated the greater issue is who are you letting in, what are they doing while they are in here, who is going to monitor who is in here, those are the things the board needs to discuss.

Chairman Garcia stated ok, so it is not cost prohibited but more of a control factor.

Vice Chairman Clark-Ross stated she is here on Wednesday's at 8:30-9:00 until about 2:00, that is air-conditioned time that anyone can come, they have never had one person come in and say that they need ac. They can come in on Wednesday's and Friday's, they will be supervised, they could be fed. They need to be supervised, on Wednesday and Friday, if there is a need she would not mind coming here and sitting to add another day. There is no need for this when she put the karma box out there, we were inundated with meth addicts ripping stuff out of the box. Be careful what you wish for. Kathryn stated that she is upset that no one came in and said there is a need for that, they can come at the time the seniors are here and can be supervised. Kathryn stated they have one lady that has no air conditioning, they brought fans to her, and they go to Bodine's, she hangs out there and they all check in on her.

Chairman Garcia stated what hours are the seniors here. Vice Chairman Clark-Ross stated they are here from 8:30AM or 9 until about 2:00-2:30, Friday's until 2:00.

Trustee Dunham asked who was eating food right out of the box. Vice Chairman Clark-Ross stated that is when they first established it and it was two meth addicts. Administrative Services Supervisor/Human Resources Brooke Thompson stated that she had to call the Sheriff's office on one lady because she almost got into fist fights with some of the seniors. It was bad.

Chairman Garcia stated so there is an opportunity already for people to come when the seniors are here, and they will be supervised. Maybe that is one way to find out if there is a need, maybe say days over 100 degrees. We have only had about twenty days over 100 degrees so far.

Trustee Dunham stated one of the things we have here in Gardnerville is the new senior center, it is beautiful. Dart will bring seniors down there and it is an already, existing program. There is something in place, however we are local here it ties in with the misting center another place would be the gazebo and easier to be supervised.

Chairman Garcia stated that is addressing his concern for a cooling center because anyone that really needs to can get on Dart for free and go down there. How many times a day does Dart operate. Vice Chairman Clark-Ross stated that she believes you have to make arrangements for Dart.

Trustee Gray stated her opinion is she does not think there will be enough people to use it and that you cannot control who is coming in, that is a problem.

Chairman Garcia stated that is good feedback, he agrees if there is not a need for it but wanted to bring it up, they all have different circles.

General Manager John Lufrano stated he believes if this was something that needed to be done, we could get Dart here. We can make those arrangements.

Chairman Garcia stated how do we determine if there is a need. General Manager John Lufrano stated outreach, word of mouth, the person with the biggest mouth is sitting right next to you. He says that in a very polite way, she has the most contacts.

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Trustee Dunham maybe give a call to Dart and find some information out. We can put something in our newsletter.

Chairman Garcia stated it sounds like he would be happy with an unofficial outreach using Kathryn to get feelers and some feedback on Dart.

**Public comment:** Resident Lee Marie Van Dusen stated that she lives on Ridgeview Court. Lee stated that this is a nice gesture, but she really does not feel there is a need for cooling. They have programs at the senior center that will give fans to the seniors if they need them. There are a ton of casinos, dart is available. They are here, she is here and have been many times to get the use of this building. They are waiting for a senior center to be built they were told it was coming, they will raise money for it or whatever. At lunch today the consensus was how would you stop someone from coming in with five kids. The seniors even the volunteers should not be in a position of policing. They don't have a right to control and monitor them, she does not think it is viable. Their program is a federal program by the government primarily addressing seniors, no one is turned away. They do ask for anyone under 60 to donate. The work they do every Wednesday and Friday cleaning this room, it is a job, and these are dedicated people. If you want to focus on something, focus on improving where they are at now and what they can do. As seniors they should not be in a position to have to do that. Lee stated that she hopes the board takes this all into consideration. Donations are greatly accepted that is how they finance their fun times; they have a library and ask for a one-dollar donation. Consider working with seniors that are here. It is a nice gesture but would not be feasible.

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

**12. Discussion only regarding the installation of a misting center.**

Chairman Garcia stated that he would like to table this item for now. It does not seem like there is a need and they discussed at the previous item.

**Public comment: none**

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

**13. Reports to the Board:**

**a. General Manager Report**

General Manager John Lufrano reviewed reports with the Board.

**1. Administrative** General Manager John Lufrano reviewed the report with the Board.

**2. Water** General Manager John Lufrano reviewed the report with the Board.

**3. Wastewater** General Manager John Lufrano reviewed the report with the Board.

**b. District Accountant Report** General Manager John Lufrano reviewed the report with the Board. Chairman Garcia stated thank you John for continuing to be prudent with our spending. Please thank Stacie as well. General Manager John Lufrano stated it has been tough.

**c. Engineer Report** District Engineer Tim Russell stated that he has been

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coordinating with John on the Indian project and the Ridgeview tank project. South of the District on Tennant Lane, the developer is trying to move forward with extending our water line for future lots. Plymouth is going to be closed down for a week or two to extend the water line and put in some sewer manholes for the future development. They want to try and get that done so the County can come back and pave Plymouth. Other miscellaneous stuff with John.

- d. **Attorney Report** District Counsel Chuck Zumpft was absent. John stated that we have been working with Chuck regarding the General Manager recruitment.

Vice Chairman Clark-Ross stated the last movie in the park is August 28<sup>th</sup>. We really need to see some more people come out. She would like to see some of the Board members out there supporting us, John and Brooke put a lot of work into this. If we don't get more people, we may not be able to continue.

**Public comment: none**

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

**14. Discussion and possible action to approve Draft Minutes from the July 21, 2021, Board Meeting.**

*Chairman Garcia motioned to approve Draft Minutes from the July 21, 2021, Board Meeting. Vice Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Eisele absent.*

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

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

Chairman Garcia stated on the Colbre Grading and Paving quote it states that: notifications to tenants and other affected parties is the responsibility of the owner and that would be the district, will there be any notifications and no effect to any residents. General Manager John Lufrano stated no it will not be needed, that is a standard note.

**16. Adjournment**

*Chairman Garcia motioned to adjourn the meeting. Vice Chairman Clark-Ross seconded. Motion carried 4-0. Secretary/Treasurer Eisele absent.*

Meeting adjourned at 6:43P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer**  
**Bill Eisele**

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