

1  
 2 INCLINE VILLAGE  
 3 GENERAL IMPROVEMENT DISTRICT  
 4 BOARD OF TRUSTEES  
 5  
 6  
 7  
 8  
 9 TRANSCRIPT OF HEARING  
 10 PUBLIC MEETING  
 11 Live and Via Zoom  
 12  
 13 Held at the Boardroom  
 14 893 Southwood Boulevard  
 15 Incline Village, Nevada  
 16  
 17 Wednesday, April 10, 2024  
 18  
 19  
 20  
 21  
 22  
 23  
 24 Reported by: Brandi Ann Vianney Smith  
 25 Job Number: IVGID 35

1 APPEARANCES  
 2  
 3 **BOARD MEMBERS PRESENT**  
 4 SARA SCHMITZ, CHAIR  
 5 RAY TULLOCH, TREASURER (via Zoom)  
 6 DAVE NOBLE, MEMBER  
 7  
 8  
 9 **ALSO PRESENT**  
 10 SERGIO RUDIN, LEGAL COUNSEL  
 11 HEIDI WHITE, DISTRICT CLERK  
 12  
 13 -o0o-  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

3

1	I N D E X	
2		PAGE
3	A. PLEDGE OF ALLEGIANCE	5
4	B. ROLL CALL OF TRUSTEES	5
5	C. INITIAL PUBLIC COMMENTS	6
6	D. APPROVAL OF THE AGENDA	27
7	E. REPORTS TO THE BOARD	
8	E 1. General Manager's Monthly Report	28
9	E 2. Utility Infrastructure Master Plans for Water and Sewer	33
10	E 3. Incline Beach House and Access Project Verbal Report	52
11	E 4. Project Savings Identified Verbal Report	60
12	F. CONSENT CALENDAR	61
13	F 1. Meeting Minutes for 3/6/24 Approval	
14	F 2. Meeting Minutes for 3/13/24 Approval	
15	F 3. Meeting Minutes for 3/28/24 Approval	
16	F 4. Painting Interior of Chateau Approval	
17	F 5. Mountain Golf Course Cart Barn Roof Approval	
18	F 6. IVGID Spooner Effluent Pump Station Easement Amendments Approval	
19	G. GENERAL BUSINESS	
20	G 1. Alder Avenue Water Main Replacement	61
21	G 2. Skate Park Enhancement Project	64
22	G 3. Full-Time Construction Inspection and Materials Testing	66
23	H. REDACTIONS FOR PENDING PUBLIC RECORDS REQUESTS	75
24	I. LONG RANGE CALENDAR	75
25	J. BOARD OF TRUSTEES UPDATE	81

4

1	K. FINAL PUBLIC COMMENTS	83
2	L. ADJOURNMENT	87
3		-o0o-
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

5

1 Incline Village, Nevada - 4/10/2024 - 6:00 P.M.  
 2 -o0o-  
 3  
 4  
 5 CHAIR SCHMITZ: Good evening. It's six  
 6 o'clock here in Incline Village. It is a regular  
 7 meeting of the Incline Village General Improvement  
 8 District Board of Trustees on April the 10th at the  
 9 Boardroom here on Southwood Boulevard.  
 10 We'll begin the meeting with the Pledge of  
 11 Allegiance.  
 12 A. PLEDGE OF ALLEGIANCE  
 13 (Pledge of Allegiance.)  
 14 CHAIR SCHMITZ: Moving on to the roll call  
 15 of trustees.  
 16 B. ROLL CALL OF TRUSTEES  
 17 CHAIR SCHMITZ: Trustee Tulloch?  
 18 TRUSTEE TULLOCH: Present.  
 19 CHAIR SCHMITZ: Trustee Noble?  
 20 TRUSTEE NOBLE: Here.  
 21 CHAIR SCHMITZ: And I believe Trustee Dent  
 22 is not joining us this evening, but Trustee Tonking  
 23 intended to call in, so we will let the record  
 24 reflect when she joins. Myself, Sara Schmitz, so we  
 25 do have a quorum of the Board.

6

1 We will move on to initial public comment.  
 2 C. INITIAL PUBLIC COMMENT  
 3 MR. CHURCH: Good evening. I am Jeff  
 4 Church, also known as Watchdog Jeff Church, and my  
 5 website is watchdogjeff.com.  
 6 I'm also a trustee for the Washoe County  
 7 School District, District A, so I am your trustee.  
 8 I've met many of you before. I do have to do this  
 9 disclaimer: Views are mine, and I am a candidate  
 10 for reelection, so I wanted to introduce myself to  
 11 those that don't know me.  
 12 I am a terrible politician. I tell the  
 13 truth, I state my views, I don't mess around on  
 14 that, I just have no filter, and that's one reason  
 15 I'm here to talk about the TTD and the mobility hub.  
 16 I voted no. I was totally opposed to it. Now I'm  
 17 hearing rumors that they might not use it.  
 18 We sold it to them way under market value,  
 19 and if they don't use it, the point is I want it  
 20 back. I want to use for our staff housing, I don't  
 21 want it be condos for somebody, I want it for our  
 22 people for staff housing, and then maybe potentially  
 23 for Washoe County housing or state housing for our  
 24 employees, but not for any other purpose. It was  
 25 ours, we sold it under good faith that they were

7

1 going to use it for public purposes, and now maybe  
 2 they're not.  
 3 I'm also opposed to the closing of the  
 4 Incline Village Middle School. I have eleven  
 5 different reasons I could state why I'm opposed to  
 6 closing the middle school, but it's really a  
 7 nonstarter for me.  
 8 Couple of things I just kind of want to  
 9 educate you for in the little time I have left.  
 10 There's actually two bites of the apple you're going  
 11 to get in voting for school trustees. You have  
 12 District A, which is what I am, there's three  
 13 candidates, they're all educated people, I just ask  
 14 you to look. And then there's about seven  
 15 candidates for the at-large G.  
 16 The reason I bring that up, I'd love to  
 17 have somebody do a forum, let's put us on the hot  
 18 seat, ask us tough questions. How do we believe --  
 19 what about the closing of middle school? If there's  
 20 any group that could possibly hold a non-partisan  
 21 candidate forum, early voting starts in mid-May, so  
 22 let's get 'er done, get us up here and put us on the  
 23 hot seat and ask us the tough questions.  
 24 I will say -- I have a little bit of time  
 25 left -- there's three candidates in my district,

8

1 Stephanie Flores, wonderful lady, I'd call her a  
 2 moderate. I'm clearly conservative, I make no bones  
 3 about that. And then Ms. Hull, for lack of a better  
 4 term, progressive, a hand-picked progressive one.  
 5 So you have candidates, they're all good, depending  
 6 on your point of view. I think I'm the best. I  
 7 stand on my record. I'm a retired military officer,  
 8 retired Reno PD, multiple college degrees,  
 9 successful. I've lived here so long that I have the  
 10 old, blue Nevada plate, which they will pry out of  
 11 my cold, dead hands, and I used to live at Incline  
 12 Village many years ago until I moved down the hill.  
 13 Thank you for the time and have a good  
 14 day.  
 15 MR. MOLINELLI: Good evening. My name is  
 16 Joe Molinelli.  
 17 My comments will be in reference to Mr.  
 18 Katz' comments about Tim Kelly during the March 6th  
 19 special meeting. For the record, no one has asked  
 20 me to be here, no one has asked me to defend  
 21 Mr. Kelly, but after the comments I wanted to speak  
 22 up, not only a friend, but a good person's  
 23 reputation is wrongly trashed.  
 24 I don't know Mr. Katz personally, but I  
 25 don't believe he has any kids in youth sports, and I

9

1 don't believe he's been involved in the adult sports  
 2 leagues organized and run by Mr. Kelly, so I'm not  
 3 sure what his accusations are based on.

4 My wife and I have been homeowners in  
 5 Incline for almost 10 years, full-time residents for  
 6 the past five. We have a nine-year-old son who has  
 7 played in almost all the youth sports leagues since  
 8 he was three. I've been a volunteer coach for  
 9 almost of all these teams, and I played in many of  
 10 the adult leagues, so I believe I have credibility  
 11 to speak on this as I've personally seen, firsthand,  
 12 how much time Tim puts into his role at IVGID and is  
 13 supporting our community through his position.

14 Since I first met Tim, I've always said --  
 15 and I believe anybody who personally knows him -- no  
 16 idea how he does it all, from everything in his  
 17 IVGID role, supporting these sports organizations,  
 18 coaching the high school team, to being involved in  
 19 the church community, taking care of his family, he  
 20 does everything. He puts in countless hours during  
 21 the day, evenings, and weekends organizing and  
 22 running all these youth sports leagues as well as  
 23 the adult leagues. He's also refereed and coached  
 24 many of these league teams and games because there  
 25 aren't enough volunteers to help out.

10

1 Tim has not only helped our son become a  
 2 better athlete, but first and foremost, he's been a  
 3 leader for our son. He's taught him and all of our  
 4 kids how to be better people, how to be great  
 5 teammates, how to treat each other with respect.

6 Tim is a pillar of this community, and  
 7 he's done so much good for it through his role at  
 8 IVGID, he's impacted hundreds if not thousands of  
 9 kids, past and present. "Evil" is the last word I  
 10 would use to describe Tim.

11 Mr. Katz' comments I believe were not only  
 12 uninformed, but they were reckless and careless.  
 13 All anybody has to do is spend time around the Rec  
 14 Center in the mornings, or any of the field gyms in  
 15 the afternoons, evenings, or weekends and you would  
 16 see how much time Tim puts into our kids and to  
 17 these organizations. To suggest anything is just  
 18 wrong.

19 If the Board -- and this is my ask -- is  
 20 pursuing these baseless accusations, I hope that you  
 21 do the proper diligence to find out the truth. Tim  
 22 is a great man, and he's done a lot for this  
 23 community.

24 Thank you.

25 MR. EZO: Hello. Ken Ezo.

11

1 I just wanted to comment, basically  
 2 touching the same topic Joe was speaking on. I  
 3 don't have any agenda, I don't have any awareness of  
 4 where those comments about Tim Kelly were coming  
 5 from. I was made aware of them, like many other  
 6 people, these last few weeks, and I just wanted to  
 7 vouch for Tim as a person and as an employee of the  
 8 Rec Center and the people in this community.

9 I moved here with my family three years  
 10 ago with two young boys. Tim and his family were  
 11 some of the first people we met. He's just been  
 12 absolutely everywhere, running clinics, summer  
 13 camps, rec league. I'm a coach and got to know him  
 14 a little bit on some of the rec leagues.

15 And, yeah, he's had a huge impact on my  
 16 family, and has been an awesome role model for my  
 17 boys. We just see him absolutely everywhere, just  
 18 constantly pouring energy and passion into  
 19 everything he does. I think he's just, yeah, been  
 20 incredibly important for the community.

21 Like I said, I have no idea where those  
 22 comments were coming from, but I was very, very  
 23 surprised, as I'm sure many people were, and I just  
 24 wanted to make that perspective known.

25 Thanks.

12

1 MR. GROSS: Good evening. My name is  
 2 Michael Gross, and I've been a resident here in  
 3 Incline Village for almost 10 years now.

4 On a positive note, I'm here to inform the  
 5 Board of a donor-funded memorial plaza proposal that  
 6 was submitted to our IVGID General Manager Bobby  
 7 Magee last month. The offering comprises about 360  
 8 square feet of cobblestone plaza, which is about the  
 9 size of a small backyard patio, a large granite  
 10 monument with inscriptions, two granite benches, and  
 11 three flagpoles.

12 The best identified location is a  
 13 two-and-a-half-foot-high plateau above the northern  
 14 end of the Village Green. It's along Incline Way  
 15 and across the street from the Recreational Center.  
 16 The location is currently occupied by two park  
 17 benches, which could be easily moved to either side,  
 18 and this location is perfect with a list of  
 19 attributes that is far too long to list in this  
 20 small amount of time.

21 Prior to proposal submittal, a small team  
 22 reached out to various Incline Village organizations  
 23 and leadership to assess community interest in the  
 24 memorial plaza. We had a great response, with  
 25 endorsements from, of course, the Veteran's Club,

13

1 the Military (inaudible) Association, two Rotary  
 2 Clubs, the Incline Village Realtors Association, and  
 3 others. We've also worked with our philanthropic  
 4 partners, the Parasol Tahoe Community Foundation,  
 5 Claudia Anderson, and the Incline Tahoe Foundation.  
 6 A large number of town, villages, hamlets,  
 7 cities have some form of a memorial. Each bring a  
 8 greater sense of community and a shared remembrance  
 9 of those who sacrificed their lives for our  
 10 community.  
 11 As we all know, Incline Village is  
 12 decentralized, there is no town center. We believe  
 13 that the monument would bring a greater focus to the  
 14 Village Green, it would be an easily recognized  
 15 landmark, and a source of community pride. It would  
 16 also be a gathering point for national holidays,  
 17 flag retirement ceremonies, and other events.  
 18 All the needed donor funding has been  
 19 identified, with an estimated fabrication and  
 20 installation costs of around \$110,000. We are  
 21 currently collaborating with Bobby Magee on the  
 22 process for IVGID evaluation approval.  
 23 We believe we will need to come before the  
 24 Board two times; the first would be a conditional  
 25 approval. Is it a good idea? Is it a good use of

14

1 community property, does the community benefit and  
 2 support this monument?  
 3 The second would be final approval. Going  
 4 through the due diligence, design and layout,  
 5 detailed statement of work, subcontractor quotes,  
 6 terms and conditions, funding.  
 7 (Expiration of three minutes.)  
 8 CHAIR SCHMITZ: You can leave your written  
 9 comments.  
 10 MR. GROSS: I left copies of the proposal.  
 11 MR. NOLET: Chris Nolet, resident of  
 12 Lakeshore, retired CPA.  
 13 I'm going to make a few comments tonight  
 14 to fall under my comments from March 28th with  
 15 regard to the notion that we have audited financial  
 16 statements for the year ended June 30th, 2023. We  
 17 do have a signed report from our auditors, but the  
 18 report is a disclaimer opinion. And a disclaimer  
 19 opinion means the financial statements are not  
 20 audited.  
 21 Their disclaimer opinion says: We do not  
 22 express an opinion on the company's financial  
 23 statements because of all these reasons.  
 24 I'm just not sure what part of "we do not  
 25 express an opinion" we don't understand. These are

15

1 not audited financial statements as they're  
 2 regularly referred to in a press release of late and  
 3 other settings.  
 4 Rather than punish you with a recitation  
 5 of the auditing literature, I'll just tell you what  
 6 dictionary.com says about a disclaimer: You are  
 7 renouncing, repudiating, denying, and disavowing.  
 8 Our auditor said they couldn't finish the  
 9 audit, there were too many open items, and that was  
 10 it. So, we do not have audited financial  
 11 statements. This is not a matter of nomenclature or  
 12 semantics; I just don't understand how there can be  
 13 any confusion on this. And the press release from  
 14 April 3rd certainly compounds this misleading  
 15 assertion.  
 16 Moreover, I listened to the GLGF meeting  
 17 last week, and what they accepted was our ACFR with  
 18 financials in it, which there's a disclaimer of  
 19 opinion. Mr. Magee was asked what kind of report  
 20 the auditors had given the District, and he  
 21 appropriately responded, "A disclaimer of opinion."  
 22 I'm just at a complete loss as why we still keep  
 23 calling these "audited," and it has a lot of  
 24 important ramifications.  
 25 So I don't understand what the problem is.

16

1 If you need help, I'm happy to come in and help you  
 2 with the literature. I will note in my almost two  
 3 years of dealing with our audit firm, occasionally  
 4 they can get a little lax with their nomenclature.  
 5 If some of the confusion's coming from them, I think  
 6 I can help that as well.  
 7 I would conclude to say that I don't think  
 8 calling these financial things "audited" isn't going  
 9 to end well. Perpetuating a categorically incorrect  
 10 narrative, the financial statements audited, will  
 11 come to an end at some point.  
 12 I'll just add, the ACFR is not on the  
 13 website yet. I don't know why it's not since it was  
 14 accepted over a week ago. If you go to the  
 15 financial transparency page, which is where you  
 16 would find that, it says: If you have questions,  
 17 call Paul Navazio.  
 18 I'm not going to do that. Lastly, I'll  
 19 just say I'm not the only one that's kind of got  
 20 this issue in their craw, and there are two other  
 21 groups that I know of that are looking at both  
 22 regulatory and legal recourse to set the record  
 23 straight.  
 24 Thank you.  
 25 MR. SCHULTZ: Joe Schultz, Incline

17

1 resident.

2           This Board of Trustees is making serious

3 progress to identify, addressing, and correcting the

4 many serious problems ignored, created, and

5 prolonged by weak previous boards and unbridled

6 general managers. The majority of the critics of

7 this Board of Trustees have taken, it seems, little

8 to no time to appoint themselves with the facts

9 presented by the long history of community

10 mismanagement nor the voluminous meeting documents

11 available before each meeting. They come armed

12 primarily with gossip, hearsay, and opinions of

13 their lesser-informed comrades to these meetings

14 and/or posts on social media, inaccurate and unjust

15 criticisms of this board and individual trustees.

16           Would these critics rather have the next

17 board revert back to hiring the less competent,

18 retain ineffective employees, grant promotions based

19 on longevity and not on performance, and kicking the

20 can of critical, overdue improvements down the road

21 for another decade or two? The penalty for previous

22 procrastinations has already resulted in costs

23 doubling.

24           What would be better, having a very

25 personal GM or a highly competent one? Or hiring

18

1 another finance director who would fall years behind

2 in accounting requirements, buying then not

3 implementing new accounting software programs? Or

4 continuing to collect your money after bond

5 obligations are retired? What about extolling the

6 virtues of directors and employees who use legal

7 subterfuge to conceal mismanagement by refusing to

8 reveal legitimate document requests from concerned

9 community members? Would returning to that past

10 produce a better future?

11           While many, if not most, of the speakers

12 at this public forum are educated, they are seemingly

13 unaware that when they veer out of their lane of

14 expertise, they are devoid of any credibility or

15 authority to undermine the serious efforts in

16 deliberations of the current trustees to manage the

17 affairs of this community.

18           At a recent town hall meeting, an informal

19 session was conducted based on the last Flash

20 survey. I wondered about the comments. However,

21 unlike most respondents, I withheld my reservations

22 until the meeting, and the explanations and

23 information derived from the survey response became

24 quite clear when reviewed.

25           Many thanks to all those who offer

19

1 reasoned commentary designed to encourage and help

2 the IVGID trustees carry out the responsibilities.

3 All other nonconstructive critics simply pull the

4 community down while making the job of our publicly

5 elected officials tedious if not impossible.

6 Please, in the future, for the good of our

7 community, offer constructive commentary.

8           Thank you.

9           MS. MARTINI: Margaret Martini, Incline

10 Village.

11           I have heard around town a lot that our

12 general manager doesn't even live here. And I just

13 wanted to say that he probably doesn't live here

14 because who in their right mind would completely

15 uproot themselves from their family and et cetera,

16 wherever he is governing from, for a two-year, a

17 paltry two-year contract?

18           To completely dismantle your family and

19 move into an area just for a two-year contract is

20 asking an unreasonable request. And so to all those

21 who are screaming from the rooftops "he doesn't even

22 live here," well, let's talk about Mr. Winqest, who

23 didn't even live here, but he was physically here

24 weekly, as is Mr. Magee, and what did we have then?

25 We had chaos.

20

1           At least with Mr. Magee, and I urge

2 everybody to go and look at the letter that he

3 provided of his recommendations, to let everyone

4 know that he is completely and utterly qualified for

5 this position. And if you look and see that we've

6 even submitted bank statements that were audited for

7 the short time that he's been here, he has performed

8 miracles in this accounting department. And I think

9 we really need to be thankful because that is one of

10 the things that everyone was concerned about: the

11 books, the books, the accounting, the accounting.

12           Well, he has done a remarkable job in the

13 short time that he's been here. And when you look

14 at what people are saying about them, I challenge,

15 even some of those candidates who are CPAs for

16 Fortune 500 companies, to think that they could have

17 accomplished any more than he has accomplished,

18 especially with a computer software program that was

19 probably defunct by the time we even started to

20 implement it.

21           And so I just want say thank you to

22 Mr. Magee for stepping in, realizing that, and then

23 the next thing I think we need is an employee audit.

24           Thank you.

25           CHAIR SCHMITZ: No other public comments

21

1 in the room. Any online?  
2 MR. DOBLER: Cliff Dobler, 995 Fairway.  
3 Davis Farr, LLC, was engaged by IVGID to  
4 perform an audit on the basic financial  
5 statements for the year ended June 30th, 2023. The  
6 goal was to complete an audit required by auditing  
7 standards and issue an opinion that the financial  
8 statements are presented fairly in all material  
9 respects in the respective positions of all funds.  
10 Because IVGID staff could not provide the  
11 auditor with the information necessary to complete  
12 the audit, no opinion was given by the auditor.  
13 There was no completed audit.  
14 IVGID staff, the Board of Trustees, and  
15 the outside auditors somehow believe that the  
16 financial statements were audited. Press releases  
17 were provided to the Tribune, IVGID announcements,  
18 and to the Nevada Department of Taxation that the  
19 financial statements were audited. These statements  
20 are misrepresentations and carries violations of the  
21 law. I would highly recommend that these  
22 announcements be withdrawn to avoid the potential  
23 for costly litigation.  
24 Now, I did a four-hour review of the  
25 financial statements and was appalled at the vast

23

1 statement of cash flow on page 25 states the amount  
2 is 3.4 million. Note 5, capital assets, page 37 and  
3 38, states the amount of 7.5 million. The  
4 restricted funds on note 14, page 44, states the  
5 amount of the pipeline is only 5.5 million. Which  
6 one is right?  
7 There is no credibility to the unaudited  
8 financial statements.  
9 Thank you.  
10 MR. BRIGGS: Good evening. This is  
11 Michael Briggs. I live at 582 Douglas Court in  
12 Incline Village.  
13 I wanted to make a few comments about the  
14 golf rates that are on tonight's agenda based upon  
15 the report from last year's golf season that was  
16 submitted to the Golf Advisory Committee by Darren  
17 Howard.  
18 First, 2023 was the first time in  
19 recent years that residents who paid the daily rate  
20 played more rounds than residents with Play Passes,  
21 and I think that was probably intended by the Board  
22 policy.  
23 Two, the Picture Pass and Play Passes,  
24 basically all residents play, has now dropped from  
25 75 percent in 2020 to 63 percent in 2023.

22

1 number of errors and misrepresentations. I have  
2 found over 40 errors, which in the aggregate would  
3 be considered substantial, suggesting the financial  
4 statements are worthless. Here are a few examples:  
5 In the MDA on page 12, the payment of \$1  
6 million made to the county for overpayment of  
7 collection of property taxes was recorded as a  
8 liability three years ago. The payment should have  
9 reduced the liability and not be a reduction of the  
10 current year's revenues.  
11 After several years, the money collected  
12 for the pipeline became restricted on the statement  
13 of net position for proprietary funds, page 93, but  
14 was not restricted on page 17 for the proprietary  
15 funds.  
16 On note 14 on page 44 describes the note  
17 as "unrestricted funds," which is an error; it's the  
18 complete opposite.  
19 A \$1 million transfer was made from the  
20 general fund to the utility fund. The amount was  
21 recorded in reverse. Are the balances correct?  
22 Lastly, 2023 costs for construction and  
23 progress for the utility fund has four different  
24 numbers in four different locations. The MDA on  
25 page 14 states the amount of 6.5 million. The

24

1 Third, the average revenue per round paid  
2 for by Play Pass Holders has risen from \$50 in 2020  
3 to \$80 in 2023. That's a \$30 increase or 60 percent  
4 increase. I think we are at the point on the Laffer  
5 curve where an increase in rates going forward will  
6 result in a reduction in revenues. And if there's a  
7 cost or expenses problem at the golf courses, I  
8 think we need to address it, but don't raise rates  
9 further.  
10 Finally, last year the IVGID Board of  
11 Trustees adopted a policy for free reservations for  
12 residents during the entire season, I think that was  
13 popular, and still tee times were easily available  
14 for residents to obtain. I would recommend  
15 strongly, though, that if that policy is continued  
16 that the Board put in a no resale or transfer for  
17 value restriction on those passes. Otherwise, we  
18 could end up with a problem with people getting free  
19 tee times and reselling them.  
20 Thanks for your time.  
21 MR. WRIGHT: Frank Wright, Crystal Bay.  
22 I'm a candidate for the board, along with  
23 five other people. This is a clear-cut election.  
24 You got two choices. We can continue being the  
25 laughing stock of Washoe County. Our financials

25

1 have been, in the past, a disaster, they are getting  
 2 better. We have people working on fixing a lot of  
 3 things that are really, really wrong. And if you  
 4 elect the candidates who are here for their  
 5 self-serving purposes, then you're going to get the  
 6 same thing over and over and over again.

7           There are some problems here. There are  
 8 employee problems, big time, and if we don't correct  
 9 them now and a new board comes in of the same old,  
 10 same old, same old, we will be the laughing stock of  
 11 Washoe County for another couple of years. Do you  
 12 really want that? Do you want board members who are  
 13 up here serving for their own self-serving interest  
 14 and catering to people who elect them that want  
 15 freebies, they want other people to pay for their  
 16 amenities, or your want people that are responsible,  
 17 people that are honest, people that will do what is  
 18 necessary for this community to maximize all of our  
 19 venues and have the people that are living here  
 20 enjoy them, not just few, out-of-town golfers who  
 21 join a golf club and get preferred tee times? I'll  
 22 be really interested in seeing what kind of rates  
 23 are recommended for golfers.

24           We have the ability to sell some tee times  
 25 that we've never been able to sell now because in

26

1 the past, all these tee times were given away in  
 2 February and you couldn't sell them to people who  
 3 would pay a lot of money, which would result in all  
 4 of us that live here getting lower rates because the  
 5 people who don't live here will be paying more. If  
 6 they're paying more, that means we can charge less  
 7 for the citizens who are living here, and the golf  
 8 courses won't lose \$2 million a year.

9           My suggestion is see your candidates, find  
 10 out the ones who are here to help our community, and  
 11 find out the ones who are here to help themselves to  
 12 our amenities for their own self-serving purposes.  
 13 It's very easy to figure out.

14           If anyone is on the list that is running  
 15 for office that was part of that disaster called  
 16 "the recall," I'd really think twice about what in  
 17 the world they brought to our community and how  
 18 ridiculous the whole thing was. The recall was a  
 19 major disaster and a major black eye to this  
 20 community.

21           Our financials are a major black eye to  
 22 this is community. Let's put an end to it. Let's  
 23 put in trustees who care about our community. I'm  
 24 one of them.

25           Thank you.

27

1           MATT: That was our last public comment.  
 2           CHAIR SCHMITZ: That closes out agenda  
 3 item C. Moving on to agenda item D.  
 4 D. APPROVAL OF AGENDA

5           CHAIR SCHMITZ: Staff has requested the  
 6 removal of G 1, which was to review, discuss, and  
 7 approve recommended 2024/2025 golf rates. That will  
 8 be moved to our next meeting. That agenda item will  
 9 be just deferred for one meeting.

10           Are there any other changes to the agenda?  
 11           Sergio, do I need a motion if we're  
 12 changing the agenda in any way?

13           MR. RUDIN: I think since it's an item on  
 14 your agenda, you might as well have a motion. I  
 15 think it's pretty straightforward to do it.

16           TRUSTEE NOBLE: I would move that we  
 17 accept the agenda as posted, except for we will  
 18 remove item G 1.

19           CHAIR SCHMITZ: Do I hear a second?  
 20           TRUSTEE TULLOCH: I'll second.

21           CHAIR SCHMITZ: All those in favor?  
 22           TRUSTEE TULLOCH: Aye.  
 23           TRUSTEE NOBLE: Aye.  
 24           CHAIR SCHMITZ: Aye.  
 25           Motion passes. We will defer that agenda

28

1 item. Moving on to agenda item E.  
 2 E. REPORTS TO THE BOARD

3           E 1. General Manager's Monthly Report  
 4           CHAIR SCHMITZ: That begins with our  
 5 District Manager's monthly status report. I will  
 6 hand the floor over to you, GM Magee.

7           MR. MAGEE: I wanted to start out today  
 8 with some good news on the Public Works front. At  
 9 the recent California Water Environment Association  
 10 annual awards, we had a number of people in Public  
 11 Works that won awards. And so I wanted give a huge  
 12 shout-out to Bobby Olson, who received an award for  
 13 mechanical technician person of the year. To Brian  
 14 Kambitsch, who received an award for electrical  
 15 instrumentation person of the year. Jeff Donahue  
 16 for pretreatment pollution prevention person of the  
 17 year. And to Sarah Vidra for community engagement  
 18 and outreach person of the year. In addition, I'm  
 19 very happy to report that IVGID received a team  
 20 award for safety plant of the year team.

21           I wanted to give a big shout-out to the  
 22 Public Works team. These are things that they  
 23 should be exceptionally proud of.

24           Moving on, the spring edition of IVGID  
 25 Magazine was released today. It is on the

29

1 yourtahoeplace website now, and the issues have been  
 2 mailed out so residents should be receiving those  
 3 soon.

4 I wanted to highlight a couple of things  
 5 that you'll find in the magazine. One is the  
 6 comprehensive IVGID use summer camp guide for  
 7 parents looking to enroll their kids in camps this  
 8 summer. There's some listings of programs for  
 9 senior and active adults this spring and early  
 10 summer. Youth and adult sports leagues for this  
 11 spring and summer. Some beach rules and updates to  
 12 the beach can be found in the magazine. There's a  
 13 photo recap of Diamond Peak special events this  
 14 winter. And finally updates on major capital  
 15 improvement projects that the District will be  
 16 working on this construction season.

17 I would highly encourage people to check  
 18 out the spring edition of the IVGID Magazine.

19 Then finally the last thing I wanted to  
 20 highlight is out at the beaches, with the weather  
 21 getting warmer, we've noticed an increase in  
 22 activity at the beaches and wanted to let everyone  
 23 know that there's limited staff in beach operations  
 24 right now with a ramp up that is occurring through  
 25 April. The beach ambassadors are already out there

30

1 full time, but with Diamond Peak staying open,  
 2 candidly, some of the employees that are likely to  
 3 be working at the beaches are currently working at  
 4 Diamond Peak. Over the next couple of weeks, we  
 5 anticipate that there will be a ramp up in staffing  
 6 until we're fully staffed sometime in mid to late  
 7 April.

8 Finally, the last thing I have is that I  
 9 wanted to announce that the RFID gate pilot program  
 10 with the goose dogs has been a resounding success.  
 11 The beach staff is reporting a tremendous amount of  
 12 positive feedback from the community, and they  
 13 wanted to share with the Board that they have got  
 14 nothing but positive comments from the community on  
 15 that.

16 With that, I'll close out my report, and  
 17 if the Board has any questions, I'd be happy to take  
 18 those at this time.

19 CHAIR SCHMITZ: I'm wondering if you would  
 20 like to clarify anything relative to the public  
 21 comments about the audit. Would you like to take  
 22 that?

23 MR. MAGEE: I certainly can. So, as I  
 24 spoke to the Department of Taxation, the requirement  
 25 was that we submitted the audited financial

31

1 statements. And I do understand that there's some  
 2 debate on the semantics of the language that was  
 3 used. I have talked to Jennifer Farr, and her  
 4 opinion is that she has issued an opinion. The  
 5 opinion is a disclaimer of opinion.

6 And so I understand that there's debate  
 7 around that, but at the committee on local  
 8 government finance, they did accept the documents,  
 9 and the State let us know that they believe we are  
 10 in full compliance with the law.

11 CHAIR SCHMITZ: Thank you. Is one of that  
 12 items of compliance is to submit audited financials?

13 MR. MAGEE: Yeah. We do need to submit  
 14 audited financials, and these financials are  
 15 considered audited by the committee, by the State,  
 16 and so that's why they've shared with us that  
 17 they're accepting them as complete at this time.

18 TRUSTEE TULLOCH: General Manager Magee,  
 19 I'm looking at the financial report and the Tyler  
 20 Munis reimplementation or correction or whatever.  
 21 We thought by bringing in an experienced project  
 22 manager to run this, rather than just assume that we  
 23 can do all part time?

24 MR. MAGEE: The answer yes. We are doing  
 25 it both in house, and we're also engaging with some

32

1 of the experts at Baker Tilly and using their  
 2 recommendations for the items that they believe we  
 3 should look at. And so ultimately it is Assistant  
 4 Director Adam Cripps who is making the decisions on  
 5 how to most appropriately set up the internal  
 6 controls within the system and the way that the  
 7 system works. And then he's working, obviously,  
 8 with Director of IT Mike Gove as well. And so we do  
 9 have an entire team of people that are working this.

10 We have not considered bringing forward a  
 11 recommendation to the Board at this time, which  
 12 would include additional resources for this, but we  
 13 are working within the resources that the Board has  
 14 already provided and we do have experts on staff  
 15 with Baker Tilly that are assisting us with that.

16 TRUSTEE TULLOCH: I understand that.  
 17 One of the key issues we identified with  
 18 the original implementation was the attempts to do  
 19 it ourselves without using a system integrator or an  
 20 experienced project manager dedicated to that that  
 21 could drive the project.

22 I'd certainly -- while no disrespect to  
 23 the experts at Baker Tilly or whatever, driving an  
 24 ERP-type project like this does require some special  
 25 skills. I would ask you to consider it.



33

1 CHAIR SCHMITZ: The one thing I just  
 2 wanted to mention to my fellow board members is that  
 3 in discussing with the General Manager, the public  
 4 records request that gets published in his monthly  
 5 report, we're actually going to bring an agenda item  
 6 just to clarify what the Board wants to see because  
 7 this list is only going to get longer with every  
 8 month. So, we will be bringing that back as an item  
 9 for brief direction of what needs to be included in  
 10 the board packet.  
 11 Seeing no more questions on the General  
 12 Manager report, we'll move on to item E 2.  
 13 E 2. Utility Infrastructure Master Plans for  
 14 Water and Sewer  
 15 CHAIR SCHMITZ: I will hand this over to  
 16 the interim Director of Public Works Ms. Nelson and  
 17 her team.  
 18 MS. NELSON: As you're aware, in  
 19 October of 2022 the Board of Trustees approved the  
 20 water and sewer master plan project. The original  
 21 scope included the SKATA master plan as well, but  
 22 due to budgetary issues, that was re-budgeted as a  
 23 separate project. Public works staff is currently  
 24 preparing the statement of qualifications to be  
 25 advertised in the near future for that project.

35

1 First, preparing a utility master plan,  
 2 it's a multi-phase process. It starts with a large  
 3 data collection and review stage. We interview  
 4 utility operations staff, we come up and tour your  
 5 facilities, do field investigations and field  
 6 surveys all so that we can then make some  
 7 engineering evaluations of your system capacity and  
 8 performance.  
 9 Ultimately, all of that information gets  
 10 documented in the plan itself. This plan went  
 11 through three rounds of review and improvement. We  
 12 workshopped it with District staff, and ultimately  
 13 presented and recommended the capital improvement  
 14 program with the plan, which is the primary goal.  
 15 Of any utility master plan, that CIP is the roadmap  
 16 for the future to answer the question for the  
 17 utility and community, what do we need to do and  
 18 when do we need to do it?  
 19 We're going to look at the water and sewer  
 20 system and look at what DOWL's evaluation of those  
 21 systems are. In doing so, we're using a rubric that  
 22 was developed by the American Society of Civil  
 23 Engineers for the nation's infrastructure report  
 24 card. It's really a scale, A through F scale,  
 25 ranging from exceptional to failing. And I do want

34

1 The master plan's purpose is to document  
 2 system trends and capacity, infrastructure condition  
 3 and performance, and provide a plan for the near and  
 4 long-term capital improvement replacement needs.  
 5 DOWL Engineering worked closely with the Public  
 6 Works staff to gain knowledge of both systems and  
 7 provide their independent review of the overall  
 8 systems.  
 9 I'd like to introduce Luke Tipton with  
 10 DOWL Engineering. He is their water and wastewater  
 11 leader, and he's going to provide a short  
 12 presentation to the Board. And then we're here to  
 13 answer questions.  
 14 MR. TIPTON: Very pleased to present  
 15 DOWL's evaluations of the water and sewer utilities  
 16 as a result of the completion of the utility master  
 17 plans.  
 18 Tonight we're going to go through the  
 19 master planning process and some of the key goals,  
 20 as well as explaining how we grade the system, and  
 21 then looking at the specific results for the water  
 22 and sewer systems. I will note, I'm going to try  
 23 and streamline this as much as possible. I know  
 24 we're trying to save some time here, so I will kind  
 25 of breeze through a few of these slides here.

36

1 to note that, while this rubric was developed by  
 2 others, all of the grades given to your  
 3 infrastructure are opinions of DOWL based on our  
 4 professional expertise and working with water and  
 5 wastewater utilities.  
 6 Looking specifically at the water system,  
 7 we can see we broke the water system into four  
 8 primary components, and then provided individual  
 9 evaluation grades for each of the criteria listed on  
 10 this table. Ultimately then, we average all of  
 11 those grades and result in the overall grade which  
 12 we see on the column to the right.  
 13 For the water system, the overall grade  
 14 for those system components ranged from C to an  
 15 A-minus, and really what that tells us is that the  
 16 Burnt Cedar facility is in really good shape,  
 17 doesn't require significant improvements in the near  
 18 future, however routine maintenance and implementing  
 19 best management practices are critical to  
 20 maintaining that performance into the future.  
 21 Looking at the lowest-scoring component  
 22 with a distribution system of a C, that tells that  
 23 that component requires attention, and the reason  
 24 for that and the reason for the D in the future need  
 25 category is that almost half of your system requires

37

1 replacement of aging water mains, that you're having  
 2 multiple failures due to old pipes.  
 3           Altogether, we take those individual  
 4 component grades which results in a composite grade,  
 5 and overall system grade of a B-minus, which really  
 6 B-minus says that the system is adequate for now but  
 7 it's in danger of declining if the District isn't  
 8 proactive.  
 9           And then we can also see that of how the  
 10 system compares to the national report card grade,  
 11 infrastructure report card grade, and the State of  
 12 Nevada report card grade, which both were C-minuses  
 13 the last time those were conducted.  
 14           I mentioned the aging water main  
 15 replacement project, here's a figure that identifies  
 16 the mains recommended for replacement, which, like I  
 17 said, is about half of your distribution system.  
 18           Moving quickly on this slide, this slide  
 19 is intended to highlight that the seasonal  
 20 fluctuations in water demand, primarily tied to  
 21 outdoor irrigation, you can see that in the summer,  
 22 the average daily demand is around 5 million gallons  
 23 per day, whereas in the winter, we're more around 1  
 24 million gallons per day.  
 25           Looking now at the sewer system, the sewer

38

1 system, we broke into the components of the  
 2 collection system, the lift stations which pump the  
 3 sewer to the water resource recovery facility, that  
 4 facility is its own component, then the effluent  
 5 export system. Overall, the sewer system scored a  
 6 little lower than the water system. And some items  
 7 I want to point out are looking at, under the health  
 8 and safety evaluation criterion, the lift stations  
 9 and the water resource recovery facility all scored  
 10 a D.  
 11           Lift stations, that was primarily due to  
 12 your sewer pump station 10, which has some outdated  
 13 technology, which makes it very difficult to replace  
 14 parts. That lift station sits directly adjacent to  
 15 Lake Tahoe.  
 16           And then on the water resource recovery  
 17 facility, the reason for the low score there is the  
 18 lack of effluent storage capacity at that facility.  
 19 However, we anticipate that grade significantly  
 20 increasing once the new effluent storage tank is  
 21 online, which is slated for, I think, this  
 22 construction season.  
 23           As I mentioned, the sewer system score is  
 24 a little lower than that water system at an overall  
 25 grade of a C-plus, which is really a call for

39

1 attention and improvement. And the comparison to  
 2 the national and state grades there is looking  
 3 better than the national report card, but actually  
 4 lower than the State of Nevada report grade of a  
 5 B-minus.  
 6           This figure is of the water resource  
 7 recovery facility and some of the uniprocesses we've  
 8 identified for improvements in the near future.  
 9           With that, prepared to answer any  
 10 questions or comments on the plans.  
 11           TRUSTEE NOBLE: Putting a little more  
 12 context with regards to the grades, so with regards  
 13 to the WRRF, once that tank gets put into service at  
 14 the end of this coming construction season, right  
 15 now that grade's a D, where do you expect it to be  
 16 after that?  
 17           MR. TIPTON: I expect it to be -- it would  
 18 probably be in the low Bs, really. That category  
 19 covers really what could be the consequence of a  
 20 failure and not be able to export effluent is a real  
 21 high risk for the utility. Having more storage  
 22 capacity if something were to happen on that export  
 23 system is a great benefit to the facility.  
 24           TRUSTEE NOBLE: Then with the effluent  
 25 export, overall grade is C-plus, and you're very

40

1 well aware, we've got the replacement of the  
 2 effluent pipeline going on for the next  
 3 several years. What do you anticipate that grade  
 4 being once that project is complete?  
 5           MR. TIPTON: I would anticipate that  
 6 probably being an A-minus, B-plus, somewhere in  
 7 there.  
 8           TRUSTEE NOBLE: Then you mentioned with  
 9 lift stations, it's sewer pump station number 10  
 10 that is dragging that grade down currently; is that  
 11 correct?  
 12           MR. TIPTON: That was the critical  
 13 facility because of that outdated technology, and  
 14 that's why, in the CIP, it's recommend for  
 15 replacement in fiscal year '26.  
 16           TRUSTEE NOBLE: '26. And do you think  
 17 fiscal year -- never mind.  
 18           Then with regards to the water system  
 19 grades distribution, and you referenced replacement  
 20 of the water mains is what's driving that degrade at  
 21 this point; is that correct?  
 22           MR. TIPTON: Correct. Yes.  
 23           TRUSTEE NOBLE: And so we currently have a  
 24 water main replacement program in place now, does  
 25 that need to be accelerated in your opinion?

41

1 MR. TIPTON: It could be accelerated. I  
 2 mean, that program --

3 TRUSTEE NOBLE: I guess, should it be  
 4 accelerated, in your professional opinion?

5 MR. TIPTON: I think that the District is  
 6 doing a lot in that regard. And we're recommending  
 7 spending \$3-, \$4-, \$5 million a year ever year for  
 8 the next ten years to replace, starting with the  
 9 steel water mains, which are failing most  
 10 frequently, which is a problem for service outages  
 11 as well as driving up costs. It's always more  
 12 costly to spot repair instead of wholesale replace.

13 TRUSTEE NOBLE: Do you see the District's  
 14 water main replacement program as it currently  
 15 stands adequate to address that degrade, and that  
 16 over the next ten years that would be a sufficient  
 17 response or would you like to see something more  
 18 coming from the District with regards to that?

19 MR. TIPTON: I think that the plan we've  
 20 laid out in the master plan is adequate, and that  
 21 the District staff is doing their best to address  
 22 this problem and replace those mains.

23 TRUSTEE TULLOCH: I did see something  
 24 disturbing. If I go to the executive summary of  
 25 your report on page 11, where states that we don't

42

1 have any assessment scoring data or risk evaluation  
 2 metrics, yet we've been investing several million  
 3 bucks a year in asset replacement, and it's not that  
 4 long since we had an asset management -- manager or  
 5 director, I can't remember which it was, that  
 6 concerns me a bit. So we haven't really been  
 7 properly targeting investment, is that your finding?

8 MS. NELSON: Is that in the sewer master  
 9 plan or the water master plan?

10 TRUSTEE TULLOCH: It's in the water mater  
 11 plan, the executive summary, page 11, under section  
 12 2.0, condition assessment and risk analysis.

13 MR. TIPTON: When we scoped this project  
 14 and originally met with the District staff, it was  
 15 the belief this data existed, however, that  
 16 infrastructure scoring was not available, and so  
 17 that's why we have recommended a program to score  
 18 all of your water and sewer assets -- it's in both  
 19 plans, really -- here in the near future to better  
 20 understand the condition of your facilities.

21 On the water side, it's a little less  
 22 important than on the sewer side just because it's  
 23 difficult to make those investigations. We are --  
 24 the District does maintain an annual leak testing  
 25 program, and we're asking to continue that and even

43

1 ramp it up slightly.

2 But then on the sewer side, it's to review  
 3 all of the videos that currently exist, they just  
 4 have not been scored by a NASCO-certified  
 5 individual.

6 TRUSTEE TULLOCH: And this would be  
 7 normal. If you look at your risk assessment and the  
 8 condition assessment, this concerns me. Do you have  
 9 some recommendations or changes to our current  
 10 investment plans and our programs and how we better  
 11 target this investment?

12 MS. NELSON: I'll answer that. We are  
 13 looking at, in next year's budget, requesting funds  
 14 for additional camera equipment, as well as training  
 15 for our staff to become NASCO certified. That's  
 16 what we're doing on the operations side to address  
 17 those issues.

18 We have a robust GIS system where all of  
 19 that information can be input and then stored  
 20 forever, basically, so that's the direction that we  
 21 would like to take.

22 TRUSTEE TULLOCH: But is this -- are we  
 23 putting a lot of pause on our current investment  
 24 plans to look at better targeting of investment, or  
 25 are we just moving it still with the multi-shot and

44

1 not really targeting the critical areas?

2 MR. TIPTON: In our opinion, I think  
 3 District staff is aware of what the critical areas  
 4 are, but, yes, we are recommending that the District  
 5 beef up their program and maintain frequent scoring  
 6 of their assets, and really see paying off five,  
 7 six, seven years down the line. And not necessarily  
 8 that that needs to be completed to know what the  
 9 next big problem is.

10 TRUSTEE TULLOCH: Understood. So as part  
 11 of the recommendations, accurate targeting rather  
 12 than just blanket hitting an area?

13 MR. TIPTON: Yes. You know, that data  
 14 would help us more accurately score which areas have  
 15 the highest likelihood of failure.

16 TRUSTEE TULLOCH: The next question is  
 17 really for Ms. Nelson. In terms of last year, we  
 18 spent a lot of time and money on developing the  
 19 financing profile for the next five, ten years.

20 Is there anything in these recommendations  
 21 in this master plan that is going to change these  
 22 and going to require a reassessment of that?

23 MS. NELSON: I think there will be. And  
 24 we will -- we're in the midst of budget right now,  
 25 so you will probably be seeing some redlined changes

45

1 in your budget for the next year and then the  
 2 out years as well.  
 3 We can certainly track that so it's easy  
 4 to identify if that helps for the Board.  
 5 TRUSTEE TULLOCH: Will we also be  
 6 revisiting the plan and then seeing what the impact  
 7 is on rates based on these changes?  
 8 MS. NELSON: Absolutely.  
 9 TRUSTEE TULLOCH: One final overall  
 10 comment, and, I think, for the benefit of the  
 11 public. I'm not surprised that the overall  
 12 assessment here, this is not something unique to  
 13 Incline Village, it's pretty much common right  
 14 across the nation because most of the water  
 15 infrastructure has been put in 50, 60 to 100 years  
 16 ago. It's starting to fail across the country, this  
 17 isn't something unique to us.  
 18 MS. NELSON: That's correct.  
 19 CHAIR SCHMITZ: My question piggybacks on  
 20 Trustee Tulloch, and that is we have a history of  
 21 scheduling projects, budgeting projects, and then  
 22 not getting them complete in that fiscal year and  
 23 carrying things over.  
 24 To me, some of these things are critically  
 25 important to get addressed in a timely fashion.

46

1 Does staff have the capacity to deliver according to  
 2 what they're proposing be the capital project plan?  
 3 MS. NELSON: We are reviewing that. We've  
 4 already begun that process. And we know that we're  
 5 short staffed. General Manager Magee has authorized  
 6 us to advertise for the senior engineer position. I  
 7 think that there's two different things going on  
 8 there as well because our construction season spans  
 9 a fiscal year, you do see a lot of carryover, but we  
 10 have that six-month period to get the projects done.  
 11 I think that we've done a pretty good job  
 12 about getting the designs done early, bidding, and  
 13 moving projects forward over the last couple  
 14 of years that we have been more fully staffed. With  
 15 the loss of the director, things have shifted, so  
 16 that is where it's really important that we do get  
 17 that senior engineer back on board so we can keep  
 18 the momentum going.  
 19 But we are evaluating that, our capacity  
 20 and then the capacity to actually bring in  
 21 consultants to do the work. You will notice that  
 22 the Alder Avenue project, it was done by an outside  
 23 engineer. We're having that engineer continue to do  
 24 through the construction administration.  
 25 We're doing different things to try to

47

1 make sure that we can address the projects.  
 2 CHAIR SCHMITZ: Then to the rate study,  
 3 with the rate study, do we need to go back and do a  
 4 reevaluation? Because this year, we decided that we  
 5 were going to use the data from last year, use the  
 6 recommendation from last year with this updated  
 7 information, do we need to go back out to have a  
 8 professional reevaluate the rates?  
 9 MS. NELSON: I would highly suggest that;  
 10 however for this budget, we don't have time.  
 11 CHAIR SCHMITZ: Correct.  
 12 MS. NELSON: However, we will be using  
 13 finance staff and myself to evaluate and go through  
 14 the changes in the budget versus the year two of the  
 15 rate study just to see how close we are and if we do  
 16 need to adjust that year two.  
 17 Our plan is to bring that rate hearing  
 18 forward in May so that at least the rates are in  
 19 place for the next fiscal year before July 1.  
 20 CHAIR SCHMITZ: Do you want on the long  
 21 range calendar in October/November to potentially  
 22 evaluate having a rate study done for next season?  
 23 MS. NELSON: I would actually like to  
 24 start that in August.  
 25 CHAIR SCHMITZ: In August. So, we'll just

48

1 need to update the long range calendar to get that  
 2 scheduled.  
 3 My question that wasn't answered is around  
 4 the description that you give about the density of  
 5 the sewage. Okay? In your description in the  
 6 executive summary, you start talking about how the  
 7 low-flush toilets and low-flow shower heads actually  
 8 is changing the plant and changing the capacity of  
 9 the plant.  
 10 You had talked about originally the plant  
 11 had a capacity for some amount based on a certain  
 12 assumption. Now those assumptions have changed.  
 13 I'm wondering if we should go and say what is the  
 14 new capacity given the denser materials? Because we  
 15 have a lot of rezoning that has been done, and I  
 16 think that we should get ahead of it and understand  
 17 where we are with limitations.  
 18 It seems like the sewer side is  
 19 potentially more critical to have addressed, the  
 20 water might not be as critical of an issue after our  
 21 discussion, but I think that would be -- I would  
 22 think that would be some helpful analysis for us to  
 23 have done.  
 24 The other thing I'm wondering if you could  
 25 update, in the sewer executive summary in these

49

1 pages where there's red numbers, I just couldn't see  
 2 what it was that you were trying to highlight. And  
 3 it might be good to just add some verbiage so that  
 4 others don't have the same question as I did when I  
 5 read the document. That's just a suggestion.  
 6 MR. TIPTON: Okay.  
 7 MS. NELSON: I'd like to just address the  
 8 concentration of the wastewater.  
 9 Operations staff is moving in a different  
 10 direction, and that's why we came in front of the  
 11 Board to request the approval on the probes to be  
 12 able to analyze and get ahead of what's coming in  
 13 and actually modify the process a little bit.  
 14 Next board meeting, you'll see a request  
 15 for lab equipment, and that lab equipment is  
 16 twofold, it'll help with water system testing that  
 17 we have going on, as well as realtime testing of  
 18 wastewater that's coming in so we can actually  
 19 calibrate and make sure that we're changing things  
 20 from reading the probes and making sure that we're  
 21 seeing the actual results that we're after.  
 22 That's kind of how we're tweaking the  
 23 system at the operation level, but, yes.  
 24 CHAIR SCHMITZ: Here's just my layman's  
 25 question: With the change, does it actually reduce

50

1 the capacity that the station can handle? That's  
 2 just the nutshell of the question.  
 3 MR. TIPTON: Yeah. The short answer's  
 4 yes. But I'd also say that DOWL has currently  
 5 engaged the District where we're exploring what it  
 6 would take to create a biological model of the  
 7 facility where we can run analyses and understand  
 8 what truly is the current capacity of the plant and  
 9 how would that be impacted with future development,  
 10 and/or how that would be impacted with changes to  
 11 certain unit processes.  
 12 We're just starting that process now.  
 13 CHAIR SCHMITZ: That's something that'll  
 14 be on your plate. Okay. Thank you.  
 15 I do really appreciate the grading and  
 16 it's very simple and easy to understand. And the  
 17 reports, I think it'll really help staff, and it'll  
 18 help the Board to prioritize projects and understand  
 19 the roadmap we're on in the utilities.  
 20 Any other questions?  
 21 TRUSTEE TULLOCH: Just with regard to the  
 22 rate study, given that we just did a full-blown rate  
 23 study, very high cost, it was 12 months ago, I'm  
 24 assuming that we still have the supporting  
 25 spreadsheets and documentation. Can I suggest that

51

1 rather than just diving into this later in the fall,  
 2 perhaps we plug some numbers based on some of these  
 3 proposals for increased capital and probably  
 4 increased operating costs?  
 5 Can I suggest that maybe we just plug some  
 6 of these numbers in to give us sighting shot to  
 7 start with before we start on another full-blown  
 8 study? Once we start doing them every two years,  
 9 it's adding a significant level of cost as well.  
 10 MS. NELSON: That was my plan for this  
 11 initial rate hearing that you'll come to the Board  
 12 in May. However, what I'm recommending is just an  
 13 update to the rate study that was completed. It  
 14 won't be a full-blown rate study, but we can  
 15 certainly keep that in mind.  
 16 TRUSTEE TULLOCH: Yeah. I think my  
 17 follow-up question to that is by November or so, are  
 18 we really going to have flushed out what this means  
 19 in terms of additional investment and additional  
 20 affects?  
 21 MS. NELSON: I think we need to be moving  
 22 in that direction.  
 23 TRUSTEE TULLOCH: Okay. I would just ask  
 24 that we make sure we have that properly flushed out  
 25 before we invest more in a further rate study. In

52

1 the short term, we can plug in numbers to the model.  
 2 MS. NELSON: Understood.  
 3 CHAIR SCHMITZ: Thank you both very much  
 4 for the presentation, the brief presentation, and  
 5 also for all of the effort that went into this.  
 6 It's really helpful to have a roadmap for our  
 7 future. Thank you.  
 8 Moving on.  
 9 E 3. Incline Beach House and Access Project  
 10 Verbal Report  
 11 CHAIR SCHMITZ: Verbal report and update  
 12 on the Incline Beach House and access projects.  
 13 MS. NELSON: The team met this week. They  
 14 had to make up for last week's meeting because it  
 15 was spring break and most of the project team was  
 16 out of town.  
 17 The team is focused on getting all of the  
 18 entitlements in order. That includes reviewing the  
 19 site encumbrances, such as site constraints, the  
 20 sewer limitations, as well as TRPA allowable  
 21 coverage. We have started the coverage verification  
 22 process with TRPA. The Board will be seeing a  
 23 contract for the geotechnical investigation as well  
 24 as the soils hydro report probably at the April 24th  
 25 meeting.

53

1           Currently, the project is on schedule with  
 2 the Board-authorized \$4 million, all in budget for  
 3 the Beach House project. It has been mentioned from  
 4 members of the Board that the design needs to be  
 5 completed without regarding to the authorized  
 6 budget. If this is the desire of the entire Board  
 7 to revisit the authorized dollar amount, please note  
 8 that this is not an agenda item for this evening,  
 9 but I would suggest it come back maybe during the  
 10 long range calendar discussion and put it on the  
 11 Board agenda at that time.

12           Staff is planning to receive the  
 13 preliminary budget from the project team on Monday.  
 14 Staff will be meeting with the finance team to  
 15 review the budget, update, and provide an update at  
 16 the following meeting, April 24th meeting. It might  
 17 be a good opportunity to start the discussion of  
 18 bonding at that point because we will have both  
 19 preliminary project costs for the Beach House as  
 20 well as the access project.

21           And with that, I will turn over to the  
 22 Board for any questions.

23           CHAIR SCHMITZ: Any questions?

24           TRUSTEE TULLOCH: In terms of the overall  
 25 design, have we reached out to Incline Spirits, who

55

1 important.

2           One of the things -- I sat in on the  
 3 meeting this past week, it was very informative, and  
 4 one of things on the design that I've thought about  
 5 that I think we should potentially also reconsider  
 6 is in the design, it included four outdoor showers,  
 7 full showers, and that I think that we would be  
 8 better served by having foot showers as opposed to  
 9 full-on showers. I think that would be a prudent  
 10 decision.

11           The other thing, Trustee Dent had asked me  
 12 to share some things. He had asked me to share he  
 13 doesn't think we should have showers, he said you  
 14 could have the foot showers, that makes sense, but  
 15 that we should really design for the future and that  
 16 we may have different vendors. We need to have that  
 17 separation.

18           The other thing that he wanted to bring to  
 19 staff's attention, because I don't know if it has  
 20 been, but the general manager of the Hyatt had  
 21 informed us that they are going to be dismantling  
 22 that brand-new bar that they just built at the beach  
 23 at the Hyatt, and he basically said if you are  
 24 interested in any of the infrastructure or  
 25 equipment, let me know because it's going. So it

54

1 have been running the bar very successfully, that we  
 2 have their input for that as well, assuming that we  
 3 continue the same operating model going forward to  
 4 make sure that we can have a situation where we  
 5 could have different bar providers as to food  
 6 providers?

7           MS. NELSON: I don't know that we've  
 8 reached out to date, but we do have that planned  
 9 for, hopefully, within the next week.

10           We have meetings going on on Monday to  
 11 discuss, again, the budget portion of it, and then  
 12 we will reach out to Incline Spirits just to get  
 13 their feedback on where the project is and what  
 14 needs they may have or see any changes that they  
 15 might suggest.

16           TRUSTEE TULLOCH: Let's make sure that the  
 17 two operations can operate independently if  
 18 required, that there's no conflict.

19           CHAIR SCHMITZ: I, too, think that we need  
 20 to have a design that segregates the food aspect of  
 21 it from the bar aspect of it, because we potentially  
 22 in the future could have different vendors providing  
 23 food service compared to bar service, and so we  
 24 wouldn't want to have commingling of property and  
 25 access and that sort of thing. I think that's very

56

1 might be worthwhile to take a look at how they have  
 2 it, and if we had the ability to lift things, that  
 3 potentially could be a huge cost savings. That was  
 4 Trustee Dent.

5           I have not been down to look it, so I  
 6 can't speak to how it's different from the design,  
 7 but I think the team is going on the right  
 8 direction. But I do think there's an aspect of what  
 9 are the requirements of the design, and then what  
 10 was that do to the cost? And I think we need to  
 11 take things in a step-by-step, okay, here's what the  
 12 Board really would like to see.

13           And I would encourage you to reach out to  
 14 Incline Spirits, because one of the things they had  
 15 shared with me is that the design of the kitchen at  
 16 the Burt Cedar facility is very inefficient, and  
 17 they have to actually have more staff at that  
 18 kitchen than they do at the Incline.

19           And given that we're always struggling to  
 20 get summer staff and staffing, we need to make sure  
 21 that it is designed efficiently so that it minimizes  
 22 the number of staff that needs to be there in order  
 23 serve the public.

24           Are there any other questions or comments?

25           TRUSTEE NOBLE: I don't have any real

57

1 comments at this point because I haven't seen the  
 2 design. I've seen a couple of pictures but that's  
 3 it, so I have no basis upon which to make any  
 4 informed comments or decisions or recommendations  
 5 today.

6 CHAIR SCHMITZ: Does staff feel  
 7 comfortable -- Trustee Dent, I think, was thinking  
 8 that when the fascia pictures were shared with us  
 9 that we were also just seeing sort of basics of the  
 10 bar and the kitchen layout, but that wasn't  
 11 included.

12 It is too preliminary at this point to  
 13 share it?

14 MS. NELSON: I believe so. I think  
 15 they're still working with the kitchen designer and  
 16 staff for layout, that kind of thing. The  
 17 schematics that are being developed are very  
 18 preliminary.

19 CHAIR SCHMITZ: I guess I would just  
 20 encourage staff to share with the Board, because I  
 21 think having input from the Board sooner rather than  
 22 later helps to keep the design costs down, and we  
 23 don't want to get to the end of a design phase and  
 24 then have board members saying, well, this doesn't  
 25 quite work for this reason or that reason.

59

1 disagree.

2 CHAIR SCHMITZ: Thank you for that.

3 TRUSTEE TULLOCH: I would just say I'm a  
 4 little bit concerned, I maybe misheard it, but I  
 5 heard some things, well, we can just open up the  
 6 funding now. I think let's see the 30 percent  
 7 design at the agreed budget because we've judged all  
 8 the proposed vendors based on that. I don't think  
 9 at this state we suddenly tell the vendors, no, it's  
 10 okay, we can suddenly rip through the budget. I  
 11 think that would be unfair to the other contestants  
 12 as well.

13 I would expect to see the 30 percent  
 14 design that comes to us at the end of the month  
 15 based on the existing budget.

16 CHAIR SCHMITZ: I agree. But I also don't  
 17 want a design coming back that doesn't meet basic  
 18 constraints about separation of food and the bar.

19 TRUSTEE TULLOCH: I totally agree. I  
 20 think, to me, that's an essential to run the  
 21 operations effectively.

22 CHAIR SCHMITZ: Is this sufficient  
 23 feedback and direction for you?

24 MS. NELSON: Yeah, I believe so.

25 We will just move forward, see what the

58

1 I think if there's some way to keep us  
 2 somewhat informed as we're going along, I think it  
 3 would be helpful, especially because you're going to  
 4 be giving us updates at every meeting.

5 MS. NELSON: Um-hum.

6 TRUSTEE NOBLE: The next milestone is the  
 7 30 percent design schematics, and what I don't want  
 8 to see is the Board trying to micromanage every  
 9 little minutia piece. I'm waiting for those 30  
 10 percent schematics, and then I think we can take  
 11 that and then provide any feedback at that point.

12 But this weekly feedback, unless there's  
 13 questions that they have, I don't want get in the  
 14 way of staff and the contractors at this point.

15 CHAIR SCHMITZ: Absolutely. But the way  
 16 to keep costs down is to make sure that you're going  
 17 in with design constraints that you understand.

18 This separation, that was an assumption  
 19 that was being made is that they could be comingled,  
 20 and when I discovered that, I thought I don't think  
 21 that is what the Board is asking for. It's not  
 22 micromanagement; it's making sure that our design is  
 23 going to meet what we feel as a board we want for  
 24 the future.

25 TRUSTEE NOBLE: I would just respectfully

60

1 preliminary budgets come in at, and then we'll  
 2 update the Board at the next meeting.

3 CHAIR SCHMITZ: All right. Thank you.

4 E 4. Project Savings Identified Verbal Report

5 CHAIR SCHMITZ: Verbal report and update  
 6 on the project savings identified for the Board for  
 7 the reappropriating of funds for the operating  
 8 account from the augmentation of the '23/'24 budget.

9 MS. NELSON: At the board meeting on  
 10 March 13th, the Board requested that staff find  
 11 savings and unused funds throughout the water  
 12 utility fund to cover the costs of the \$300,000  
 13 increase to the distribution main and repair budget.

14 We did work with finance. There was over  
 15 \$278,000 in the Crystal Peak water line replacement  
 16 project, so we are requesting that the 300,000 be  
 17 helped with the \$278,000 from that project.

18 We also have the line item in the water  
 19 utility shared expense budget of \$25,000 for the  
 20 portion of the utility rate study that we did not  
 21 move forward, so we will take the remainder, the  
 22 \$22,000, from that budget to augment the water  
 23 transmission repair and maintenance budget.

24 CHAIR SCHMITZ: Are there any questions?  
 25 Seeing none, that closes out agenda item

61

1 E. Would you like to move on to the consent  
 2 calendar or take a quick break first?

3 F. CONSENT CALENDAR  
 4 F 1. Meeting Minutes for 3/6/24 Approval  
 5 F 2. Meeting Minutes for 3/13/24 Approval  
 6 F 3. Meeting Minutes for 3/28/24 Approval  
 7 F 4. Painting Interior of Chateau Approval  
 8 F 5. Mountain Golf Course Cart Barn Roof  
 9 Approval  
 10 F 6. IUGID Spooner Effluent Pump Station  
 11 Easement Amendments Approval

12 TRUSTEE NOBLE: I would move that we  
 13 approve items F 1 through F 6, as recommended in the  
 14 agenda notice.

15 CHAIR SCHMITZ: There's a motion. Is  
 16 there a second?

17 TRUSTEE TULLOCH: I'll second.

18 CHAIR SCHMITZ: All those in favor?

19 TRUSTEE TULLOCH: Aye.

20 TRUSTEE NOBLE: Aye.

21 CHAIR SCHMITZ: Aye.

22 The consent calendar is approved. We will  
 23 take a short break, and we'll be back at 7:35 and  
 24 begin with former G 2.

25 (Recess from 7:23 p.m. to 7:35 p.m.)

26 G. GENERAL BUSINESS

27 G 1. Alder Avenue Water Main Replacement

28 CHAIR SCHMITZ: Beginning with new item G  
 29 1, formerly G 2, review, discuss, and approve a

62

1 construction contract for the water main replacement  
 2 on Alder Avenue and to authorize staff to execute  
 3 change orders if required up to 10 percent  
 4 additions.

5 MS. NELSON: For your consideration  
 6 tonight is the construction contract with Gerhardt &  
 7 Berry Construction. The proposed work is to  
 8 eliminate approximately 1,300 linear feet of steel  
 9 line; 800 feet of that is within a private parcel  
 10 that does not currently have an easement, and the  
 11 remaining 500 feet is within the Northwood Boulevard  
 12 right-of-way.

13 The project consists of replacing  
 14 approximately 1,000 -- actually, installing new,  
 15 1,000 linear feet of PVC water main within the Alder  
 16 Avenue right-of-way. This serves a couple of  
 17 benefits to the water system. It provides  
 18 redundancy and loops the system where it connects to  
 19 dead ends, basically, so it will provide the  
 20 capacity needed to serve the fire flows as well as  
 21 domestic needs in that area.

22 At this time, I will turn it over to the  
 23 Board for any questions.

24 CHAIR SCHMITZ: I have question about the  
 25 overall long-term project. We talked about the data

63

1 sheet, did you put that information together?

2 MS. NELSON: I ran out of time.

3 CHAIR SCHMITZ: The question I had asked  
 4 is since this is a multi-year project, we used to  
 5 get the data sheets, would say what the original  
 6 engineering estimate was, what we have spent to  
 7 date, where we are. And this just only the talks  
 8 about the carryover as opposed to the bigger scope.

9 And when this is done as a project  
 10 closure, you'll need to have that information  
 11 anyway, so I was just asking for that information.

12 MS. NELSON: This is a multi-year project.  
 13 It is part of the water main replacement project.  
 14 We did separate it into design funds last  
 15 fiscal year and moving forward to construction. And  
 16 I do apologize for not getting that completed.

17 CHAIR SCHMITZ: I just was asking because  
 18 I was thinking you had it and forgot to share it.  
 19 That's really the only question I had. I just  
 20 wanted to kind of know where we were in the overall  
 21 project plan that's this multi-year project.

22 No other questions? Do I hear a motion  
 23 from the board?

24 TRUSTEE NOBLE: I would move to approve  
 25 the recommendation as it appears in now item G 1 of

64

1 the Board agenda.

2 CHAIR SCHMITZ: Do I hear a second?

3 TRUSTEE TULLOCH: I'll second.

4 CHAIR SCHMITZ: All those in favor?

5 TRUSTEE TULLOCH: Aye.

6 TRUSTEE NOBLE: Aye.

7 CHAIR SCHMITZ: Aye.

8 Thank you. Motion passes 3/0. Moving on  
 9 to G 2, formerly G 3.

10 G 2. Skate Park Enhancement Project

11 CHAIR SCHMITZ: Discuss and approve the  
 12 agreement for the 30 percent schematic design  
 13 contract for the skate park enhancement.

14 MS. NELSON: Tonight I'm bringing forward  
 15 the 30 percent schematic design with Spohn Ranch.  
 16 The Public Works staff advertised for statements of  
 17 qualifications in January. We had intended to open  
 18 those in early February, but we extended the time  
 19 frame because there was very little interest in the  
 20 project. We did finally receive two design-build  
 21 firms that submitted packages, and Spohn Ranch was  
 22 the responsive package.

23 Their work will include two designs; one  
 24 design for a 2,000-square foot project and another  
 25 design for a 4,000-square foot project. The designs



65

1 and cost estimates will be brought back to the Board  
 2 at the second meeting in June to advance the  
 3 project.  
 4 On another important note, the extension  
 5 of time request for the grant has been approved by  
 6 Washoe County, and it's extended through December  
 7 31st of 2025.  
 8 CHAIR SCHMITZ: Thank you. You answered  
 9 my question.  
 10 Questions?  
 11 TRUSTEE TULLOCH: In terms of doing this  
 12 design, we're doing a 30 percent design first, and  
 13 then going to have to go out for bid for a hundred  
 14 percent, or will this just flow through? It seems  
 15 quite an elaborate process, two-step process for a  
 16 relatively straightforward project.  
 17 MS. NELSON: In the meeting, we were  
 18 directed by the Board to basically utilize the grant  
 19 funds at \$250,000 or see what could happen if we  
 20 used \$500,000, which was approved by the Board at  
 21 the May 25th board meeting. That is why you see  
 22 this sort of two-step project.  
 23 Once the designs are brought forward to  
 24 the Board, that will be at that meeting that you can  
 25 opt to go with design one, design two, or whatever

66

1 option you may come up with as a board.  
 2 TRUSTEE TULLOCH: Is there actually  
 3 sufficient space there for an extra 2,000-feet  
 4 extension given it's a fairly irregularly shaped  
 5 parcel?  
 6 MS. NELSON: It is an irregularly shaped  
 7 parcel, but the area is larger than you visually see  
 8 due to, I think, overgrowth.  
 9 CHAIR SCHMITZ: I don't have any further  
 10 questions. You answered mine proactively. Thank  
 11 you.  
 12 I'd like to take a motion.  
 13 TRUSTEE NOBLE: I would move that we  
 14 approve the recommendations as they appear in item G  
 15 2 of the Board notice.  
 16 TRUSTEE TULLOCH: I'll second.  
 17 CHAIR SCHMITZ: A motion's been made and  
 18 seconded. All those in favor?  
 19 TRUSTEE TULLOCH: Aye.  
 20 TRUSTEE NOBLE: Aye.  
 21 CHAIR SCHMITZ: Aye.  
 22 Motion passes three to zero.  
 23 Moving on to new G 3, formerly G 4.  
 24 G 3. Full-Time Construction Inspection and  
 25 Materials Testing

67

1 CHAIR SCHMITZ: Review, discuss, and  
 2 approve an agreement for professional services for a  
 3 full-time construction inspection and materials  
 4 testing.  
 5 MS. NELSON: We are bringing forward the  
 6 contract with Construction Materials Engineers  
 7 for 24-hour, full-time inspection and materials  
 8 testing services to be completed during the 2024  
 9 construction season of the export pipeline project.  
 10 If there are any questions I can answer, I  
 11 am here.  
 12 TRUSTEE TULLOCH: Is this just for the  
 13 coming construction season?  
 14 MS. NELSON: Correct.  
 15 TRUSTEE TULLOCH: Is there a reason this  
 16 is not just covering the rest, the following two  
 17 construction seasons as well?  
 18 MS. NELSON: Staff has taken the position  
 19 that we, you know, we used one company last season,  
 20 we went out for RFPs again this season, and we would  
 21 like to keep our options open based on the overall  
 22 performance during the construction season.  
 23 TRUSTEE TULLOCH: Okay. How did the  
 24 pricing compare?  
 25 MS. NELSON: The pricing is more than it

68

1 was last season, but last season we did not work  
 2 July and August. This year, we are working through  
 3 July and August. Comparatively, it's about, based  
 4 on schedule, it comes in fairly equally.  
 5 TRUSTEE TULLOCH: Okay. So the cost  
 6 per hour is fairly similar?  
 7 MS. NELSON: Correct.  
 8 CHAIR SCHMITZ: Any other questions?  
 9 Would anyone care to make a motion?  
 10 TRUSTEE NOBLE: I would move that we  
 11 approve the recommendations as they appear in item G  
 12 3 of the Board notice.  
 13 TRUSTEE TULLOCH: I'll second.  
 14 CHAIR SCHMITZ: All in favor?  
 15 TRUSTEE TULLOCH: Aye.  
 16 TRUSTEE NOBLE: Aye.  
 17 CHAIR SCHMITZ: Aye.  
 18 Motion carries. Thank you. Moving on to  
 19 new G 4, formerly G 5.  
 20 G 5. Bargaining Unit Negotiations, Kamer Zuker  
 21 Abbott Engagement  
 22 CHAIR SCHMITZ: Review, discuss, and  
 23 approve a letter of engagement for labor and  
 24 employment legal services.  
 25 MR. MAGEE: The next item on tonight's

69

1 agenda is consideration of a letter of engagement  
 2 for labor and employment legal services with Kamer  
 3 Zuker Abbott for bargaining unit negotiation  
 4 purposes. As a matter of best practice, it is  
 5 recommended that the District use a professional  
 6 labor negotiator with the requisite experience to  
 7 act on behalf of the District as the lead  
 8 negotiator.

9 Staff first reached out to BBK to see if  
 10 their firm had any available attorneys with both the  
 11 experience and capacity to act on the District's  
 12 behalf. BBK did not have anybody readily available;  
 13 however, they did make a referral for Mr. Scott  
 14 Abbott.

15 Director of Human Resources Erin Feore  
 16 thoroughly vetted the law firm, and Mr. Abbott  
 17 specifically, both Ms. Feore and myself are  
 18 recommending his services.

19 Initially Mr. Abbott's firm requested to  
 20 hold the engagement letter as confidential, and the  
 21 staff report as presented recommends --  
 22 recommendations reflected that request.  
 23 Subsequently, the firm has agreed to attaching the  
 24 engagement letter as supplemental material, which  
 25 the Board received earlier today.

70

1 The recommended action tonight includes a  
 2 little bit of a change, and we're asking that the  
 3 Board direct staff to sign the engagement letter,  
 4 and then also to direct staff to have a  
 5 not-to-exceed, total contract amount of \$50,000  
 6 without returning to the Board with updates on the  
 7 status of negotiations. And if there were  
 8 protracted negotiations at that point, we would need  
 9 to ask for an additional amount, but that's what we  
 10 are recommending to the Board at this time.

11 Ms. Feore and I are available to answer  
 12 any questions that the Board may have.

13 CHAIR SCHMITZ: Are there questions from  
 14 either of you?

15 TRUSTEE TULLOCH: Couple questions. Do we  
 16 realistically think that the 50,000 is going to  
 17 cover it?

18 MR. MAGEE: I believe that based on  
 19 current information we have that will be enough to  
 20 cover it.

21 TRUSTEE TULLOCH: Second question is does  
 22 this come out of the general fund, or which District  
 23 operation covers the union staff primarily?

24 MR. MAGEE: This is very likely to come  
 25 out of a number of funds. We do believe that each

71

1 fund, it would be appropriate for them to pay their  
 2 fair share.

3 At this time, we believe that we have  
 4 existing appropriations that we can cover this, no  
 5 matter where it is, however where this ultimately  
 6 gets paid for will be determined through the course  
 7 of negotiations.

8 TRUSTEE TULLOCH: I just wanted to make  
 9 sure it was not just being picked by the general  
 10 fund, but it's been allocated appropriately.

11 CHAIR SCHMITZ: I have a question,  
 12 probably does go to Director Feore. In years past,  
 13 roughly how many hours has this labor negotiation  
 14 process taken in the past?

15 MS. FEORE: Last year, we were on track  
 16 for having approximately four meetings, each meeting  
 17 lasting anywhere from an hour to an hour and a half  
 18 or two hours if we had more folks that we were  
 19 speaking to. And what we had done at the beginning  
 20 of that meeting was we kind of set up a playbook,  
 21 we're going to have four meetings, this is how we're  
 22 going to design this, everybody agreed to the terms,  
 23 and then we moved forward.

24 That was the only year that since I've  
 25 been with the District that I was involved in that.

72

1 I do know that there was one year in the past where  
 2 I believe it did end up going to mediation, but that  
 3 was -- I hope I'm not speaking out of turn, but I  
 4 believe that was in 2020, 2019, or something like  
 5 that.

6 CHAIR SCHMITZ: Last year, I do recall --  
 7 probably last year and maybe the prior negotiation  
 8 as well -- there was all of management, the director  
 9 of finance was there, the director of HR, will that  
 10 still be the case if we hire this attorney or will  
 11 the attorney be handling things themselves?

12 MS. FEORE: The attorney would be -- as  
 13 General Manager Magee and I have discussed, the  
 14 attorney would be designated as the lead negotiator,  
 15 and then I would be present to help facilitate the  
 16 meetings. Then there would be meetings with those  
 17 folks, the Director of Public Works, the Assistant  
 18 Director of Finance, General Manager Magee, and  
 19 myself would talk about our side of the table, and  
 20 then we would go back.

21 But in the actual meetings, I believe the  
 22 design was that I would be there as the facilitator  
 23 to help move the meetings along.

24 CHAIR SCHMITZ: So it might be a more  
 25 effective use because staff time isn't being

73

1 consumed?

2 MS. FEORE: Very much so.

3 CHAIR SCHMITZ: It might be an offset

4 there.

5 MS. FEORE: Right. And we'll know a

6 little bit more once we have had an opportunity to

7 engage with this firm and with Mr. Scott Abbott

8 himself. We'll get an idea of what his

9 recommendations are, and then we can always make

10 sure that we keep the Board informed as to that as

11 well.

12 CHAIR SCHMITZ: Who is directing his

13 efforts, is that the General Manager?

14 MR. MAGEE: Ultimately, we'll accept

15 direction from the full Board, and that's what will

16 be presented to the lead negotiator. But, yes, I'll

17 be coordinating his efforts along with Ms. Feore.

18 CHAIR SCHMITZ: Thank you. I appreciate

19 that.

20 TRUSTEE TULLOCH: Just a quick one.

21 Director Feore, did I hear you say General Manager

22 Magee will not be directly involved in the

23 negotiations; is that correct?

24 MS. FEORE: He won't be in the room as

25 we're working through the negotiations, but he

74

1 absolutely will be involved in that when it comes to

2 engaging with staff as to IVGID's requests and their

3 part of the negotiations, that is where General

4 Manager Magee, Assistant Director of Finance Adam

5 Cripps, and interim Director of Public Works Kate

6 Nelson would be in the room to discuss.

7 So it's far more limited.

8 TRUSTEE TULLOCH: Excellent. That was

9 what I was hoping for. I was very uncomfortable

10 last year when we had the general manager directly

11 in the negotiations because then there's nowhere to

12 go to. With the general manager out of the

13 negotiations, there's always a reason to take things

14 back and avoid making decisions on the fly.

15 Thank you.

16 CHAIR SCHMITZ: Would anyone care to make

17 a motion?

18 TRUSTEE NOBLE: I move that we approve the

19 recommendations as they appear in item G 4, along

20 with the directive for staff to ensure that the

21 language in the engagement letter is updated to note

22 that the agreement will not exceed \$50,000 without

23 further approval from the Board of Trustees.

24 CHAIR SCHMITZ: Thank you.

25 TRUSTEE TULLOCH: I'll second.

75

1 CHAIR SCHMITZ: All those in favor?

2 TRUSTEE TULLOCH: Aye.

3 TRUSTEE NOBLE: Aye.

4 CHAIR SCHMITZ: Aye.

5 Motion passes three to zero. Moving on to

6 item H.

7 H. REDACTIONS FOR PENDING PUBLIC RECORDS REQUESTS

8 CHAIR SCHMITZ: I don't believe we have

9 any.

10 I. LONG RANGE CALENDAR

11 CHAIR SCHMITZ: We will go on to the long

12 range calendar on pages 590 through 594 of the board

13 packet.

14 TRUSTEE NOBLE: I just highlight the last

15 item, consideration of a donation to Red, White, and

16 Tahoe Blue. There is a request that has come in,

17 and I would just ask that staff evaluate the request

18 and bring back a recommendation at the next board

19 meeting on whether or not that's something that is

20 worth pursuing.

21 CHAIR SCHMITZ: I hear you.

22 Sergio, one of things that came -- was

23 brought to my attention by another trustee is that

24 they were concerned that this would violate Dillon's

25 Rule. So can we have legal at least evaluate this

76

1 before we have staff spending time on it?

2 MR. RUDIN: I have looked into that issue

3 already. I'm not concerned about it from the aspect

4 of Dillon's Rule.

5 CHAIR SCHMITZ: Would this potentially

6 come from the beach fund or would this be coming out

7 of the general fund?

8 MR. MAGEE: I also received the request

9 for this consideration. We have not evaluated it

10 any further at this point. We have not looked into

11 where this would be coming from. Unless we hear

12 different from the Board tonight, we intend to

13 evaluate that over the next couple of weeks and

14 bring a recommendation forward related to the

15 request that has been received on the April 24th

16 meeting.

17 CHAIR SCHMITZ: Has a specific amount been

18 specifically requested?

19 MR. MAGEE: Yes, it has.

20 Sergio, can I disclose that this time,

21 what the request was for?

22 MR. RUDIN: (Inaudible response.)

23 MR. MAGEE: The request was for a donation

24 to Red, White, and Tahoe Blue in an amount of

25 \$25,000.

77

1 CHAIR SCHMITZ: And that would be over and  
 2 above our staff dealing with 4th of July, which I  
 3 know is a cost to the District as well.  
 4 MR. MAGEE: That is correct. The request  
 5 was for the monetary donation to support the event.  
 6 CHAIR SCHMITZ: Okay. All right. Thank  
 7 you.  
 8 I'm going to hand it over to the General  
 9 Manager because I know that he has been diligently  
 10 taking notes as we've gone on with this meeting, and  
 11 he and I reviewed the long range calendar today and  
 12 made some additional updates. I'm going to hand the  
 13 floor over to him.  
 14 MR. MAGEE: One of the things that I will  
 15 note that has changed on the April 24th meeting, it  
 16 currently shows the adoption of the final budget.  
 17 That's definitely incorrect, we will not be bringing  
 18 forward a request to adopt the final budget before  
 19 the Board has had an opportunity to even look at the  
 20 thing. That's going to be pushed, and we'll have  
 21 some thoughts on when we'll actually bring those  
 22 items forward at a later date. We have been working  
 23 with the Chair, I'm trying to pin down some specific  
 24 dates that are in full compliance in the NRS and the  
 25 direction we have received from the Nevada

79

1 a recommendation coming from staff. It's the first  
 2 I've heard of it.  
 3 CHAIR SCHMITZ: I thought that staff had  
 4 shared a draft with all of us for input. Am I  
 5 mistaken?  
 6 MR. MAGEE: No, you are not mistaken. We  
 7 did send out the policy to the full Board, and we  
 8 asked if there was any thoughts or comments back to  
 9 staff that we would be happy to consider individual  
 10 thoughts before putting together what will  
 11 ultimately be the final staff recommendation on  
 12 this.  
 13 Staff has continued to work on putting  
 14 this together, and I think that moving it back to  
 15 the May 8th meeting would be appropriate given where  
 16 it's at at this time, though.  
 17 CHAIR SCHMITZ: I think the confusion is  
 18 is it going to the CIC or is this coming from staff?  
 19 That's what I'm trying to get clarified with Trustee  
 20 Tulloch.  
 21 TRUSTEE TULLOCH: Forgive me. Yeah, if  
 22 this went out, I've missed it somewhere. Perhaps it  
 23 could be re-sent or advise me when it was re-sent,  
 24 General Manager Magee.  
 25 CHAIR SCHMITZ: And were you -- Trustee

78

1 Department of Taxation.  
 2 As the Board noted earlier tonight, one of  
 3 the things that I've requested the Public Works  
 4 staff bring forward at each meeting is a Beach House  
 5 project update. I've heard from all of the trustees  
 6 that there is significant interest among all  
 7 five trustees in knowing where that project's at.  
 8 And so we've requested that they continue to bring  
 9 these types of reports forward and seek direction  
 10 and any input from the full Board.  
 11 And with that, if there's anything else  
 12 that the Board would like to see moved around, moved  
 13 up, re-prioritized, I'm happy to receive any  
 14 direction at this time.  
 15 CHAIR SCHMITZ: Thank you.  
 16 TRUSTEE TULLOCH: Can I ask that we move  
 17 the CIC recommendations to the capital policy back  
 18 to the May meeting? I'm looking at my calendar over  
 19 the next few weeks, probably move that back to  
 20 the 8th of May.  
 21 CHAIR SCHMITZ: I'm confused on that  
 22 because I believe staff was bringing that forward;  
 23 correct? Are you saying that you want to have that  
 24 reviewed by the CIC before coming back to the Board?  
 25 TRUSTEE TULLOCH: I wasn't aware this was

80

1 Tulloch, were you wanting the CIC to weigh in on  
 2 this? It was a draft that finance took a leadership  
 3 role on.  
 4 TRUSTEE TULLOCH: Yeah, I can't say at  
 5 this moment because without reviewing the draft,  
 6 it's hard to say. I've obviously missed the draft  
 7 somewhere, so if somebody can advise me what date it  
 8 was sent.  
 9 CHAIR SCHMITZ: It was some time ago.  
 10 I'll ask General Manager Magee if he could please  
 11 have staff resend it to -- do you need to resend it  
 12 to potentially all of the Trustees? Did you get any  
 13 feedback from any Trustees?  
 14 MR. MAGEE: I have received feedback from  
 15 a couple of Trustees, yes, already.  
 16 CHAIR SCHMITZ: Okay. All right. Thank  
 17 you.  
 18 MR. MAGEE: But we're happy to resend it  
 19 to Trustee Tulloch.  
 20 CHAIR SCHMITZ: Then my question is on the  
 21 24th, the golf club recommendations, I want to be  
 22 clear, this is not recommendations from the golf  
 23 club. This is trying to make more transparent the  
 24 agreement between golf clubs and the District.  
 25 And that is something -- is legal counsel

81

1 bringing that forward, is staff bringing that  
 2 forward? Because I don't believe it's Trustee  
 3 Tonking any longer.  
 4 MR. MAGEE: The intention is that General  
 5 Manager of Golf Tim Sands would be bringing that  
 6 forward.  
 7 CHAIR SCHMITZ: Okay. Great. Thank you  
 8 for the clarification.  
 9 I don't have any other comments or  
 10 feedback, and hopefully you captured the public  
 11 records requests and a couple of the other things  
 12 that we talked about tonight. If you can just let  
 13 Heidi know, that would be terrific.  
 14 Is there anything else on long range  
 15 calendar?  
 16 Seeing none, we'll move on to Board of  
 17 Trustees updates.  
 18 J. BOARD OF TRUSTEE UPDATES  
 19 CHAIR SCHMITZ: Trustee Tulloch, do you  
 20 have an update from the CIC?  
 21 TRUSTEE TULLOCH: No update at this stage.  
 22 Thank you.  
 23 CHAIR SCHMITZ: Okay. What about the  
 24 Audit Committee at this point? We have interviews  
 25 coming up -- correct? -- on the 24th.

83

1 two-year and one-year positions. My recollection is  
 2 when we started the audit committee, the only reason  
 3 probably for having one of the positions as a  
 4 one-year position was to make sure that we got a  
 5 regular rotation, we didn't all three been appointed  
 6 or are leaving at the same time. My recollection  
 7 was that the Audit Committee charter was that, going  
 8 forward, all the positions would become two years,  
 9 provided there wasn't a case of all three terms  
 10 surviving at the same time.  
 11 CHAIR SCHMITZ: You are correct. And we  
 12 will have to look and see when Mr. Brandle's term is  
 13 up because that might be the staggered year. Good  
 14 call on that. Thank you.  
 15 Trustee Noble, any updates on Snowflake  
 16 Lodge or the housing?  
 17 TRUSTEE NOBLE: No.  
 18 CHAIR SCHMITZ: I don't have any updates  
 19 that I jotted down. That's concludes the Trustee  
 20 updates. I believe we move on to final public  
 21 comment.  
 22 K. FINAL PUBLIC COMMENT  
 23 CHAIR SCHMITZ: Seeing no public comments  
 24 in the room, do we have any online?  
 25 MS. KNAAK: Hi. This is Yolanda Knaak.

82

1 TRUSTEE TULLOCH: That is correct. We'll  
 2 delay the next Audit Committee meeting until the  
 3 appointments are made.  
 4 CHAIR SCHMITZ: I believe that we'll have  
 5 to do a little bit of research to just clarify terms  
 6 because when Trustee Tulloch was on the Audit  
 7 Committee, then he became a trustee, so we'll just  
 8 have to identify whether both of these are for  
 9 two-year terms or if one is a one-year term and one  
 10 is a two-year term because there are two positions  
 11 on the audit committee that we would potentially be  
 12 appointing on the 24th.  
 13 Have we had applicants coming in?  
 14 MR. MAGEE: Yes, we've had a tremendous  
 15 amount of interest in this. And we have received  
 16 some exceptionally well-qualified individuals for  
 17 the committee and the Board to consider.  
 18 CHAIR SCHMITZ: Do we need to set a  
 19 specific time for those interviews at the meeting on  
 20 the 24th? Do we want to start it at the very  
 21 beginning? I mean, I want to be respectful of  
 22 people's time.  
 23 MR. MAGEE: Sure. We can certainly do  
 24 that.  
 25 TRUSTEE TULLOCH: Just with regard to

84

1 It was a good meeting. I wanted to get  
 2 more information, if you could put out to the public  
 3 more information on the request of the Red, White,  
 4 and Tahoe Blue financial donation. I know -- I  
 5 thought that group had some financial issues in the  
 6 past, and so I wanted to get more information on  
 7 that.  
 8 Thank you so much.  
 9 MS. DOBLER: Hi. This is Ellie Dobler,  
 10 995 Fairway.  
 11 In my past 30 years in Incline, I  
 12 volunteered to be treasurer for various  
 13 organizations in town. I have a strong math  
 14 background and am a graduate of UCLA, familiar with  
 15 both Quicken and Quick Books for reporting purposes.  
 16 When I presented my first treasurer's  
 17 report to -- I believe it was the Mountain Niners  
 18 golf group, I asked for approval of the report. I  
 19 was then corrected by the board chair stating that  
 20 the report can only be accepted but not approved  
 21 until someone reviewed it.  
 22 So when the Department of Taxation  
 23 accepted our unaudited financials that were  
 24 delivered the night before, it does not mean that  
 25 they are approved. Understand the difference. They

85

1 were delivered, they were accepted not approved.  
 2 Had they been approved, they wouldn't be requesting  
 3 another meeting in August of this year.  
 4 Thank you very much.  
 5 MR. DOBLER: This is Cliff Dobler, 995  
 6 Fairway.  
 7 I'd like to talk a little bit about this  
 8 capital projects as we get started into the new  
 9 budget. Now, first of all, tonight you approved  
 10 that Alder water pipeline. There was  
 11 a million-two-fifty budget, the project is only  
 12 going to cost \$700,000. The \$550,000 should have  
 13 been put back into the reserves, but instead -- and  
 14 probably you didn't look at -- the staff is  
 15 suggesting that it be carried over into next year.  
 16 Now, that's no consistency with what has happened in  
 17 the past, and my biggest objection is how many times  
 18 do we have to tell staff that it goes into the  
 19 reserves and not to be carried over into  
 20 another year.  
 21 Now, when I was in the committee meeting  
 22 last week, I stated that the carryover projects were  
 23 getting quite substantial. I said it was somewhere  
 24 around 20 million. Indeed, it was even more than  
 25 that with 23 million. \$23 million. And when Ms.

87

1 and you say we've got to spend \$450,000 to repair  
 2 this fence. You don't know how long it is, you  
 3 don't know anything about it. The idea is if the  
 4 engineer sat down and actually designed a schematic  
 5 and put it in there, someone might actually know  
 6 what the hell they're --  
 7 (Expiration of three minutes.)  
 8 MATT: That was our last caller, Chair.  
 9 CHAIR SCHMITZ: Any other public comments  
 10 in the room?  
 11 L. ADJOURNMENT  
 12 CHAIR SCHMITZ: Seeing none, we will  
 13 adjourn tonight's meeting at 8:10 p.m. Thank you  
 14 all. Thank you staff.  
 15 (Meeting adjourned at 8:10 p.m.)  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

86

1 Nelson turns around and tells me, well, you know, if  
 2 we take out the big projects, it's only like \$4- or  
 3 \$5 million, that really doesn't matter. What  
 4 matters is you got 95 to 100 projects that are being  
 5 carried forward, and my experience of seven years in  
 6 being with IVGID is they don't have the capacity to  
 7 do ten. Five, maybe.  
 8 So I think we need to get this carryover  
 9 under control. And you may want to adjust a policy  
 10 position on that because I've seen three instances  
 11 where they try to bring on an ice skating rink and  
 12 try to bring in \$4 million for tennis courts, and  
 13 and this \$550,000 they want to plug into next year.  
 14 And they want to plug it in for future water mains.  
 15 Well, we know from what we were told tonight that we  
 16 got 116 miles of water mains that are in C  
 17 condition, so I make you a bet we could have 50 to  
 18 75 million that we're going to have to be replacing  
 19 over the next four to five years. Let's get serious  
 20 about this capital projects and carryovers.  
 21 I guess the last thing I want to say is  
 22 photographs don't do anything. Why don't these  
 23 engineers sit down and do a graphic plan and attach  
 24 that so we kind of know what we're talking about?  
 25 You got a picture of a fence with a tree over it,

88

1 STATE OF NEVADA            )  
 2 COUNTY OF WASHOE        ) ss.  
 3  
 4 I, BRANDI ANN VIANNEY SMITH, do hereby  
 5 certify:  
 6 That I was present on April 10, 2024, at  
 7 the Board of Trustees public meeting, via Zoom, and  
 8 took stenotype notes of the proceedings entitled  
 9 herein, and thereafter transcribed the same into  
 10 typewriting as herein appears.  
 11 That the foregoing transcript is a full,  
 12 true, and correct transcription of my stenotype  
 13 notes of said proceedings consisting of 88 pages,  
 14 inclusive.  
 15 DATED: At Reno, Nevada, this day of 17th  
 16 day of April, 2024.  
 17  
 18 /s/ Brandi Ann Vianney Smith  
 19  
 20 BRANDI ANN VIANNEY SMITH  
 21  
 22  
 23  
 24  
 25

# INVOICE

**BAVS SM-LLC**  
brandiavsmith@gmail.com  
United States

**BILL TO**  
**Incline Village General Improvement  
District**  
Susan Herron / Heidi White

775-832-1218  
AP@ivgid.org

**Invoice Number:** IVGID 35

**Invoice Date:** April 17, 2024

**Payment Due:** May 10, 2024

**Amount Due (USD): \$878.00**

Items	Quantity	Price	Amount
<b>Base fee</b> April 10, 2024 BOT meeting	1	\$350.00	\$350.00
<b>Per page fee</b> April 10, 2024 BOT meeting	88	\$6.00	\$528.00

**Subtotal:** \$878.00

**Total:** \$878.00

**Amount Due (USD): \$878.00**

**Incline Village Memorial Plaza Proposal**  
**(Per IVGID Policy and Procedure Resolution No. 138)**

**Participants (Resume)**

**Team**

- a. Team Lead – Michael Gross ([Mdgross5@aol.com](mailto:Mdgross5@aol.com); 775-548-6008)
- b. James Clark
- c. Richard Mehl
- d. Lettie Miller
- e. Jeffry Poindexter

**Proponent Endorsements**

- a. President, MOAA – James Clark
- b. President, Veteran’s Club – Damian Smith
- c. President, Incline Village Realtor’s – Denise Bremer
- d. President, Chase Rauchle PTST NOW – Julie and Craig Rauchle
- e. President, Rotary Club (AM) – Mike McCallum
- f. President, Rotary Club (PM) – Pam Murphy
- g. President, Incliners – Matthew Kuckuck

**Philanthropic Partnerships**

- a. CEO, Parasol Tahoe Community Foundation – Claudia Anderson
- b. President, Incline-Tahoe Foundation – Dolores Holets



## Justification

**Background** – A large percentage of America’s towns and cities have some form of a War Memorial. They are typically located within a town square or a village green, while some are near government office buildings. Each bring a greater sense of community and a shared remembrance of those who sacrificed their lives for our country. War Memorial’s typically become a community gathering point during National Holidays (Memorial Day, July 4<sup>th</sup>, Veterans Day), Flag Retirement Ceremonies, Parades, and other Public Service events.

**Relevance** – There is no Memorial site in Incline Village. The 2023 Memorial Day service was held at Burnt Cedar Beach. The 2023 Flag Retirement Ceremony was held at the Village Green. The consideration of Incline Village resident’s health & welfare is clearly within the Board commitments made within the *IVGID Values, Mission, Goals, and Strategic Plan*.

**Benefit to the District** – Incline Village is decentralized, there is no town center. The Monument will bring a greater focus to the Village Green. It will become a community gathering point during National Holidays (Memorial Day, July 4<sup>th</sup>, Veterans Day), local parades, and other Public Service events. The Monument will be an easily recognizable Incline Village landmark and a focal-point of community pride.

**Funding** – Funding will be provided to the Parks and Recreation Vision Foundation (Incline-Tahoe Foundation), through the Parasol Tahoe Community Foundation. The Incline-Tahoe Foundation will be fully compliant with existing IVGID practices and procedures, as detailed in the Parasol Tahoe Community Foundation Grant Agreement. All required funding will be through Community Donation. The Estimated total cost fabrication and installation is approximately \$112K. Initial budgetary estimates from two monument fabricators and local IV contractors are as follows:

- Monument - \$65K
- Flagpoles (3) - \$6K
- Plaza (granite cobblestone) -\$22K
- Electrical - \$9K
- Reserve - \$10K

**IVGID Values, Mission, Goals, and Strategic Plan** – This proposed Monument fully satisfies IVGID’s Vision, “*With passion for quality of life and our environment, Incline Village General Improvement District will enhance the reputation of our community as an exceptional place to live, work, invest, and play*”. It helps to provide a greater sense of “village” in Incline Village.

**District Design Practices** – The Proposed Project will comply with all relevant elements of the, *Incline Village Construction Guidelines By the Board of Trustees, October 24, 2015*.

**Special Maintenance** – The Monument and cobblestone plaza are fabricated with grey granite, a very durable material, which is relatively insensitive to all outdoor environments/conditions. No maintenance is expected.

The granite cobblestone will be installed flush with the ground so that the existing IVGID Maintenance’s grass cutting/trimming responsibilities at the Village Green Site will be unencumbered.

The 3 flag poles are made of commercial grade aluminum, which is corrosive resistant. Furthermore, the Flag-pole’s Halyard, will be tamper resistant (wire center rope) and anti-theft locked. Periodic replacement of weathered/frayed flags will be required.

**Replacement Cost** – The proposed War memorial is a very large, immovable (approximately 12,000 lbs.) granite monument, situated within a granite cobblestone plaza. It is expected that this Monument will remain intact in its place for many years. No replacement cost is anticipated.

## Description

**Location** – We are proposing to place the War Memorial on Incline Village General Improvement District (IVGID) land. The best identified site location is at the northern end of the Village Green, along Incline Way and across the street from the Recreation Center. See Figure A for photographs of the proposed area. This proposed location best meets all of the recommended criteria:

**Access** – Site is readily accessible by non-IV residents, with stairs/walkway for color guard & handicap access. This is a non-deed restricted area. There are two 5 foot wide (2.5 foot high) stairways at each side of the retaining wall and gravel walkways at the tree-line borders running along the length of the Village Green, up to the Incline Way road. The ground from the street is a gentle grassy slope, with easy roadside access to the site.

**Visibility** – The Monument's proposed location is approximately 30 feet off the south side of Incline Way. It is large (10 feet high) and can be readily seen from the Road. The proposed location is also along the July 4<sup>th</sup> holiday parade route and could easily be a destination point along the procession.

**Parking** – Sufficient and closely located Parking Area. There are two closely located, existing parking at the Tennis/Recreation Center and Aspen Grove parking lots (located at each end of the Village Green).

**Public Address** – Raised platform above viewing audience. The raised elevation (2.5 feet height) of the retaining wall provides an excellent location to hold a memorial ceremony, a color guard, or speakers with excellent viewing from an audience.

**Utilities** – Electrical Service nearby. There is an existing IVGID Parks and Recreation electrical subpanel (with meter) approximately 50 feet away. It could be assessed to provide electrical power for public address equipment, lighting, etc.

**Layout** – The proposed layout exploits the existing topology of the Village Green site. There is an existing 2.5 foot stone retaining Wall, with a flat plateau area and a gently sloping rise to the street level. The total area is approximately 150 feet wide by 44 feet deep. As shown in Figures B & C, the proposed plaza is centered between the two stairways and covers a 36 foot wide by 12 foot depth. Since the area is flat, no additional grading of the area is required, beyond placing base material (sand) below the installed cobblestone.

There is an existing IVGID Parks and Recreation electrical subpanel (with meter) approximately 50 feet away. Electrical extension cords could be used to provide power to the site. Or a new line can be easily added to the breaker box, with trenching and outdoor electrical pipe/wire laid to a weather-proof receptacle and lighting at the Monument Plaza.

The raised elevation of the retaining wall also make the plaza an excellent location to host a memorial ceremony, a color guard, or speakers with excellent viewing from an audience 2.5 feet below the memorial “stage”.

**Monument Design** – The baseline monument design (shown in Figure D) is being evaluated, with proposed recommendations and/or changes coming from our veteran’s community. As shown, it is approximately 6 feet wide, 10 feet tall and 1.5 feet thick. It will be fabricated from Grey Granite. It will be a two piece design; a base pedestal and a vertical monument. The vertical monument will be polished with inscriptions on either one or both sides (TBD). The monument will sit on a concrete base, with steel pins to ensure stability. The baseline inscription is from a President Harry S Truman quote, spoken at a Memorial ceremony, and inscribed at the National World War II Memorial.

**Flag Pole Layout** – There will be three (3) flag poles located at the memorial site. The flag poles will host American and Nevada States flags, along with the option for other flags ( i.e., POW/MIA). The flags will be continuously lit (either by mast-head solar panels or by powered ground lights). As shown in Figure B, the three flagpoles are orientated in a triangular geometry, centered behind the Monument. The poles will be

approximately 25 ft high, with the center US flag pole, approximately 2 feet taller. They will be set in concrete pillars.

**Plaza** – The plaza surface will be constructed from 4x4x6 inch grey Granite cobblestones (See Figure E). The stones will be laid upon a sand base and the finished surface will be level with the ground. There will be 1 inch gaps between the cobblestones to allow for vegetation growth, to improve water runoff / percolation to the ground below, and minimize any coverage requirements. A concrete base will be laid to provide vertical and lateral support the granite structure.

**Specification** – The Primary Design Specification is shown below in Figure F. It will be updated, as necessary to reflect design changes, and will be included as part of the Parasol Grant Agreement.

**Names** – The proposed War Memorial is to be a recognition of our fallen soldiers throughout American History. Beyond a simple inscription commemorating those who have sacrificed their lives across our many unfortunate wars, there will be no individuals named, nor families to be notified and approvals granted.

Figure A. Propose Site Location at the Village Green

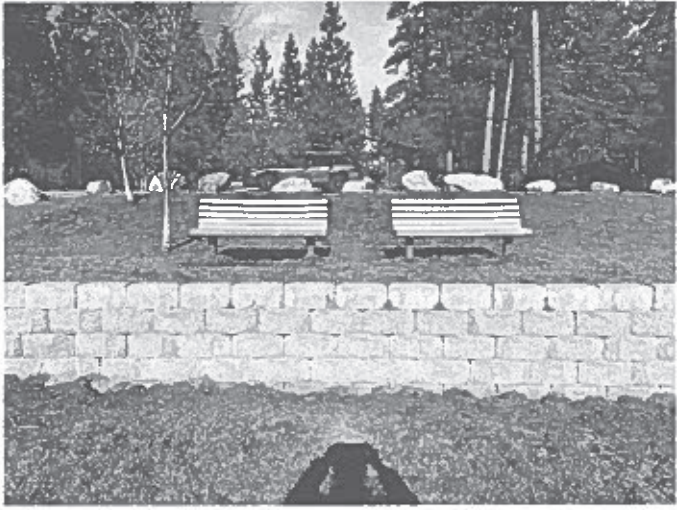
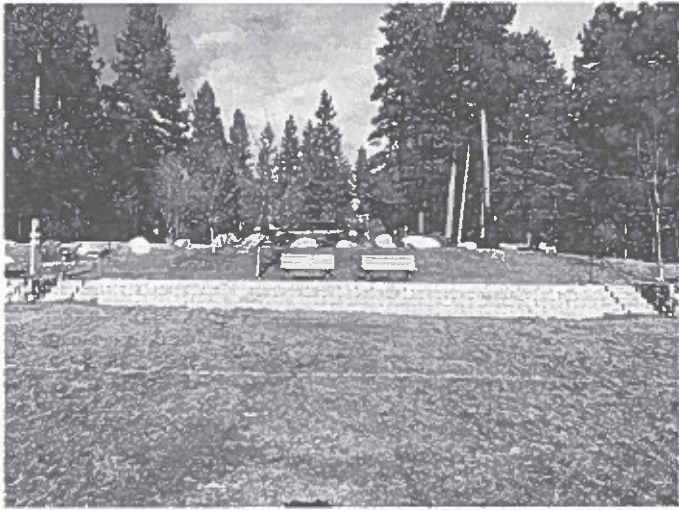
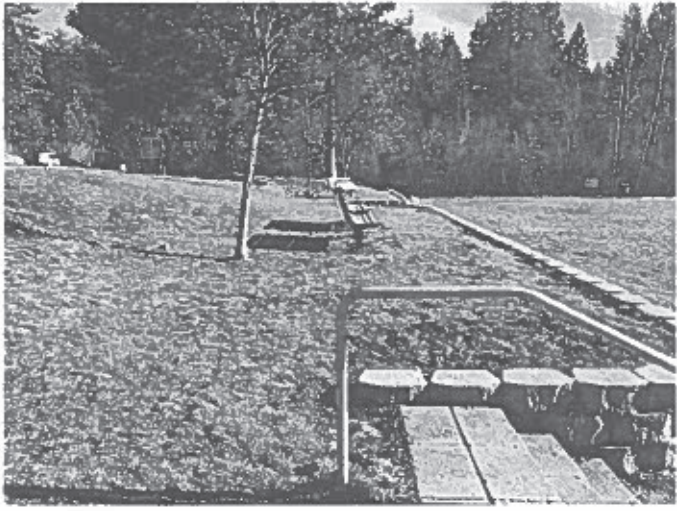


Figure B Proposed War Memorial - Top Down Layout

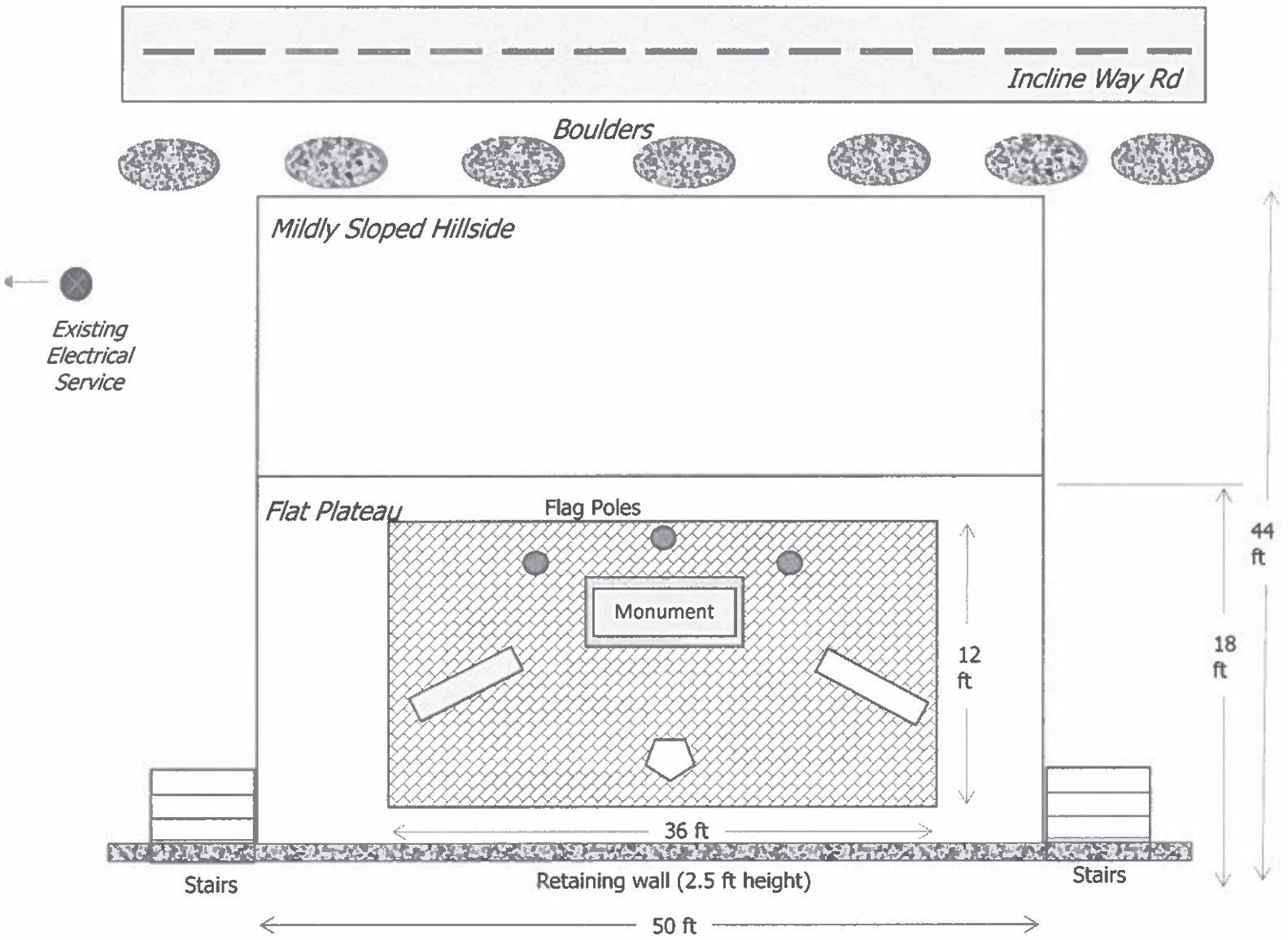
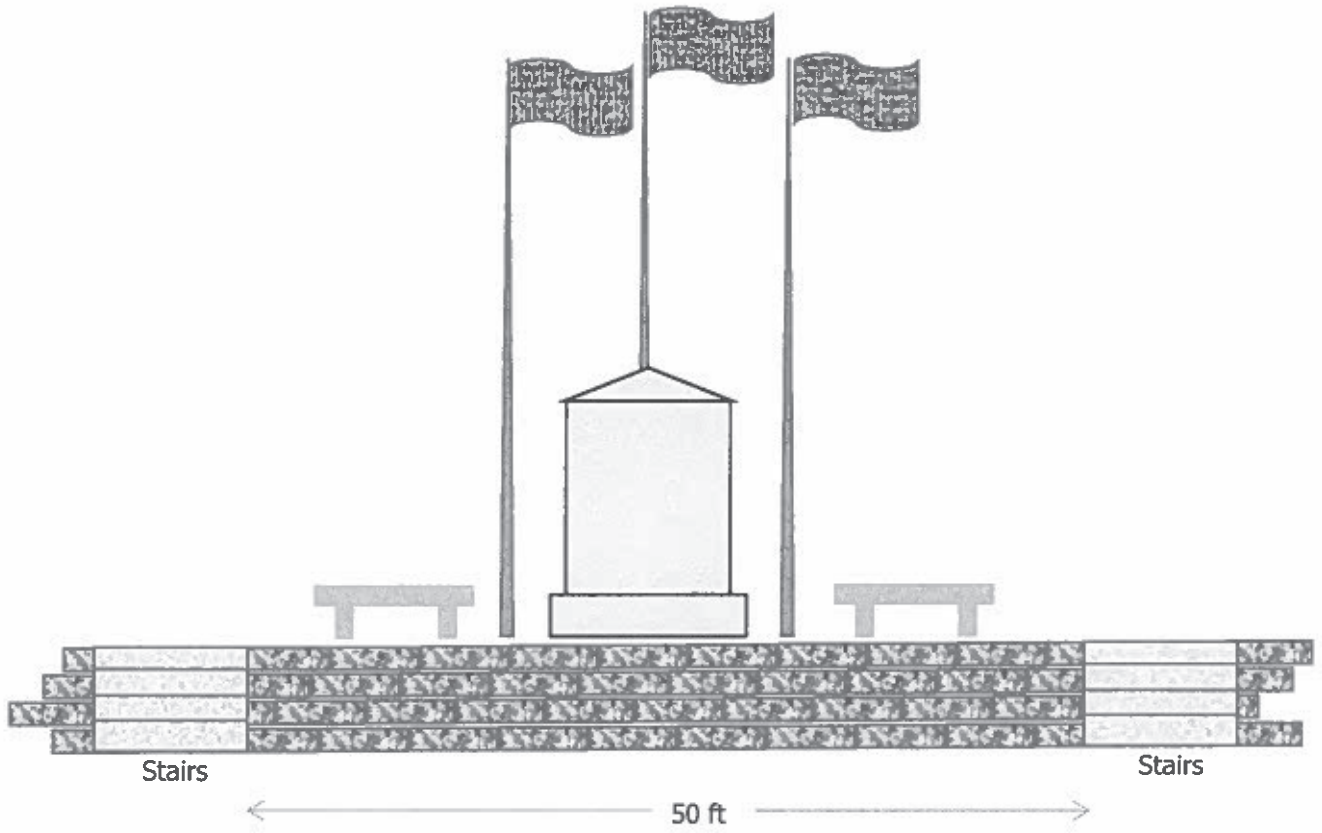
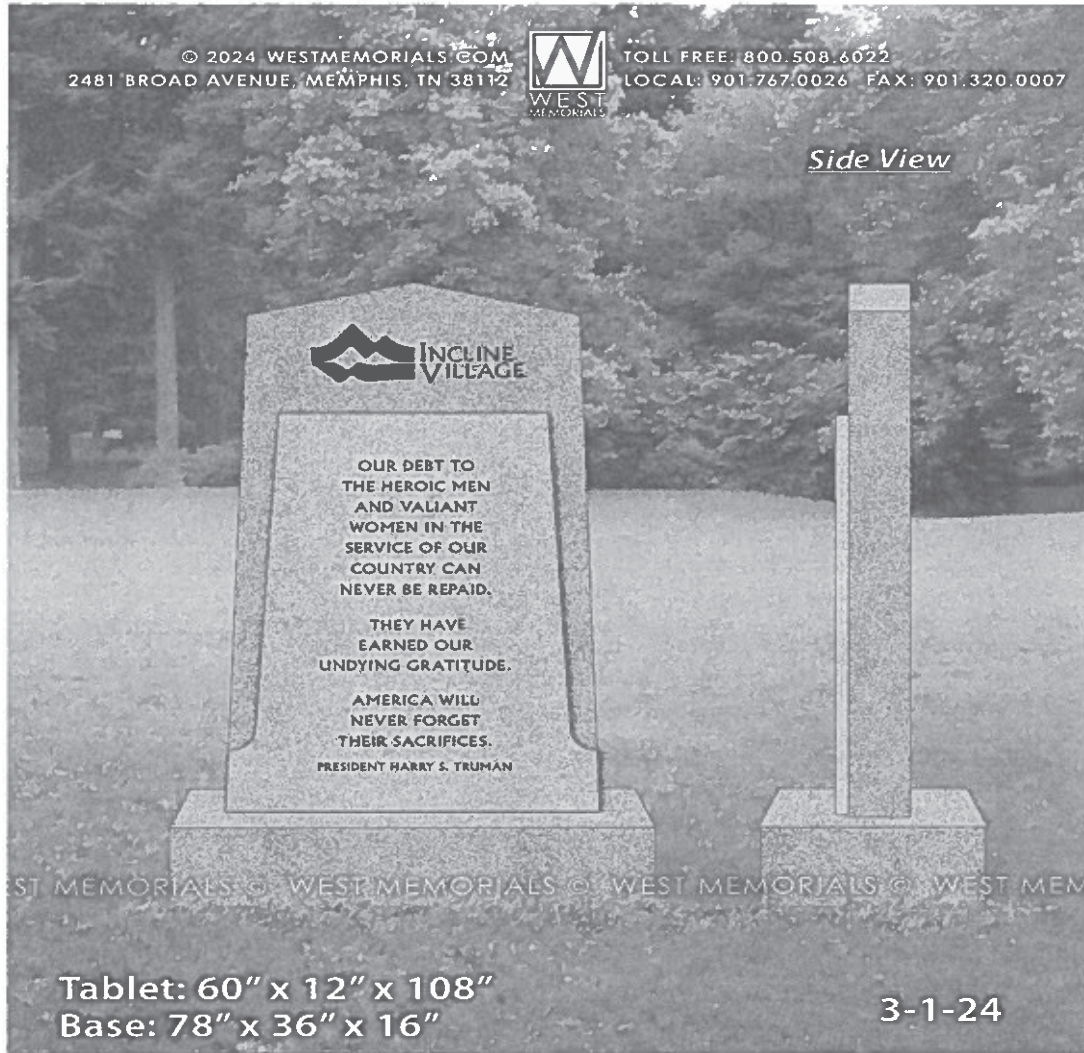


Figure C Proposed Monument - Frontal Layout





## Figure D. Proposed Baseline War Memorial Design





Note:

- Sand Grout Between Stones To Allow For Vegetation And Water Permeability
- Plaza Surface To Be A Ground Level For Maintenance And Foot Traffic Ease.

**Figure E. Example Granite Cobblestone Plaza**

## Figure F. Incline Village War Memorial Specification (Draft)

<b>1.0</b>	<b>Site Location</b>	
1.1	Access	Site is readily accessible by non-IV residents
1.2	Visibility	Readily seen from Road, along holiday parade route
1.3	Parking	Sufficient and closely located Parking Area
1.4	Public Address	Raised platform (2-3 ft) above viewing audience
1.5	Utilities	Electrical Service nearby (PA equipment)
1.6	Layout	Stairs/Walkway for Color Guard & Handicap access
<b>2.0</b>	<b>Pad</b>	
2.1	Material	Granite Paver/Cobblestone, (4x4x6 inch)
2.2	Layout	Figures B & C (~432 feet squared ( i.e., 12x36 feet))
2.3	Permeability	TRPA Coverage mitigation
2.4	Growth Potential	Additional Monuments ( i.e., VFW, First Responders)
<b>3.0</b>	<b>Monuments</b>	
3.1	Material	Grey Granite
3.2	Monument	Shape - See Figure D
	3.2.1	Cap-Stone Dimensions- Width 5 Feet, Height
	3.2.2	8 Feet, Thickness 1.5 Feet
	3.2.3	Pedestal Dimensions - Width 6 Feet, Height 2 Feet,
	3.2.4	Depth 3 Feet
	3.2.5	Quotations TBD – Candidate Example in Figure D
3.3	Obelisk (Optional)	Shape - TBD
	3.3.1	Dimensions Height 4 Feet, 5 sided (pentagon) Pillar
	3.3.2	Veterans Recognition, 5 US Armed Service Badges
<b>4.0</b>	<b>Benches</b>	
4.1	Material	Grey Granite or reuse existing benches
4.2	Number	2
4.3	Layout	Slab Stone bench, with 2 supporting Pedestals
4.4	Dimensions	1.5 x 5 feet squared
<b>5.0</b>	<b>Flag Poles</b>	
5.1	Number	3 (USA, Nevada, Other ( POW/MIA, etc))
5.2	Material	Commercial Grade/Gage Aluminum
5.3	Height	>25 feet (Center (USA) pole higher)
5.4	Anti-tamper	Lockable Halyard to prevent flag theft, steel-core rope
5.5	Lighting	Flags to be Illuminated at night
<b>6.0</b>	<b>Electrical</b>	
6.1	Voltage	110 Volts
6.2	Current	20 AMP
6.3	Fixtures	Standard GFI outdoor plug, all-weather Flagpole
	Lights	