

Minutes
Indian Hills General Improvement District
Board of Trustees Meeting
District Office
3394 James Lee Park Rd. #A
Carson City, NV 89705
August 21, 2024
Regular Board Meeting
6:00 P.M.

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

Trustees Absent: Trustee Dunham.

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

Others Present: District Counsel Chuck Zumpft, District Engineer Colin Surge, Residents Lynn Dement, Kathy Waters, Lorre St. Germaine, and Peter Beekhof with Westridge Homes.

6:00P.M. - Regular Meeting

1. Call to Order

Request that Cell Phones and Pagers be turned off for recording purposes.
Chairman Stulac called the meeting to order at 6:00PM.

2. Pledge of Allegiance: Led by Secretary/Treasurer Siegman

3. Public Interest Comment: Resident Jeff Galloway stated that he lives at 1014 Ridgeview. He wants to talk about the rate increase and the way it was applied. Jeff stated that he did his homework, back in 2004 October the base rate was \$6.39 per month and \$1.95 per 1000, there have been four or five rate increases not including the 2014 one. Today it is \$43.81 for the base fee and \$1.95 for usage. Over 25 years we can agree that prices have increased but there have been zero increases for the commodity rate, we need to increase the usage fees. The board needs to look at that again and reevaluate it is out of whack. People using fewer gallons are paying more than they should.

Resident Ronny Lynch stated that he lives on Blueridge he is here addressing item 8, he is a caretaker for his wife and can't stay until that item. The speeding on Sunridge and Smoketree is horrible. Ronny stated that he wears his orange outfit with his hat, he was walking home on South Sunridge, he wears his outfit for crossing Mica when he crosses, he pushes the flashing light but sometimes it doesn't stop traffic. He asked John Lufrano for this flashing light, when Chris came on, he asked for the Mica and North Sunridge one not only did he put it up he installed a big sign to let people know, but it's also big and not obstructed everyone should see it. Believe it or not at least once a week people do not stop for the flashing light at the

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crosswalk, people speed like crazy. Yesterday someone was driving like a zombie, not even noticing, they park in the crosswalk too. What he is trying to say is that people are causing problems too. Ronny stated that he hopes he is wrong, but someone will get hit, it will happen at Mica and North Sunridge. Ronny stated you can't use speed bumps, it interferes with snow plowing but something needs to be done. Ronny stated thank you for your time, it would be nice for someone to acknowledge citizens when they speak.

Resident George Alvarez stated that he is the HOA president for L'Adagio. George stated that he wanted to come over here and personally thank Brooke for everything she does. They have had a lot of issues with spring water, every time she takes care of it. Last time the water supervisor came out and took care of it. George stated thank you for the partnership, it is great. The yard of the month is awesome, it created a positive environment. Thank you everyone he felt that needed to be acknowledged.

4. Approval of Agenda

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

5. Reports to the Board:

a. General Manager Report

General Manager Chris Johnson reviewed his report with the Board.

1. Administrative

General Manager Chris Johnson reviewed the report to the Board.

2. Water

General Manager Chris Johnson reviewed the report to the Board.

3. Wastewater

General Manager Chris Johnson reviewed the report to the Board.

b. District Accountant Report

General Manager Chris Johnson reviewed the report to the Board.

c. Engineer Report

District Engineer Colin Sturge stated that he does not have a whole lot more than the Hobo north tank constriction. He has coordinated with NDEP and Chris on the storm water permit.

d. Attorney Report District Counsel Chuck Zumpft stated he has nothing to report.

Public comment: Resident Jeff Galloway stated that listening to discussions about expenses and losses on page 16, the revenue column should not include accounting for depreciation.

6. Discussion and possible action to approve a proposal from Lumos and Associates in the amount of \$65,500 for roadway inspection and implementation of street saver pavement management system for the whole district.

General Manager Chris Johnson stated that we discussed this last time we met, we brought it back because questions came up about the street saver database, it is \$1,200 annually other than that the discussion is the same. Chris stated that he recommends we do the entire

District because the PCI is going to play into our CIP, this software will help keep it up to date. In the past we have only done our PCI on paper.

District Engineer Collin Sturge stated the pavement condition index (PCI) will have samples taken from all over district analyzing condition and put it into the data base and then they are able to determine a value between 1-100 categorizing the condition of each road. It is not always best to maintain a road with a low PCI so this will give us a good target on the roads.

General Manager Chris Johnson stated one of the questions that comes up is can't our staff walk out and look at the street and determine this, there is a lot more that goes into it than walking out there and looking at it, they core different areas of the roads.

District Engineer Collin Sturge stated the cool thing about the software is that it keeps updating it over time.

General Manager Chris Johnson stated this will come out of streets projects, we have \$480,000 in the budget so we will be able to do the PCI and a small maintenance project and then still save for a big street project.

Chairman Stulac stated that he likes this option. When you look at doing half the District each time you are looking at \$75,000, we will be saving \$10,000 if we do the whole District now.

Public comment: none.

Vice Chairman Garcia motioned to approve a proposal from Lumos and Associates in the amount of \$65,500 for roadway inspection and implementation of street saver pavement management system for the whole district. Trustee Lufrano seconded. Motion carried unanimously.

7. Discussion and possible action to approve a proposal Lumos and Associates in the amount of \$37,500 for roadway inspection and implementation of street saver pavement management system for half of the district, west of 395.

No discussion or action was taken on this item as item 6 was passed.

8. Discussion only regarding excess speeding residents are experiencing on Mica Drive, North Sunridge Drive and South Sunridge Drive.

Resident Sharon Buckley stated she wants to revisit the project that was brought to the attention of the board in 2023. She sent this email to Brooke to get this on the agenda. First, she did want to take a minute to thank Chris and his team and everyone who has done great work, she has been here a long time, and South Sunridge park maintenance is the best she has ever seen it, the dog park additions are awesome. Thank you for the installation of the flashing signals. Sharon stated that she has noticed an increase in the flashers, but it is a work in progress. Sharon stated that Bob brought the speed humps idea not speed bumps she does not know where that ended up. The volume of traffic that has increased on Mica is insane. People use Mica and South Sunridge to go to the new subdivision. Sharon stated that

she read Chris' report, and she was amazed, she was glad to see that. The thing that really concerns her is she just does not believe the number of cars that are driving in the 35-mph range, we don't have radar.

General Manager Chris Johnson stated yes, we do have radar.

Resident Sharon Buckley stated that is averaging, it is not taking into consideration people slowing down to avoid it. Sharon stated she does believe the volume has increased significantly; we need some type of speed radar. Sharon stated that her request and purpose is that we do another study. Is there another place to put the radar sign. Sharon stated you can hear them coming up, but you can't even see their license plate to get it and report it to the Sheriff's office. It is really very unnerving. Sharon stated she knows we have the radar trailer, but she doesn't think we have ever had a radar sign on the bottom of South Sunridge.

General Manager Chris Johnson stated we have one, a permanent one, there.

Sharon stated can we get more of those radar signs and gather hard data to get this done. To get some type of mitigation for this community. The statistics show that at 31 mph there is a 71% fatality rate and people are going way more than that and she knows it. That is her request, the other is to reevaluate the possibility of installing a speed mitigation device. Her colleague has provided some information for you that is less expensive that we can maybe try, she is more than willing to be part of a task force to help protect the community. If there are speed humps people might find alternate routes. Maybe there are some other options that is where she is with this. Between 3:30 and 6:00 it is really rugged out there, you cannot go ten seconds without seeing a car fly by. That is her request as a concerned citizen.

Resident Lynn Dement stated a week apart she tripped on a rock and fell in the street on her hands and knees, two cars stopped to help her while she was on the ground laying in the street a car zooms up Mica at 90-mph and was a foot away from running over her head. The next week she was halfway across at the flashers two cars zoomed up around her while she was in the crosswalk and past her. It is dangerous, we all know they are speeding. Lynn stated she did some research; she went through the paperwork she brought. Lynn stated that they are always told we can't afford them, or we can't snowplow with speed bumps. We can't afford not to get them, are we waiting for someone to die. North Sunridge and Mica are a death trap. One option is \$388. We should have overflow in the streets like you just said we have \$400,000 in that fund, why would we risk a life over \$400. There are ways we can come up with the money. You spoke to John Herb and Tim Russell saying South Sunridge being an emergency route it is not, so we don't have to worry about. There are rubble strips she suggests putting right before the crosswalks to catch their attention and make them slow down before they get to it. Amazon has these, she will chip in half of the \$185. The \$350 one will handle school buses. She will chip in half; she is serious, and we can do the installation. It is unconscionable, she is leaving it in your hands. If two people come up with half the money, can we do it and give it a try.

Trustee Dunham stated that he believes there are more problems than we can shake a stick at. Several years ago, they were moving dirt from valley vista he sees this almost every day,

issues with the motorcycle guys, there is such a traffic problem here. He agrees 100% with coming up with some type of diversion.

Vice Chairman Garcia stated he smiled when you said we have money left over what you have shown us is not cost prohibitive, but the cost is only one factor, snowplows is only one factor, you have brought something new to the table so thank you for that. He does not think they have considered rumble strips. Robert stated there are studies that show speed bumps actually don't slow anyone down. He owns a truck and the faster you go on a speed bump or hump in a truck the less you feel it. There are some studies that show speed humps are not that effective. We don't have extra money, every cent we have is to catch up on 30 years of deferred maintenance on roads that we are trying to catch up on so there is no money left over. He appreciates the fact that the community wants to get involved. The Springs does not plow the roads they spray stuff on the streets that lessens the lifespan of the streets. With the speed bumps in people were clocked going 50mph with the speed pumps so they do not always work. With the cross walk by the golf course, he coordinated with the golf course, the springs, the district, and residents to fund that he did the same with the speed radar sign on south Sunridge drive. The best way to stop something like this is word of mouth travels around here. If the community is willing to put money into something like this. that would be great. There are opportunities, public participation is key. Robert stated thank you for being willing to be a community activist and to get the community involved because public participation is key, we can't expect the district to fix everything without community buy in.

Trustee Lufrano stated she believes this is not the district's responsibility, she would like to know what prompts a stop sign to be installed and is that an option on that road. Out on that street there is no stop sign off 395 all the way up. Vicky stated from her perspective she thinks what would make her slow down or will grab her attention. Is that an option on that road.

General Manager Chris Johnson stated that he does not have that answer, we can't just throw stop signs out on a straight away maybe we can put one at the intersection and see if that would slow them down. We would have to check into it.

Vice Chairman Garcia stated you would have to contact the department of transportation.

Trustee Lufrano stated yeah, she was just thinking what would make her slow down and also that would be something that would make her not travel that road.

Chairman Stulac stated when he did his report a year ago, he spoke with Jon Erb he stated that the district cannot just put in a stop sign we can do speed humps and strips and things if we desire. However, on a stop sign, he looked into it, we have to get a traffic study which is expensive then it goes to Jon Erb if he decides it is worth then it goes to the county board of commissioners where it could get nixed there, it is quite a process to get a stop sign so that is why he aborted that and went with the speed hump idea. He brought this up because he felt it was his due diligence he campaigned on that to help people, so he appreciates you bringing this back up. Like Tim said, you look at the whole day of speeding and it may or may not justify anything. By all means talk to Jon Erb. You talk about paying for a study that is what Jon Erb would need. Unfortunately, a lot of intersections what he has seen at the

State working there for a number of years don't get any attention until something happens. It is quite a thing to get a stop sign.

Trustee Lufrano stated Chris we also have the trailer she knows she is not everywhere within the district, but she hasn't seen it recently, is the trailer out. When you do have the trailer out historically you would have it out and then provide the data to the undersheriff. Can we get the trailer out again, get some data to the sheriff's office and get some patrol out again do all that again. If we could at least get the deputies out it may help, it is a temporary solution. Last Collin do you know of any effective speed deterring devices.

General Manager Chris Johnson stated yes, the trailer is out it is just in different areas of the district.

Trustee Lufrano stated for her she becomes more aware as word gets around, can we at least get the deputies out.

District Engineer Collin Sturge stated he does not know of any others.

Trustee Dunham stated they did set up something down that hill and they got a lot of people, how many.

General Manager Chris Johnson said yes, they got a good number, but he wouldn't tell him how many.

Trustee Dunham stated not getting speeding tickets he thinks the number one deterrent is getting police set up and catching people.

General Manager Chris Johnson stated he needs you guys to entertain this, if your electricity goes out who do you call, if your internet goes out who do you call, if someone is speeding down the street who do you call. There you go and that is the problem, you can call us all day long and complain. We cannot do anything about it, we are not traffic enforcement. DCSO has miles and miles to cover, they dispatch deputies where they hear the highest demand if there are no calls, they don't know it's happening. If you see someone speeding call DCSO and they will send someone out more. Every morning, they meet and come up with a game plan, same with the issues in the park. Again, it is the squeaky wheel that gets the oil. When dispatch is getting calls, they will send a deputy out there. He hears what you guys are saying we have to tell DCSO, but we get these calls at the district, and we have no enforcement.

Vice Chairman Garcia stated so are you saying that should be part of a multi prong approach, community involvement, along with these other things. He wanted to make sure the public knew to do this instead of that. It is part of a multi prong approach.

Chairman Stulac stated he agrees with Trustee Lufrano he has not seen the trailer out lately; it catches his eye when driving to make him watch his speed. They are a visual deterrent too. You mention the snow plowing, plows go right over it. These kinds of devices can damage the plows. Speed humps can be put in by GID's there are a lot of them throughout the

County and just not on major arteries. Bob stated that he brought that up to the board in April, so we can do it. How effective they are, we don't know but it is our due diligence to continue to talk about this and look at ways to mitigate things. Legality wise Chuck can you add anything. Bob stated that he brought this issue up before, he is glad this is on the agenda again. Chris did a great job responding to it.

Vice Chairman Garcia stated the emergency route, South Sunridge is not an emergency route, but it is an alternate route not an emergency route. That was his understanding through the previous General Manager. Can we get that clarified.

Chairman Stulac stated when he looked into this a year ago, he was told it is not considered an emergency route but is an alternate route. He agrees with Chris, the squeaky wheel does get the grease, so you need to call the sheriff's office.

Vice Chairman Garcia stated removable needs to be clarified a mobile home is movable, but you don't want to move it, so these are the reasons why we need more information.

Recess 7:49

Reconvene 7:54

Public comment: Resident Lynn Dement stated they are removable yes; it is a pain to remove them because you have to take the asphalt screw out and is very difficult to do the other that is \$358 that one does not need to be removed. The company assured her that a snowplow would not have a problem, it is two inches off the ground you just have to lift the plow up. It would make it more difficult for the plow driver, but they state it is acceptable to use a snowplow. We agree that the solution starts with the sheriff's office, but she has called them a ton of times to report it they might get around to coming out but most times they don't. The rumble strips can be removable too or permanently attached. We can look at a million what ifs, maybe we can set up a committee to work on this to find a way to come up with money. She and Sharon both said they are willing to pay for it, she doesn't see why we can do it.

Resident Jeff Galloway stated he experiences the same problems, but he is on the other end. He would like to focus on solutions, he has heard too much about what the district can't do. It is nice to hear there are some solutions now. He called the cops sometimes they come out sometimes most of the time they don't. Maybe we could put a notice on the bill that if people are having problems call the sheriff's office. The people in the substation are not for enforcement. Jeff stated that he likes the idea of speed bumps too. You need them in more locations than just Mica, you need one by the substation as well. They speed like 45 or 50 coming down the hill. You also need one coming north on South Sunridge to deter people from using that as a way around using 395.

Chairman Stulac stated you will need to bring this back with some ideas and solutions that you want to throw out for the board to consider and act on.

9. Discussion and possible action regarding tennis court lockage.

Resident Koko Green stated the majority of deposits for most reservations is \$100 but it is \$200 for a key. Koko stated this schedule she has was in 2018, can you update this.

Administrative Services Supervisor/Human Resources Brooke Thompson stated it is on there, you must have an old one.

Koko stated that she saw in the general manager's report something about automatic locks for the tennis court gates, she likes the idea of the keypad idea. She is not very good with mechanical stuff; she is assuming you enter numbers, and it would activate the gate to open. Inside the gate there would be a button to exit. Her opinion is that because there is so much vandalism it might behoove the board to install cameras to offset some of this vandalism. That would be a good deterrent, it would give the police something to substantiate the crime. She would like to get into what she went through in July, what she had to go through on July 22nd she was told that there was a new procedure in place for tennis courts, no longer were there combination locks but they were key locks now and that staff would open gates at 7:40AM and lock them at 3:45PM and only the north gate would open, she was also told about the \$200.00 deposit for the key to have weekend access. On July 24th she went to the courts. It was 7:47 and no one was there, she went to the office and a gentleman followed her back to unlock the gate, she appreciated that. On July 29th she was there at 8:00 so she went to the office someone went over and opened it. A gentleman told her that they told everyone the gates would open at 8:00 which she didn't know a group of ladies came in she asked them what time the gate opens, and they said 7:40 so they were not aware of the new time either. Can't we put something in the display glass over there letting people know the gates are locked and unlocked at those times. Carson city has combination locks with a sign telling them to call the office. She was also told by a lady that the gates would be open at 8:30. We could put more signage over there, it would be good, it would be nice to have more information about what you are doing. Include the keypad if that is approved. All she is saying is it would be nice to know and have more signage about what you are doing. On the general manager report you say you will do this, but she doesn't know what that means. General Manager Chris Johnson stated exactly what you just said.

Vice Chairman Garcia stated it sounds like the issues presents are being addressed as quickly as possible and the district is working on trying to get security cameras.

Chairman Stulac stated we have had issues before with vandalism everywhere, what is the status of the cameras. He loves the keypad idea it would solve all the issues you are talking about.

General Manager Chris Johnson stated that he is working on it, he is looking at different systems, but it is in the budget.

Koko stated that she really likes the display case thing.

Public comment: none

10. Discussion and possible action to approve Draft Minutes from the June 26, 2024, Board meeting.

Chairman Stulac stated absent objection he approves the draft minutes from the June 26, 2024 Board meeting. No objection. Item passed, Draft Minutes from the June 26, 2024 Board meeting approved.

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Public comment: none

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.

Trustee Lufrano stated at the last meeting she has a question about how often we do maintenance/mitigation on the trail and fences behind homes. General Manager Chris Johnson stated that he hasn't found anything about that yet. He will put that at the top of his list.

Secretary/Treasurer Siegman stated he had a resident stop by his house and showed him pictures of a bear hanging out in the drainage ditch by James Lee Park. It is a good size bear. She called the sheriff, and they told her it was being taken care of. General Manager Chris Johnson stated it is also tagged. It is a big bear.

Vice Chairman Garcia stated many thanks to staff he has had everything from the doggy bags, the leaks on Dog Leg and the weeds have been knocked down that grow in cracks between sidewalk and streets, so the crew is doing a bang-up job, and the community is recognizing it. Please pass that along to your crew. He is telling residents to call the district directly and please pass that on to the staff.

Chairman Stulac stated yes, they did a great job on the meridian on mica, they cleaned it up nicely please tell them thank you.

Trustee Dunham stated he was fortunate enough to be in the new section behind home depot and saw them crack sealing, they did a great job. He would like to please add to the September agenda is understanding a board members fiduciary duty what does it mean. NRS 11.3103, he started reading that tonight. He thought that would be good for not only the board but the public.

12. Adjournment

Vice Chairman Garcia motioned to adjourn the meeting. Trustee Lufrano seconded. Motion carried unanimously.

Meeting adjourned at 8:25P.M.

FINAL APPROVED MINUTES AS PRESENTED

**Secretary/Treasurer
Russ Siegman**