

**Minutes**  
**Indian Hills General Improvement District**  
**Board of Trustees Meeting**  
**District Office**  
**3394 James Lee Park Rd. #A**  
**Carson City, NV 89705**  
**April 13, 2022**  
**Regular Board Meeting 6:00 P.M.**

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

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

**Trustees Absent:** none.

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

**Others Present:** Residents Brian Patrick, Penni Eisele, Dale Morlan, Don Gray and Kathy Waters.

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

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

- 1. Call to Order**  
Request that Cell Phones and Pagers be turned off for recording purposes.  
Chairman Clark-Ross called the meeting to order at 6:00PM.
- 2. Pledge of Allegiance:** Led by Trustee Eisele.
- 3. Public Interest Comment:** Resident Brian Patrick stated that he lives on Somerset way, he has lived here for 43 years. He asks the board to, when they get a chance, look at the basketball court and what is left of the volleyball court, they need to be resurfaced and rebuilt.
- 4. Approval of Agenda**

*Trustee Garcia motioned to approve the agenda. Trustee Eisele seconded. Motion carried unanimously.*

- 5. Discussion and possible action to approve a proclamation request making May 1<sup>st</sup> National Law Day.**  
General Manager Chris Johnson stated back on March 23<sup>rd</sup> he was contacted by Ms. Emma Winkelman with Project REAL requesting a proclamation making May 1<sup>st</sup> which is National Law Day – as a Youth Law-Awareness Day in Indian Hills. The reason is because young Nevadans have begun gradually returning to pre-pandemic life, but only after 2 years of being cooped up at home. They are concerned some of them will try to make up for lost time

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in ways that unknowingly cross the lines between youthful mistakes and unlawful activity. General Manager Chris Johnson read the proclamation.

Vice Chairman Dunham stated will this be the first of this happening, do we have a designated place to go to or do we just proclaim it.

General Manager Chris Johnson stated yes, just have adults speak with kids and guide youth in being lawful in their daily activities.

Vice Chairman Dunham stated sounds good to me, he has some kids on his block, one kid that is graduating high school that helps him out. Dale stated that he is constantly staying abreast with the traffic, so they don't get run over. There are a lot of young kids in this area.

General Manager Chris Johnson stated yes, and we have seen it already with the restroom vandalism and graffiti.

Trustee Eisele stated it is great, he has no problem with it, anything we can do will help.

Secretary/Treasurer Gray stated getting parents involved and advising children is the problem, parents are not involved, and children have no adult supervision anymore.

Trustee Garcia stated that he took the opportunity to search and see if there are any negative affiliations with this and he could not find any. What better time than now to take this opportunity, it raises a level of awareness of where people can get help. Robert stated that he does not see any down sides.

Chairman Clark-Ross stated that she is excited to proclaim a national holiday. General Manager Chris Johnson stated no, we are just doing it for Indian Hills.

**Public comment:** Resident Kathy Waters asked if the board will be forwarding her request for more information. General Manager Chris Johnson stated yes, we can certainly ask then how they can assist us.

Trustee Garcia stated and maybe we can publish this on our website and provide a link for any further information received.

General Manager Chris Johnson stated that is a great idea.

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

*Trustee Eisele motioned to approve a proclamation request making May 1<sup>st</sup> National Law Day. Vice Chairman Dunham seconded. Motion carried unanimously.*

**6. Discussion only regarding creating a bond to pay for District streets.**

Resident Brian Patrick stated as he has said before, he has been in district for 43 years. Brian stated 35 years ago they chip sealed his street but never sealed it properly, 20 years ago they chip sealed it again and that is all that has ever been done on his street. At one time when he was on the board, they decided they would repair streets, we were doing very well, now it is every three years that we do a street project. Brian stated that we have huge inflation now and his street is not on the radar. Brian stated that he is making this statement because he would like to see the board take out a bond to repair the failing streets all at once. There is a lot of homework to be done if the board decides to move forward. It is the same as not going to buy a car until you save enough to pay for it, prices go up all the time no one likes to borrow money, but we get to a point in our lives that we have to borrow money to fix things. There is no way around it. Ten years ago, he was on the board, we did the water project to

bring the water from Minden to Indian Hills. Jim Taylor was the manager at the time and talked about how much it cost, we ended up getting a 40-year loan to get that money for the water. Brian stated that he is not telling the board what to do but you can be creative, someone has to pay for it along the way. As we grow and develop, the board several years ago voted to increase water and sewer to save money for projects, it is how you pay for things, it is not pleasant, but it is practical. Brian stated when he got on the board, he was determined to never raise rates and he did many times because he realized this is the cost of doing business. No one wants to do that, but it is how to take care of the place you live. That is his discussion to the board on how to take care of things you cannot keep putting things off. The tank was a terrible surprise it had to be taken care of so look at the possibility to fix the streets.

General Manager Chris Johnson stated that he did some research on this, Chris stated that he spoke with the engineers about it we have 14.1 miles of roads, the cost to repair one mile is approximately 1.3 million, in doing those repairs we have to look at concrete curb, gutter and sidewalk and our sewer and water lines so the total repairs are about 2.6 million per mile. Chris stated that we can't put a new road down without fixing the water and sewer line. Chris showed a spreadsheet, let's say we take seven miles of roads, half of them and five miles need water and sewer, and three miles will need curb gutter and sidewalks and going with that the cost to repair half of our roads is twenty-five million dollars at a 7% bond over 20 years that would be a 2.2-million-dollar annual payment. As Brian stated we can extend that out to 40 years, that would be a 1.7-million-dollar annual payment which would be fifty million in interest. The cost effectiveness of that is not good.

Trustee Garcia stated right now what we have to set aside each year is \$350,000.

General Manager Chris Johnson stated it is every two years that we do a road replacement the numbers get really big if you put water and sewer together if he does that separately the annual payment would be \$990,000.

Trustee Garcia stated and it would deplete anything we have for maintenance.

General Manager Chris Johnson stated, and we would be in much worse shape, this is for half our roads after 40 years we are going to have all red roads since no maintenance will have been done which is where we are at now. If we go for it now in 20-25 years, we will see red roads assuming we can find a million dollars a year.

Trustee Eisele stated that answers all his questions.

Vice Chairman Dunham stated that this is an eye opener, he understands Brian bringing it to them and they need to figure it out.

Secretary/Treasurer Gray asked when the last time it was addressed.

General Manager Chris Johnson stated the problem is no road work has been done in 40 years.

Trustee Garcia stated for 40 years no money was put in the budget for roads, it is hard to catch up.

District Counsel Chuck Zumpft stated you have in the calculations the annual amounts available to repay and water and sewer lines which are paid for from different funds how much would you save over time on maintenance on those items.

General Manager Chris Johnson stated nothing unless it's a road repair, we are looking at Indian right now which is at \$970,000 we pushed that out a year because of the overwhelming cost. It would deplete the reserves completely and cut into the budget.

Resident Brian Patrick stated so you think it will not go up.

General Manager Chris Johnson stated it may, but we can't predict that, inflation is crazy we are putting money aside to address this, but we can't budget for this inflation. It is not fiscally possible to pay for the road right now.

Trustee Garcia stated we don't touch sewer and water unless we do a road project, they would need to be replaced at the same time of the road, is that correct.

General Manager Chris Johnson stated yes and that is where we are at with the Indian Drive project, the road work is \$524,0000, the sewer is \$977,000, and the water is \$440,000. That is the oldest sewer in the district and has never replaced it has to be done before the road is repaired.

Trustee Eisele stated doesn't some of that sewer run under some homes.

General Manager Chris Johnson stated yes, he brought that to the board a few months ago, it would deplete sewers reserves.

Trustee Garcia stated that this would have to be on the ballot to get a bond, we also need to look at salary increases to keep staff on board, so we need to prioritize.

General Manager Chris Johnson stated that is what we are doing, but to go out and do a bond with these payment and rates it will give us a new road right now, none of us will be here in fourth years but someone will, and it will be worse than it is now.

Vice Chairman Dunham stated that he would like to grasp this, it is mind boggling he understands Brains point

Trustee Eisele stated that this district is not different that your home if you have the money great if you don't you don't spend it. We would not have any money to do anything else. This is a very small operation, not the federal, state or county we have to be careful looking at this. Trustee Eisele stated that he would love to have all new roads but financially it is not possible.

**Public comment:** Resident Brian Patrick stated if you recall the reason Vista Grande was done was due to liability, we built the chicane because of liability if someone has an accident, or a child falls due to the streets that will come back to you right Chuck.

District Counsel Chuck Zumpft stated there is immunity protections, what the exposure would be he does not know.

Resident Brian Patrick stated that there are creative ways to do this a bond or borrowing money is not pleasant, but he believes some of the roads are close to total failure.

General Manager Chris Johnson stated Brian you are slightly off, some of the red roads are at total failure, we know what is going on and having been on the board for 8 years with Brian we have had this discussion for the last 8 years. We have a plan and are working on it.

Resident Don Gray stated that he spent 23 years with Douglas County road department they tried to patch and patch, they spent numerous dollars, it became a ball of crap. The county will never recover from this. It won't happen they never want to take it into consideration roads are the first thing. 40 years of doing nothing will not work you will never recover. As far as someone falling into a crack the county doesn't care they will give them \$50,000 and let them walk.

Resident Kathy Waters asked how we obtain funding from the county and feds.

General Manager Chris Johnson stated no it is not automatic. Chris stated that he has been looking at grants, the covid grants go to the counties which we have been discussing with the county, why are we not getting money. We are trying to get grant money; the state does not bring grant money to us directly.

Resident Kathy Water asked if that would be the County board.

General Manager Chris Johnson stated that is with county management, who would take it to the county commissioners. Chris stated our tax dollars from the county is ad valorem tax.

**7. Discussion and possible action to adopt the Tentative Budget for Fiscal Year 2022-2023.**

General Manager Chris Johnson stated that you have the tentative budget in front of you, you will see a few changes, very few. The one thing you will notice is he sat down with the utilities supervisors and asked them to be as frugal as possible and they did. We are looking at what we need to do, his big concern is the way the economy is going. It is very unstable and volatile it is scary to start talking about big budget items. Stacie worked hard on the budget to put things together and it is before you. Chris pointed out that this does include a salary increase of 3% that he mentioned previously so the board can see that.

District Accountant Stacie Cobb stated not a lot has changed.

Chairman Clark-Ross stated we are doing the very minimum just giving employees a raise.

Trustee Garcia stated and keeping infrastructure.

General Manager Chris Johnson stated in sewer #3 bypass is in there \$12,000 for a blower rebuild.

Trustee Eisele stated that it looks good.

Chairman Clark-Ross stated so Indian is on hold, we are taking a gamble that inflation will go down.

General Manager Chris Johnson stated that it will steady out so it is not at the rocket pace it is at now, if we did that now we would not have that in the budget we will have it in the reserves and budgeted if we put it off right now is at 2.4 million.

Chairman Clark-Ross stated it is commendable that Chris is thinking this way, she agrees with this.

General Manager Chris Johnson stated another thing he wants to point out, that was discussed at the last meeting is a rate increase, our residents are feeling this impact for him it is difficult to entertain a rate increase. This budget does not include a rate increase we can look at that next year, right now he doesn't feel right doing a rate increase.

Trustee Garcia stated we don't have anything for a rainy-day fund, depreciation is at 4% right now he would like to increase that. The tank is a perfect example of that. Robert stated that he recommends approval of the budget with an increase for depreciation. How would that effect the budget.

District Accountant Stacie Cobb stated for admin parks and streets it is \$2,600, for sewer it is \$1,500 and water is \$2,100 so a small amount with the numbers we have and bumping to 4.25% we can sustain that.

Trustee Garcia stated if we can sustain that increase it would be good.

General Manager Chris Johnson stated this is all Stacie.

**Public comment:** Resident Brian Patrick stated his question is, you have the Indian project out there, what is the bottom line, what are you holding out on.

General Manager Chris Johnson stated we are not holding out 6 months we are holding out until next year.

Resident Brian Patrick stated so then if it goes up \$150,000 then you walk away.

General Manager Chris Johnson stated no we can budget for that.

Resident Brian Patrick stated if it goes up you can budget for that.

General Manager Chris Johnson stated we can budget for that; we have the reserves. If we went

ahead with the project now, the price right now would deplete the reserves and we cannot budget for that, if it doubles again, we will have to look at other options.

Resident Brian Patrick stated you are putting off all the other streets five more years.

General Manager Chris Johnson stated he understands we have talked about the possibility of skip Indian and go to another road. If we get to the point that it is not feasible then we will move to another road.

Resident Brian Patrick stated if you keep pushing things out it is not good.

Resident Kathy Waters stated that she doesn't understand the 4%.

District Accountant Stacie Cobb stated we set aside 4% of the difference between income and expenses to reserve for infrastructure projects. Trustee Garcia would like to increase that amount.

Resident Kathy Waters stated so will we pay more.

District Accountant Stacie Cobb stated no.

*Trustee Garcia motioned to adopt the Tentative Budget for Fiscal Year 2022-2023 with the amendment to increase the depreciation percent from 4.0% to 4.25%. Chairman Clark-Ross seconded. Motion carried unanimously.*

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

### **a. General Manager Report**

General Manager Chris Johnson reviewed his report with the Board. Chris stated the board knows what is going on with water tank after the sandblasting and welding the plates they started doing the beams. They called and said by the way there is a lot of rust, the engineer looked at it said it is fine, so we are proceeding as normal. The tank should be done in the next few weeks. Staffing we mentioned last meeting that the county will do a 2% COLA April 1 and 7% COLA July 1, so we did the 3%, specifically because we lost three employees. On the good side of that coin, we hired both field staff quickly. Brooke and Stacie brought up that the billing coordinator position can be a part time position and Chris thought they could use the help out in the field, so we are going to fill our seasonal position as a full-time position and billing to part time. That field position will be a floater it will save \$1,400 a year and it moved office personnel to the field, it is working very well. We interviewed for the billing position she is a PERS retiree and is excited to start. Carson Valley trails finished the bike trail, it is amazing. Parks have been stepping up we lost our field techs right before parks went online, we hired Dan quickly and Ray the mechanic has gone above and beyond working in the parks and training him. Chris stated that he wanted to publicly acknowledge Ray. Another thing he is excited about is the water plant has a frontier connection which is spotty at best. They lose connectivity regularly; the sewer plant has a microwave shot. Chris stated that he has been watching Starlink, about two weeks ago it was available he ordered it for the water and sewer plants. They tested it out and he was getting 138 megs down and forty up, the great thing is now we have reliable service at both our plants. He is just waiting on some cables to install it and then water and sewer will backup databases with each other.

Trustee Eisele stated that was a good report on the SCADA thing.

Chairman Clark-Ross asked if the field guys we lost to Douglas County. General Manager Chris Johnson stated no one went to work for family the other one moved to Vegas. One we lost was going to get a pay raise but didn't have the benefits, when you are young that doesn't matter, the guys we have now are in our age group, one came from Gardnerville and one use to work for us as a seasonal.

Chairman Clark-Ross stated that she likes the idea of cutting the billing position down to part time and moving the workforce outside. The ring cameras on the bathrooms are a great idea, we use to have security at night for the parks.

General Manager Chris Johnson stated thank you, the microwave shot gives internet in the park, we haven't installed the ring cameras yet. There is nowhere to put them that the kids couldn't reach them so next week we are going to put in a flagpole with a mount and three cameras, one looking at the bathrooms, one looking at the skate park and one looking at the parking lot.

Trustee Garcia stated the cameras being installed is great we have talked about that before. Can we get a discount on our insurance now. Robert also asked if in the administrative report we can get a percentage of our customers that are on ACH now.

Chairman Clark-Ross stated that she is up here a few times a week and we appreciated Brooke she steps in, and she picks up the slack every time. District Administrative Services Supervisor/Human Resources Brooke Thompson stated that Stacie helps too.

**1. Administrative**

General Manager Chris Johnson reviewed the administrative report with the Board.

**2. Water**

General Manager Chris Johnson reviewed the water report with the Board.

**3. Wastewater**

General Manager Chris Johnson reviewed the wastewater report with the Board.

**b. District Accountant Report**

General Manager Chris Johnson reviewed the accountant report with the Board.

**c. Engineer Report**

**d. Attorney Report**

District Counsel Chuck Zumpft stated that he has nothing to report. He has a litigation report to share that he will pass on through Chris.

**9. Discussion and possible action to approve Draft Minutes from the March 22, 2022, Board Meeting.**

*Trustee Garcia motioned to approve Draft Minutes from the March 22, 2022, Board meeting. Trustee Eisele seconded. Motion carried unanimously.*

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

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**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.**

Administrative Services Supervisor/Human Resources Brooke Thompson reminded everyone of the annual Easter Egg hunt this Saturday, April 16, 2022.

## **11. Adjournment**

*Trustee Eisele motioned to adjourn the meeting. Chairman Clark-Ross seconded. Motion carried unanimously.*

Meeting adjourned at 7:23P.M.

**FINAL APPROVED MINUTES AS PRESENTED**

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**Secretary/Treasurer  
Teri Gray**