

NOTICE OF MEETING

The regular meeting of the Incline Village General Improvement District will be held starting at 6:00 p.m. on **Wednesday, May 1, 2019** in the Chateau, 955 Fairway Boulevard, Incline Village, Nevada.

RECOGNITION OF INCLINE HIGH SCHOOL BASKETBALL TEAMS (BOYS AND GIRLS) AND THEIR COACHES

- A. PLEDGE OF ALLEGIANCE*
- B. ROLL CALL OF THE IVGID BOARD OF TRUSTEES*
- C. PUBLIC HEARING (TIME CERTAIN FOR 6 P.M.) – Medium-Term Installment Purchase plans for fairway mower for the Championship Golf Course (\$92,000), golf carts for the Mountain Golf Course (\$288,000), and snow cat for Diamond Peak Ski Resort (\$390,000) and general contingency of \$30,000 in the total amount of \$800,000 – **pages 5 - 6**
- D. PUBLIC COMMENTS* - Conducted in accordance with Nevada Revised Statutes Chapter 241.020 and limited to a maximum of three (3) minutes in duration. **Public Comment Advisory Statement** – *A public body has a legitimate interest in conducting orderly meetings. IVGID may adopt and enforce reasonable restrictions on public comment to ensure the orderly conduct of a public meeting and orderly behavior on the part of persons attending the meeting. Public comment, as required by the Nevada Open Meeting Law, is an opportunity for people to publicly speak to the assembled Board of Trustees. Generally, it can be on any topic, whether or not it is included on the meeting agenda. In other cases, it may be limited to the topic at hand before the Board of Trustees. Public comment cannot be limited by point of view. That is, the public has the right to make negative comments as well as positive ones. However, public comment can be limited in duration and place of presentation. While content generally cannot be a limitation, all parties are asked to be polite and respectful in their comments and refrain from personal attacks. Willful disruption of the meeting is not allowed. Equally important is the understanding that this is the time for the public to express their respective views, and is not necessarily a question and answer period. This generally is not a time where the Board of Trustees responds or directs Staff to respond. If the Chair feels there is a question that needs to be responded to, the Chair may direct the General Manager to coordinate any such response at a subsequent time. Finally, please remember that just because something is stated in public comment that does not make the statement accurate, valid, or even appropriate. The law mitigates toward allowing comments, thus even nonsensical and outrageous statements can be made. However, the Chair may cut off public comment deemed in their judgment to be slanderous, offensive, inflammatory and/or willfully disruptive. Counsel has advised the Staff and the Board of Trustees not to respond to even the most ridiculous statements. Their non-response should not be seen as acquiescence or agreement just professional behavior on their part. IVGID appreciates the public taking the time to make public comment and will do its best to keep the lines of communication open.*

Incline Village General Improvement District

Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.

893 Southwood Boulevard, Incline Village, Nevada 89451 • (775) 832-1100 • FAX (775) 832-1122

www.yourtahoeplace.com

NOTICE OF MEETING

Agenda for the Board Meeting of May 1, 2019 - Page 2

E. APPROVAL OF AGENDA (*for possible action*)

The Board of Trustees may make a motion for a flexible agenda which is defined as taking items on the agenda out of order; combining agenda items with other agenda items; removing items from the agenda; moving agenda items to an agenda of another meeting, or voting on items in a block.

-OR-

The Board of Trustees may make a motion to accept and follow the agenda as submitted/posted.

F. REPORTS TO THE BOARD OF TRUSTEES*

1. Washoe County Update from Washoe County's Assistant County Manager Dave Solaro
2. Federal Legislative Advocacy Report from Federal Legislative Advocate Marcus G. Faust, P.C.

G. CONSENT CALENDAR (*for possible action*)

Excerpt from Policy 3.1.0, Conduct Meetings of the Board of Trustees

0.15 Consent Calendar. In cooperation with the Chair, the General Manager may schedule matters for consideration on a Consent Calendar. The Consent Calendar may not include changes to user rates or taxes, adoption or amendment of ordinances, or any other action which is subject to a public hearing. Each consent item shall be separately listed on the agenda, under the heading of "Consent Calendar." A memorandum will be included in the packet materials for each Consent Calendar item. The memorandum should include the justification as a consent item in the Background Section. Any member of the Board may request the removal of a particular item from the consent calendar and that the matter shall be removed and addressed in the general business section of the meeting.

1. Review, discuss, and possibly authorize a three year contract for Federal Legislative Advocacy Services with Marcus G. Faust, P.C. in the amount of \$65,000 per year for three years for a grand total of \$195,000 – **pages 7 - 14**

H. GENERAL BUSINESS (*for possible action*)

1. Review, discuss, and possibly provide input and guidance on legislative matters for the 2019 State of Nevada Legislative Session following a verbal presentation on legislative matters provided by Tri-Strategies representative(s) – **pages 15 - 28**

NOTICE OF MEETING

Agenda for the Board Meeting of May 1, 2019 - Page 3

2. Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet (Requesting Staff Member: Director of Parks and Recreation Indra Winquest) – **pages 29 -217**
3. Review, discuss, and possibly approve Resolution No. 1869 for a Medium-Term Installment Purchase plans for fairway mower for the Championship Golf Course (\$92,000), golf carts for the Mountain Golf Course (\$288,000), and snow cat for Diamond Peak Ski Resort (\$390,000) and general contingency of \$30,000 in the total amount of \$800,000 (Requesting Staff Member: Director of Finance Gerry Eick) – **pages 218 - 239**
4. Board Work Plan – Ordinance 7 – Follow up review, discussion and possible direction to Staff (Requesting Trustee: Chairwoman Kendra Wong) – **pages 240 - 288**
5. Board Work Plan – Master Plan/Capital Plan – Review, discuss, and possibly provide direction on an outline a schedule for workshops, public meetings, communications, etc. (Requesting Trustee: Chairwoman Kendra Wong) – **page 289**
- I. DISTRICT STAFF UPDATE (*for possible action*)
 1. General Manager Steve Pinkerton – **pages 290 - 297**
- J. APPROVAL OF MINUTES (*for possible action*)
 1. Regular Meeting of March 28, 2019 – **pages 298 - 335**
- K. REPORTS TO THE IVGID BOARD OF TRUSTEES*
 1. District General Counsel Jason Guinasso
- L. BOARD OF TRUSTEES UPDATE (**NO DISCUSSION OR ACTION**) ON ANY MATTER REGARDING THE DISTRICT AND/OR COMMUNITIES OF CRYSTAL BAY AND INCLINE VILLAGE, NEVADA*

NOTICE OF MEETING

Agenda for the Board Meeting of May 1, 2019 - Page 4

1. Follow up on the IVGID Code – Check in with the Trustees to see how well they are working with their binders, etc. by Chairwoman Kendra Wong
- M. PUBLIC COMMENTS* - Conducted in accordance with Nevada Revised Statutes Chapter 241.020 and limited to a maximum of three (3) minutes in duration; see **Public Comment Advisory Statement** above.
- N. REVIEW WITH BOARD OF TRUSTEES, BY THE DISTRICT GENERAL MANAGER, THE LONG RANGE CALENDAR (*for possible action*) – **page 336**
- O. ADJOURNMENT (*for possible action*)

CERTIFICATION OF POSTING OF THIS AGENDA

I hereby certify that on or before Friday, April 26, 2019 at 9:00 a.m., a copy of this agenda (IVGID Board of Trustees Session of May 1, 2019) was delivered to the post office addressed to the people who have requested to receive copies of IVGID's agendas; copies were either faxed or e-mailed to those people who have requested; and a copy was posted at the following seven locations within Incline Village/Crystal Bay in accordance with NRS 241.020:

1. IVGID Anne Vorderbruggen Building (Administrative Offices)
2. Incline Village Post Office
3. Crystal Bay Post Office
4. Raley's Shopping Center
5. Incline Village Branch of Washoe County Library
6. IVGID's Recreation Center
7. The Chateau at Incline Village

/s/ Susan A. Herron, CMC

Susan A. Herron, CMC

District Clerk (e-mail: sah@ivgid.org/phone # 775-832-1207)

Board of Trustees: Kendra Wong, Chairwoman, Tim Callicrate, Peter Morris, Phil Horan, and Matthew Dent.

Notes: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent Calendar section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Those items followed by an asterisk (*) are items on the agenda upon which the Board of Trustees will take no action. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to call IVGID at 832-1100 at least 24 hours prior to the meeting. Copies of the packets containing background information on agenda items are available for public inspection at the Incline Village Library.

IVGID'S agenda packets are now available at IVGID's web site, www.yourtahoeplace.com; go to "Board Meetings and Agendas". A hard copy of the complete agenda packet is also available at IVGID's Administrative Offices located at 893 Southwood Boulevard, Incline Village, Nevada, 89451.

*NRS 241.020(2) and (10): 2.Except in an emergency, written notice of all meetings must be given at least 3 working days before the meeting ...10. As used in this section, "emergency" means an unforeseen circumstance which requires immediate action and includes, but is not limited to: (a) Disasters caused by fire, flood, earthquake or other natural causes; or (b) Any impairment of the health and safety of the public.

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Susan A. Herron, CMC
District Clerk

SUBJECT: PUBLIC HEARING (TIME CERTAIN FOR 6 P.M.) – Medium-Term Installment Purchase plans for fairway mower for the Championship Golf Course (\$92,000), golf carts for the Mountain Golf Course (\$288,000) and snow cat for Diamond Peak Ski Resort (\$420,000 which includes contingency) in the total amount of \$800,000

DATE: April 23, 2019

On May 1, 2019, the Board of Trustees will hold a public hearing on the above subject matter. Following is an outline for the public hearing:

1. Chairwoman Wong will ask the Board for a motion and a second to officially open the public hearing.
2. Chairwoman Wong will call for the question and the Board will take a vote to open the public hearing.
3. Once the public hearing is open, Chairwoman Wong will state that the District is holding a public hearing as required by the Nevada Revised Statutes.
4. Chairwoman Wong will then ask Director of Finance Gerry Eick, for the record, if the District complied with the required notices.
5. Following confirmation, Director of Finance Gerry Eick will then provide an overview, which may include a PowerPoint presentation, of the proposed installation purchase plans.
6. Chairwoman Wong will state the comments made during the public hearing are governed by the Chair and Chairwoman Wong should state the rules she wants to use.
7. Chairwoman Wong will then ask for public comment on the installation purchase plans as included in the Board packet.
8. The duration of the public hearing is at the Board's discretion.
9. After all public comments have been made, a Board member will need to make a motion to close the public hearing, which will need a second, and then Chairwoman Wong will call for the question and a vote will be taken on this motion. Chairwoman Wong will then move onto the remaining agenda items.

TAHOE DAILY Tribune

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IVGID - PUBLIC WORKS,
893 SOUTHWOOD BLVD.
INCLINE VILLAGE, NV 89451
Attn: Susan Herron

Bailee Liston says:

That (s)he is a legal clerk of the
Tahoe Daily Tribune,
a newspaper published Friday
at South Lake Tahoe, in the State of California.

Copy Line

Leasing May 1 Meeting

PO#:

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of which a copy is hereto attached, was published
in said newspaper for the full required period of
1 time(s) commencing on **04/19/2019**,
and ending on **04/19/2019**, all days inclusive.

Bailee Liston

Signed: _____
Date: 04/19/2019 State of Nevada, Carson City

This is an Original Electronic Affidavit.

Price: \$ 99.38

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NOTICE OF INTENTION TO AUTHORIZE A MEDIUM-TERM INSTALLMENT PURCHASE AGREEMENT

Notice is hereby given that the INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, State of Nevada, will hold a public hearing at a regular meeting to be held on MAY 1, 2019 at the hour of six o'clock (6 P.M. PST) in the CHATEAU, 955 FAIRWAY BLVD, INCLINE VILLAGE, NV to act upon a Resolution Authorizing a Medium-Term Installment Purchase Agreements in the amount not exceed a total of \$800,000.00 to enable the INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT to acquire a Fairway Mower for the Championship Golf Course at \$92,000, Golf Carts for the Mountain Golf Course for \$288,000, and a Snow Cat for the Diamond Peak Ski Resort for \$390,000 and \$30,000 contingency.

The proposed obligation is to be repaid by revenues of the Community Services Special Revenue Fund, which is a part of the INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT. The Community Services Special Revenue Fund will budget for the payments each year as an operating expenditure for the venue using the equipment. The installment purchase agreement will be in the form of a qualified tax-exempt obligation under a Master Equipment Lease/Purchase Agreement with the California First National Bank for a term of five (5) years and include a residual final payment.

All persons are invited to attend and to be heard regarding the proposed action. Prior to the hearing, written comments may be filed with the INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT District Clerk and will be considered. You may submit your written comments via e-mail addressed to info@ivgid.org.

Pub: April 19, 2019

Ad#0000411147

M E M O R A N D U M

TO: Board of Trustees

FROM: Steven J. Pinkerton
General Manager

SUBJECT: Review, discuss, and possibly authorize a three year contract for Federal Legislative Advocacy Services with Marcus G. Faust, P.C. in the amount of \$65,000 per year for three years for a grand total of \$195,000

STRATEGIC PLAN: Long Range Principle #5 Assets and Infrastructure - The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

DATE: April 23, 2019

I. RECOMMENDATION

That the Board of Trustees makes a motion to authorize a three year contract with Marcus G. Faust P.C. in the amount of \$65,000 per year for three years for a grand total of \$195,000 for Federal Legislative Advocacy Services and authorize Staff to execute the necessary contract documents.

II. DISTRICT STRATEGIC PLAN

This Contract supports Long Range Principle 5 – Assets & Infrastructure. The District will practice perpetual asset renewal, replacement and improvement to provide safe and superior long term utility services and recreation activities.

III. BACKGROUND

Mr. Faust has provided Federal Legislative Advocacy Services for the District for over fifteen years. The primary purpose of the legislative advocacy service is to secure funding for the District's Effluent Export Project and Watermain and Fire Flow Enhancement Improvement Project.

The District's efforts with Mr. Faust have led to receiving \$15.5 million dollars through the Water Infrastructure Improvements for the Nation Act (WIIN Act 2016)

Review, discuss, and possibly authorize a three year contract for Federal Legislative Advocacy Services with Marcus G. Faust, P.C. in the amount of \$65,000 per year for three years for a grand total of \$195,000

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April 23, 2019

Section 595 Program for the Effluent Export Project. The WIIN Act was formerly called the Water Resources Development Act. The District has also received \$6 million from the Lake Tahoe Restoration Act Section 108 Program for funding Environmental Restoration Projects that was matched with \$2 million of State of Nevada Funding for Mill, Incline and Third Creeks Restoration Projects. Mr. Faust has also worked with the legislative advocates for South Tahoe PUD (STPUD) in obtaining water infrastructure funding to improve Lake Tahoe public water systems for fire flow for the critical wildland urban interface communities in Lake Tahoe. The District has received over \$3.8 million in this funding from the US Forest Service through STPUD. Lake Tahoe public water systems have received over \$17 million in total funding to improve fire flows.

All told, these reimbursements have saved the District's residential and commercial ratepayer \$2,140 over fourteen years in utility rates plus the restoration projects have improved the stream environment zones (SEZ) of Incline Village and aided in the goal of restoring the clarity of Lake Tahoe.

The Effluent Export Project Phase II will replace the remaining six miles of aging pipeline within the Lake Tahoe basin at a budgeted cost of \$23 million. The District has already implemented a 45% total sewer CIP rate increase to collect the funds for this project if Federal Section 595 funding is not available or if it does not come available in time to construct the project.

Mr. Faust has worked with the Nevada Delegation and other western states on raising the authorization of the Section 595 Program of the Water Infrastructure Improvements for the Nation Act (WIIN Act 2016). Nevada will be collaborating on Rural Section 595 with five other states, New Mexico, Montana, Wyoming, Idaho and Utah, who already have projects which qualify under Section 595. The new Section 595 Program increased the authorization limit by \$100 million over the previous limit to allow new annual appropriations through the Federal Budget process. Mr. Faust also got new language inserted into Section 595 that clarifies that funding caps do not apply to individual States and that unspent monies can be allocated to priority projects in any state. This was an extremely important piece of language to have added because the US Army Corps was not open to discussing a new Project Cooperation Agreement (PCA) because they had interpreted that Nevada had spent their allocation of funds under Section 595.

Review, discuss, and possibly -3-
authorize a three year contract for
Federal Legislative Advocacy Services
with Marcus G. Faust, P.C. in the amount
of \$65,000 per year for three years for a
grand total of \$195,000

April 23, 2019

In 2017 and 2018, Staff and Mr. Faust worked with the US Army Corps staff in Sacramento and US Army Corps staff in Washington on having bulletins prepared describing this new language change. This has allowed the District to pursue entering into a new PCA to utilize unspent monies in the current Section 595 Fund Balance.

In 2019, the primary objectives are to, enter into a PCA with US Army Corps to utilize unspent funds, appropriate new funds to Section 595 and maintain and increase funding for the watermain and fire flow enhancement funding through the US Forest Service Budget and the newly passed Lake Tahoe Restoration Act.

IV. FINANCIAL IMPACT AND BUDGET

The full amount of the contract is a water and sewer operating expense in the Utility Fund. It is included in the 2018-19 budget and is also in the proposed budget for 2019-20. The current and proposed utility rates are adequate to pay for this expense.

This item is placed on the Consent Calendar in accordance with Policy 3.1.0 (Consent Calendar) as it is included in the budget and meets budget.

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN INCLINE
VILLAGE GENERAL IMPROVEMENT DISTRICT AND MARCUS G.
FAUST, P.C.**

This agreement between the INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT (hereinafter referred to as the "IVGID"), with offices at 893 Southwood Boulevard, Incline Village, Nevada 89451-9425 and MARCUS G. FAUST, P.C., a professional corporation engaged in the practice of law, with offices at 332 Constitution Avenue, N.E., Washington, D.C. 20002 (hereinafter referred to as the "CONTRACTOR") is made this 1st day of May, 2019.

RECITALS

WHEREAS, in the judgment of IVGID Board of Trustees, it is necessary and desirable to employ the services of CONTRACTOR to assist IVGID with federal government actions concerning water and waste water management, infrastructure, federal lands, legislative appropriations, and grants in accordance with the "Scope of Services" section of this agreement; and

WHEREAS, CONTRACTOR has available and offers to provide the personnel necessary to provide the services set forth in the "Scope of Services" section of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

PART I- SERVICES

- A. **SCOPE OF SERVICES TO BE PROVIDED:** CONTRACTOR shall consult and advise IVGID on public works, infrastructure, water resources, waste water, federal lands, and federal grant programs, including but not limited to:
1. Developing strategies to obtain and maximize federal funding for IVGID projects and programs.
 2. Coordinating funding, legislation and policy related activities with the United States Congress and federal agencies;
 3. Securing authorizations and funding from the United States Congress and federal agencies to implement IVGID'S projects;
 4. Maintaining direct and frequent contact with key United States Senators and Representatives;
 5. Advocating IVGID's interests during the United States legislative and regulatory process;
 6. Monitoring and information gathering with the Executive Branch and Congress with respect to all matters which IVGID may have interest in. Specifically, affecting IVGID, the development of water and wastewater policy within the Administration and Congress and the

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN INCLINE
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FAUST, P.C.**

development of budgets for appropriations and such other matters of interest pertaining to IVGID.

7. Actively lobby the Congress and the departments and agencies of the Executive Branch of the government on behalf of the interests of IVGID, as directed by the General Manager or the Director of Public Works. This will involve arranging meetings for personnel of IVGID with officials or staff of these federal departments as may be necessary; the preparation of legal memoranda, Congressional testimony and briefing papers; assisting in devising and implementing strategy with respect to the vital interests and objectives of IVGID; liaison work with key members of the House and Senate Committees with jurisdiction over the Clean Water Act, Safe Drinking Water Act, Environmental Protection Agency, and the Southern Nevada Public Lands Management Act ("SNPLMA").
8. Providing regular briefings to IVGID as needed and travel to Nevada to meet with IVGID officials annually.
9. Providing office and administrative support services to IVGID personnel while in Washington, D.C.
10. Travel as may be necessary and authorized specifically by the General Manager or his designee on behalf of IVGID.

- B. **PAYMENT:** CONTRACTOR'S compensation for the services provided hereunder shall be \$5,417.00 per month for eleven months and \$5,413.00 for the twelfth month. CONTRACTOR shall submit the monthly fee invoice at the first of each month, beginning on May 1, 2019. IVGID shall reimburse CONTRACTOR for reasonable expenses incurred in connection with CONTRACTOR'S work at actual cost. Expenses that are to be reimbursed may include, but are not limited to; photocopying, postage, telephone, delivery, and telecopy charges. Expenses shall be reimbursed to CONTRACTOR on a monthly basis. All travel expenses shall be incurred only following written approval by IVGID General Manager or his designee.

PART II – GENERAL PROVISIONS

- A. **STATUS OF CONTRACTOR:** CONTRACTOR and IVGID have entered into this Agreement with the mutual understanding that CONTRACTOR is an independent contractor and not an employee of IVGID. Nothing contained in this Agreement shall be construed to make CONTRACTOR an employee, partner, or joint venture of IVGID for any purpose. CONTRACTOR warrants that it is free to enter into this Agreement and is not a party to any restrictive contract or agreement limiting its present or future right to contract with IVGID. CONTRACTOR agrees to hold IVGID harmless from any and all suits and claims arising out of any such preexisting restrictive agreement.

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN INCLINE
VILLAGE GENERAL IMPROVEMENT DISTRICT AND MARCUS G.
FAUST, P.C.**

CONTRACTOR understands and agrees that it is solely responsible for complying with state and federal requirements as they relate to taxes, Social Security contributions and any other requirements placed upon self-employed persons.

- B. This Agreement is for the non-exclusive use of CONTRACTOR'S services. Nothing contained herein shall prevent CONTRACTOR from contracting to provide lobbying or other services to other clients on a non-exclusive basis, subject to the Conflict of Interest provision herein.
- C. **CONFLICT OF INTEREST:** Both CONTRACTOR and IVGID shall use their best efforts to identify and notify each other of any potential conflicts of interest between IVGID and any other client of CONTRACTOR. CONTRACTOR shall notify IVGID in writing of any new potential clients that may conflict with this Agreement during the Term of the Agreement. Should a conflict of interest arise between CONTRACTOR and any other potential client, IVGID may either terminate this Agreement or request CONTRACTOR not contract with the potential client. IVGID shall have veto power over any agreement CONTRACTOR may enter into with any other company or group with interests adverse to IVGID.
- D. **INDEMNIFICATION:** To the fullest extent permitted by law, CONTRACTOR shall indemnify, defend, save and hold harmless IVGID and its officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") including claims for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of CONTRACTOR or any of its owners, officers, directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such CONTRACTOR to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by CONTRACTOR from and against any and all claims. It is agreed that CONTRACTOR shall be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. CONTRACTOR shall waive all rights of subrogation against IVGID, its officers, officials, agents and employees for losses arising from the work performed by CONTRACTOR for IVGID.

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN INCLINE
VILLAGE GENERAL IMPROVEMENT DISTRICT AND MARCUS G.
FAUST, P.C.**

- E. **ASSIGNMENT AND DELEGATION:** CONTRACTOR shall not assign or delegate any services or duty under this Agreement without written consent of IVGID, and no assignment shall be of any force or effect whatsoever unless and until IVGID shall have consented.

- F. **SUCCESSORS AND ASSIGNS:** No right or interest in the Agreement shall be assigned by CONTRACTOR without prior written permission of IVGID, and no delegation of any duty of CONTRACTOR shall be made without prior written permission of IVGID.

- G. **SUBCONTRACTS:** No subcontract shall be entered into by CONTRACTOR with any other party to furnish any service specified herein without the advance written approval of IVGID.

- H. **NOTICE, SUBMITTING INVOICES AND MAKING PAYMENTS:** All notices, invoices, and payments shall be made in writing and may be given by personal delivery or by mail. Notices, invoices and payments sent by mail should be addressed as follows:

IVGID: STEVEN J. PINKERTON
 IVGID GENERAL MANAGER
 INCLINE VILLAGE G.I.D.
 893 Southwood Boulevard
 Incline Village, NV 89451

Copy to: Hutchison & Steffen
 Attn: Jason Guinasso, Esq.
 500 Damonte Ranch Parkway
 Suite 980
 Reno, NV 89521

CONTRACTOR: MARCUS G. FAUST, P.C.
 332 Constitution Ave. NE
 Washington, DC 20002

- I. **NON-DISCRIMINATION:** CONTRACTOR shall comply with all applicable federal, state and local laws, rules and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, age, marital status, medical condition, or physical or mental disability.

- J. **TERM OF AGREEMENT:** This Agreement shall become effective on May

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN INCLINE
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1, 2019 and extend for a period of three (3) years from this aforementioned date and shall terminate upon 30 days written notice by either party with or without cause.

- K. **GOVERNING LAW:** This Agreement and performance hereunder and all suits and special proceedings hereunder shall be construed in accordance with the laws of the State of Nevada. In addition, special proceeding or other proceeding that may be brought arising out of, in connection with, or by reason of this Agreement, the laws of the State of Nevada shall be applicable and shall govern to the exclusion of the law of any other forum.
- L. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral or written agreements. No waiver, modifications, additions or addendum to this Agreement shall be valid unless in writing and signed by both CONTRACTOR and IVGID.

IN WITNESS WHEREOF the parties have set the hands as of the 1st of May, 2019.

Incline Village General
Improvement District

Marcus G. Faust, P.C.

Steven J. Pinkerton
District General Manager

Marcus G. Faust, P.C.

Kendra Wong
Chairwoman, IVGID Board of Trustees

Approved as to form:

Jason D. Guinasso, Esq.
District General Counsel



TRI-STRATEGIES

Government Relations & Public Affairs

To: Incline Village General Improvement District Board of Trustees
From: Tri-Strategies
Subject: Legislative Update
Date: 04-19-19

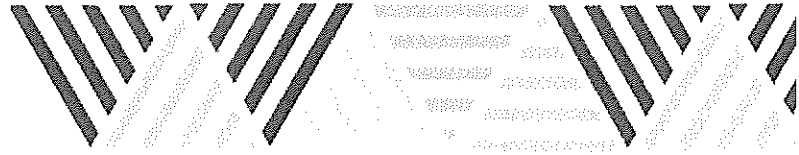
Legislative Update

I. Overview

Today marks the 75th day of the 120-day Legislative Session. This upcoming Tuesday, April 23rd, marks the deadline for first house passage, meaning that all bills need to be voted out of the floor of the house they originated in (Assembly or Senate) in order to survive. Because of that, there is a relatively light committee schedule in order for legislators to be available for Senate or Assembly floor sessions and vote bills out.

II. Senate Bill 279

SB279 is the bill sponsored by Senator Ben Kieckhefer that the IVGID Board of Trustees voted to take a position of neutral on. The bill adds a significant list of requirements to a GID's process of disposing of real property. It received a work session on April 5th in Senate Government Affairs, where it was approved. It was voted out of the Senate floor unanimously on April 10th. It is currently scheduled for a committee hearing on April 23rd in Assembly Government Affairs.



TRI-STRATEGIES

Government Relations & Public Affairs

III. Other Bills being Tracked

- **Assembly Bill 18**

This bill deals with the express powers of a local government bodies. Existing law provides the governing bodies of incorporated cities, unincorporated towns and general improvement districts with certain express powers. (Chapter 268, 269 and 318 of NRS)

Sections 1-4 of this bill authorize those governing bodies to provide for the construction, installation and maintenance of ramps that comply with the Americans with Disabilities Act of 1990. (42 U.S.C. §§ 12101 et seq.)

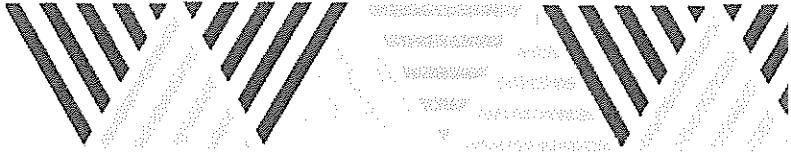
Sections 1-3 of this bill authorize those entities to locate such ramps within any public easement or right-of-way if the public easement or right-of-way is within a reasonable proximity of any public highway and the ramp may be located safely within the public easement or right-of-way without damaging the facilities of other persons who are authorized to place their facilities within the public easement or right-of-way.

Status: Received a hearing in Assembly Government Affairs on February 28, 2019. Has not been voted out of committee. Was “amend and do pass” out of Assembly Government Affairs on April 11, 2019. Has not received a vote on the Floor of the Assembly yet.

- **Assembly Bill 70**

This bill allows (does not mandate) public bodies the ability to delegate decisions concerning litigation to the Board Chair; (Sec.3)

It also Increases potential fines for repeat offenders of Open Meeting Law; (Sec 12)



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It requires that public make “reasonable efforts” to utilize a room large enough to accommodate “anticipated size” of the public turnout, but clarifies that meeting can go on without an OML violation as long as reasonable efforts were made; (Sec 6)

It clarifies that OML trainings would fall outside of OML requirements , trainings can be conducted by AG’s office or legal counsel for the public body;(Sec 5)

It only requires “reasonable efforts” to have members who participate in meeting telephonically/electronically be heard and clarifies that a public body may continue their meeting as long as a quorum was able to participate; (Sec 2)

Amendment removes previous bill requirement that the agenda be approved; (Sec 6)

Requires public bodies to maintain audio or transcripts of meetings for 3 years up from 1 year. (Sec 7)

Permits the AG’s office to decline to investigate OML complaints raised “in bad faith” (Sec 10)

Status: Received a hearing in Assembly Government Affairs on March 6, 2019. Has not been voted out of committee. Was amended and passed out of Assembly Government Affairs on April 12, 2019. Has not received a vote on the Floor of the Assembly yet.

- **Assembly Bill 86**

Exempts certain purchases by local governments from requirements of competitive bidding;



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Increases the monetary thresholds at which local governmental purchasing contracts must be advertised;

Authorizes a local government to dispose of personal property by donating it to another governmental entity or nonprofit organization;

Authorizes the Administrator of the Purchasing Division of the Department of Administration to enter into a contract pursuant to a solicitation by certain governmental entities;

Revises provisions governing certain preferences for businesses owned and operated by a veteran with a service connected disability.

Status: Received a hearing in Assembly Government Affairs on February 21, 2019. Had a work session on March 22, 2019. Has not been voted out of committee. Referred to Committee on Ways and Means on April 11, 2019.

- **Assembly Bill 101**

This bill authorizes a private plaintiff to bring an action for a declaratory judgment to determine whether the State of Nevada or a political subdivision of the State violated any applicable provision of state law or a local ordinance;

It states that if a court issues a declaratory judgment finding that any alleged action of the State or political subdivision violated any applicable provision of state law or a local ordinance, the action taken by the State or political subdivision is null and void;

It allows a private individual to seek declaratory judgment in an action of a government entity thereby making government entities more susceptible to lawsuits.



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Status: Received a hearing in Assembly Judiciary on February 14, 2019. Did not get voted out of committee prior to the committee passage deadline on April 12, and thus it did not survive.

- **Assembly Bill 136**

Under existing law, any contract for a public work whose cost is \$250,000 or more, is subject to the prevailing wage requirements. (NRS 338.075, 338.080)

Among other things, this bill lowers the minimum threshold for the applicability of prevailing wage requirements from \$250,000 to \$100,000.

Status: Received a hearing in Assembly Government Affairs on March 8, 2019. Received a Work Session on March 11, 2019 and passed out of committee. Read on Floor a Second Time, referred to Committee on Ways and Means. Heard on April 1, 2019 in Ways and Means.

- **Assembly Bill 179**

Existing law prohibits a provision in a contract for a public work that requires a contractor to waive a right to damages or an extension of time acquired as a result of a delay caused by certain actions by the public body. (NRS 338.480, 338.485)

This bill extends this provision to both prime contractors and subcontractors.

This bill also prohibits the waiver of a right to damages or an extension of time acquired that results from an acceleration, disruption or impact event that is unreasonable in length, caused by the public body in certain circumstances or within the control of the public body.

Status: Referred to Assembly Committee on Government Affairs. Heard in



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Assembly Committee on Government Affairs on April 11, 2019.
This bill did not meet the first committee passage deadline and thus did not survive.

- **Assembly Bill 190**

This bill lowers the threshold for applicability of prevailing wage requirements from \$250,000 to \$100,000.

Section 5 of this bill also sets the requirements pursuant to which a contractor or subcontractor engaged on a public work may discharge any part of his or her obligation to pay prevailing wages to a worker by providing bona fide fringe benefits in the name of the worker.

Existing law prohibits a public body from: (1) requiring or prohibiting a bidder, contractor or subcontractor from entering into or adhering to any agreement with one or more labor organizations in regard to a public work; or (2) discriminating against a bidder, contractor or subcontractor for entering or not entering into any agreement with one or more labor organizations in regard to the public work.

Section 31 of this bill eliminates these prohibitions.

Status: Received a hearing in Assembly Government Affairs on March 20, 2019. Amended and passed out of committee on April 5, 2019. Has not been voted on at the floor of the Assembly, but has been declared exempt.

- **Assembly Bill 240**

This bill requires Carson City, Douglas County, Lyon County, Storey County and Washoe County to each prepare a report at the end of each calendar year between July 1, 2019, and December 31, 2022, that identifies issues relating to



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and makes recommendations regarding the orderly management of growth in those counties and the region that those counties comprise.

This bill also authorizes each such county to consult with and solicit input from other entities in the county in preparing the annual report.

This bill also requires certain representatives of these counties to: (1) meet jointly at least twice in each calendar year during the period between January 1, 2020, and December 1, 2023, to identify and discuss issues relating to the orderly management of growth in the region, including issues identified in the counties' annual reports; and (2) prepare annual joint reports relating to those meetings for submission to the Legislative Commission.

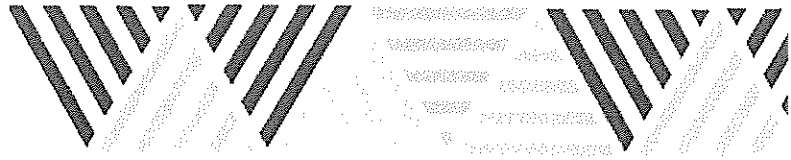
This bill also requires the final annual joint report to comprehensively address all the issues identified and recommendations made by the counties during the period between January 1, 2020, and December 1, 2023, relating to the orderly management of growth in the region.

Status: Received a hearing in Assembly Government Affairs on March 11, 2019. Received a Work Session on March 15, 2019, and passed out of committee. Has not been voted on by Floor.

- **Assembly Bill 413**

In order to understand this bill, it is necessary to understand existing law. Existing law requires a governing body of a local government to determine whether a proposed rule is likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business. If so, the governing body or its designee must prepare a small business impact statement which must be considered by the governing body at the meeting immediately preceding the meeting held to adopt the proposed rule.

A business that is aggrieved by a rule may object to all or a part of the rule if: (1)



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the governing body or its designee failed to prepare a business impact statement; or (2) the business impact statement is inaccurate or incomplete. (NRS 237.080, 237.090, 237.100)

This bill provides that if a governing body fails to consider the business impact statement before taking action to adopt a proposed rule, the action taken by the governing body is void.

This bill also authorizes a business to file a petition objecting to a rule on the grounds that the governing body of a local government failed to consider the business impact statement before adopting the rule.

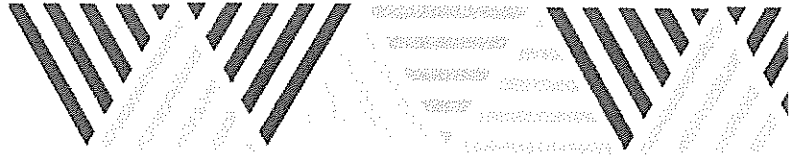
This bill also requires the governing body to take action to readopt the rule after the governing body considers the business impact statement.

Status: Referred to Assembly Government Affairs. Heard in committee on April 5, 2019. Amended and passed out of committee on April 11, 2019. Has not yet received a vote on the Assembly floor.

- **Assembly Bill 486**

This bill creates an entirely new division called the Division of Outdoor Recreation within the Department of Conservation and Natural Resources. It also lays out the initial staffing and salaries for the division.

Among other things, this newly created division is directed to coordinate all activities relating to marketing and business development for outdoor recreation for the State; coordinate with the Department of Tourism and Cultural Affairs and the Office of Economic Development concerning the promotion and growth of any businesses or opportunities related to outdoor recreation; promote economic development by working with the Office of Economic Development to attract outdoor recreation industries to this State and develop the growth of new business opportunities



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within this State. In addition to that, the Administrator for Preservation of Natural Resources for Outdoor Recreation shall coordinate: (a) All activities relating to conservation and implementing or interpreting policies regarding natural resources. (b) With the Department, the Department of Wildlife and any other organization, association, group or other entity concerned with matters of conservation and natural resources regarding conservation and the implementation or interpretation of policies regarding natural resources.

Status: Heard in committee on April 4, 2019 and passed out of committee on April 11, 2019. Amended and re-referred to Assembly Ways and Means. Declared exempt.

- **Senate Bill 10**

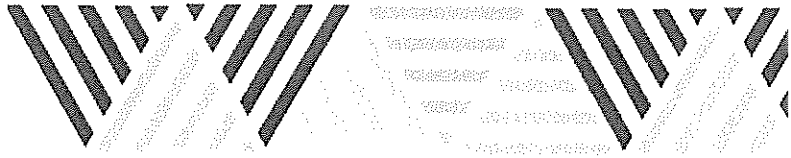
Existing law sets the maximum salary a member of a board of trustees of a general improvement district may receive. (NRS 318.085)

This bill increases the amount a member of a board of trustees of a general improvement district may be compensated from \$6,000 to \$9,000.

Alternatively for those GID that have certain powers which permits them to currently pay \$9,000, this bill increases the allowable compensation to be \$12,000.

This bill additionally defines "compensation" as salary or wages to the exclusion of other potential benefits such as medical insurance

Status: Received a hearing in Senate Government Affairs on February 13, 2019. Received a Work Session on March 1, 2019. Passed out of Committee. Passed out the Senate Floor on an 18-2 vote. Referred to Assembly Government Affairs.



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- **Senate Bill 42**

This bill repeals the provisions of chapter 486A of NRS, relating to the use of alternative fuels in certain public fleets of motor vehicles in counties whose population is 100,000 or more (currently only Clark and Washoe Counties).

The provisions that are being repealed under certain circumstances are chapter 486A of NRS, which state that the State Environmental Commission is required to adopt regulations regarding: (1) standards and requirements for alternative fuels; (2) specifications for clean vehicles and motor vehicles that use alternative

fuels; (3) the acquisition of clean vehicles and motor vehicles that use alternative fuels by certain fleets; (4) standards for emissions from motor vehicles that are converted to alternative fuels; and (5) the establishment of a procedure for approving variances or exemptions from certain requirements. (NRS 486A.150)

Status: Received a hearing in Senate Growth and Infrastructure on February 7, 2019. Received a Work Session on March 5, 2019 was passed out of Committee, and passed out of the Senate unanimously. Subsequently referred to Assembly Committee on Growth and Infrastructure.

- **Senate Bill 129**

A portion of the impactful sections of this bill include sections 5 and 6 which restate more clearly the existing scope of the statutory ethical standards and their applicability to the conduct of current and former public officers and employees.

Section 6 codifies the existing rule of construction that the standards are cumulative and supplement each other and all such standards are enforceable to the extent that they apply to the given set of facts and circumstances.

Section 11 of this bill also adds to the statutory ethical standards by prohibiting



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public officers and employees from using their position or power in government to take any actions or compel a subordinate to take any actions that a reasonable person would find, based on the given set of facts and circumstances, to be a gross or unconscionable abuse of official position or power that undermines the people's faith in the integrity or impartiality of public officers and employees.

Section 35 of this bill revises the contracting prohibition to provide that, with certain exceptions, public officers and employees cannot, directly or through a third party, negotiate, bid on, enter into, perform, modify or renew any government contracts between: (1) the public officers and employees or any business entities in which they have a significant pecuniary interest; and (2) an agency in which they serve or an agency that has any connection, relation or affiliation with an agency in which they serve.

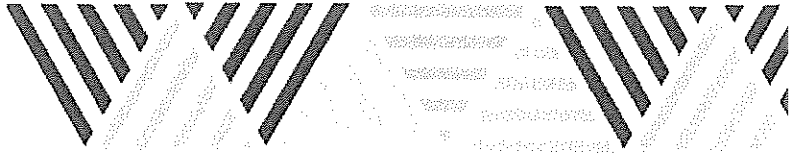
Status: Received a hearing in Senate Committee on Legislative Operations and Elections on March 13, 2019. Was amended and passed out of committee on April 12th Was also declared exempt.

- **Senate Bill 175**

Under existing law, a public body may contract with a design-build team for the design and construction of a discrete public works project if the public body has approved the use of the design-build team and the project has an estimated cost of more than \$5,000,000.

Furthermore, within a 12-month period a public body may contract with a design-build team for the design and construction of not more than two discrete public works projects which each have an estimated cost of \$5,000,000 or less.

This bill removes the ability of a public body to contract with a design-build team for the design and construction of **two** discrete public works projects each of which have a cost of \$5M or less. This would not go into effect until July, 2021.



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Status: Received a hearing in Senate Government Affairs on February 25, 2019. Received a Work Session on March 1, 2019, and passed out of committee. Was voted out of the Senate Floor unanimously. Subsequently referred to Assembly Government Affairs.

- **Senate Bill 183**

This bill deals with the Open Meeting Law, which sets forth the minimum public notice required of a meeting of a public body including the posting of an agenda. Existing law also specifies certain information that must be included on an agenda. (NRS 244.020)

Among other things, this bill requires that if the agenda is revised in any way after it is posted, provided or delivered, the agenda must clearly indicate that the agenda has been revised, what such revisions are and the date that the agenda was revised.

Status: Received a hearing in Senate Government Affairs on February 25, 2019. Received a Work Session on March 20, 2019, and passed out of committee. Declared Exempt and referred to Senate Finance Committee.

Senate Bill 251

This bill may not directly affect IVGID because it begins by referencing existing law concerning cities and counties. We are including it here out of an abundance of caution.

Existing law authorizes the governing bodies of cities and counties to regulate and restrict the improvement of land and to control the location and soundness of structures. (NRS 278.020) This bill imposes various requirements on the conversion of



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Government Relations & Public Affairs

land used as a residential golf course to any other use. Among other things, this bill defines the term “residential golf course” to mean certain land used for golfing or golfing practice that is located within 2,000 feet of a lot or parcel of land used for residential purposes. Section 3 of this bill requires an owner of a residential golf course who wishes to convert the land to any other use to provide notice to certain owners of surrounding land and hold two neighborhood meetings.

Status: Heard in committee on April 5th, passed out of committee on April 11, 2019. Has not yet received a vote on the floor.

- **Senate Bill 287**

This bill applies to all state and local governmental entities. It deals with public records. Among other things this bill broadens the definition of a “public record.

It also eliminates the authority of a governmental entity to charge an additional fee for providing a copy of a public record when extraordinary use of personnel or resources is required.

It requires a governmental entity under certain circumstances to assist the requester to focus the request in such a manner as to maximize the likelihood the requester finds what they are looking for.

It authorizes a requester of a public record to apply to a district court for an order if a request for inspection, copying or copies of a public record is unreasonably delayed.

It additionally provides that if the requester prevails in a proceeding involving an unreasonable delay they are entitled to costs, reasonable attorney’s fees an \$100 per day for each day they were denied the right to inspect, copy or receive a copy of the public record AND that they may be entitled to recover a civil penalty if a governmental entity or the person who is responsible for making



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decisions on behalf of the governmental entity relating to the public record request fails to comply with the existing law governing public records.

Status: Referred to Committee on Government Affairs. Was heard on April 3rd in Senate Government Affairs. Referred to Government Finance and declared exempt.

- **Senate Bill 433**

This bill grants law enforcement officers of the States of California or Nevada concurrent jurisdiction to arrest offenders for certain prohibited conduct on any land mass within 10 miles of Lake Tahoe or Topaz Lake.

This bill also provides that certain claims brought against officers or employees of the States of California or Nevada or an agency or political subdivision thereof are subject to the conditions and limitations on civil actions established by the state of that officer or employee.

Status: Referred to Senate Judiciary. Heard on April 8th, passed out of committee on April 11, 2019. Has not yet received a vote on the Senate floor.

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Indra Winquest
Director of Parks & Recreation

SUBJECT: Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet

STRATEGIC PLAN: Long Range Principal #5 – Assets and Infrastructure

DATE: May 1, 2019

I. RECOMMENDATIONS

That the Board of Trustees makes a motion to:

1. Receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board Meeting packet.
2. Direct Staff to bring back the Community Services Master Plan for adoption on July 17, 2019 which will be included in the July 17, 2019 Board Meeting packet.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet

-2

May 1, 2019

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the Districts workforce.
- The District will conduct planning and design, in advance of undertaking projects or procurement to ensure District assets meet operational requirements and enhance the customer service.

III. BACKGROUND

On July 27, 2016, the Board of Trustees authorized a design services contract with Design Workshop totaling \$215,835 for the services and development of a Community Services Master Plan for the District. In September 2016, the Incline Village General Improvement District (IVGID) began the process of master planning for the future of IVGID Community Services. Community Services encompasses the Beaches, Parks, Recreation Programs, the Recreation Center, Golf Courses at Incline Village, and Diamond Peak Ski Resort. The last effort was in 2000 when the Incline Village Recreational Facilities Master Plan was completed. Updating these plans every ten to fifteen years is a best practice as it provides a road map for maintaining and/or revitalizing the existing community amenities and/or expanding the venues to provide new features the community desires. It's important to evaluate existing programs and services, understand trends, and coordinate competing priorities in order to tailor the community facilities, programs, and services for the future.

Included in the overall scope of services was:

- Community Workshops
- Focus Group Interviews
- Statistically Valid Survey of parcel owners, pass holders, and residents
- Evaluation of existing facilities, programs, and services
- Trend Analysis
- Conceptual plan preparation as needed
- Master Plan preparation, dissemination, and approval

Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet

-3

May 1, 2019

Over the past two and a half years, the Design Workshop Team has been working with staff and the community to meet the goals and expectations as approved in the scope of services. Items completed to date include site assessments, focus group meetings, two public workshops, staff interviews, mapping, statistically valid and open survey, stakeholder interviews, and the draft recommendations and goals. Here are some key dates and events:

1. Five Focus Group meetings Fall 2016
2. Public Workshop Forum at the Chateau November 30, 2016
3. Public Workshop Forum at the Recreation Center June 24, 2017
4. Statistically Valid Survey April – July 2017
5. Community Services Master Plan update and presentation to the Board of Trustees on the results of the Statistically Valid Survey - October 25, 2017.
6. Community Services Master Plan update to the Board of Trustees including proposal for additional community outreach - June 13, 2018

On July 24th, 2018 the first edition of the Draft Community Services Master Plan was received by the Board of Trustees along with staff's recommendation to proceed with the second round of community outreach as proposed at the June 13, 2018 Board of Trustees meeting during the Community Services Master Plan update. The community outreach included:

- Community Public Workshops on August 6, 2018 and October 10, 2018
- Outreach at Beaches in August, 2018
- Outreach at Community Services Venues (storyboards)
- Re-engagement of focus group (aquatics, Recreation Center, adult/senior programming, youth & family programming, trails & open space)

During the second round of community outreach, feedback from the community was received. This feedback was provided to the Design Workshop team for integration into the development of the final draft Community Services Master Plan.

Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet

-4

May 1, 2019

IV. NEXT STEPS

The Community Services Master Plan process has reached the final stages. Design Workshop has presented the District with the final 95% draft iteration. If received by the Board of Trustees, staff will provide the Design Workshop with final comments and feedback in the coming weeks with the goal of bringing back a final version of the Community Services Master Plan to the Board of Trustees for adoption this coming summer.

Staff is proposing to target the Board of Trustees meeting on July 17, 2019 to bring back the final document for adoption. If the 95% Draft Community Services Master Plan is received, Staff will be updating the Board of Trustees and soliciting feedback at upcoming meetings. It will be crucial that the Board reviews the plan in detail over the next six to eight weeks and provide any final feedback in order to meet the proposed deadline for final adoption. Additionally, final feedback will need to be given by staff and the community during this time.

Once the Community Services Master Plan has been formally adopted, the next critical step will be to begin identifying and prioritizing the aspects and recommendations in the master plan. This process should involve a significant amount of community outreach and feedback as well as much discussion among the Board of Trustees and staff. Design Workshop has provided recommendations within the plan as well as criteria to guide the process of prioritization and potential implementation. This criteria is consistent with the District's Mission and Long Range Principals. Some of the key elements of the guiding criteria include:

- Provides the greatest impact to address community needs and preferences. The project is supported by the community and stakeholders.
- Has an existing funding source or potential identified funding sources.
- Fills a need or gap in the existing system. Provides parks & facilities in areas with community identified needs.
- Has a moderately low impact on resources for operations and maintenance.
- Improves and/or sustains existing facilities in particular those nearing the end of useful life.

Review, discuss, and possibly receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board meeting packet and direct Staff to bring back the Community Services Master for adoption on July 17, 2019 which will be included in the July 17, 2019 Board meeting packet

-5

May 1, 2019

- Aligns with District partners and collaborators planning efforts. IVGID will partner with the community to prioritize future projects that overlap and align with future planning efforts.
- Offers a high return on investment and/or maximizes public resources.
- Addresses needs associated with growth and increased demands.
- Provides multiple benefits for both parks & recreation as well as other community and environmental needs.

This criteria can simply serve as a foundation of guiding principles to utilize, enhance and build upon as the District continues to ensure it accomplishes the short and long term strategic goals of our community. This process will be crucial in shaping the future of Incline Village and Crystal Bay.

V. FINANCIAL IMPACT AND BUDGET

This project was included and approved in the 2016-17 CIP Budget. The contract for services with Design Workshop, as approved on July 27, 2016, was for \$215,835. Staff is expecting the project to be on budget.

VI. ALTERNATIVES

1. Not receive the Final Draft 2019 Community Services Master Plan.
2. Accept the Final Draft 2019 Community Services Master Plan with required revisions.

VII. ATTACHMENTS

- A. PowerPoint Presentation – May 1, 2019
- B. Excerpt of Minutes from July 24, 2018 Board meeting along with Staff memorandum and attachments
- C. Memorandum and supporting material for award of contract to Design Workshop on July 27, 2016.
- D. Final Draft 2019 Community Services Master Plan as developed and proposed by the Design Workshop.

ATTACHMENT A



Community Services Master Plan Update

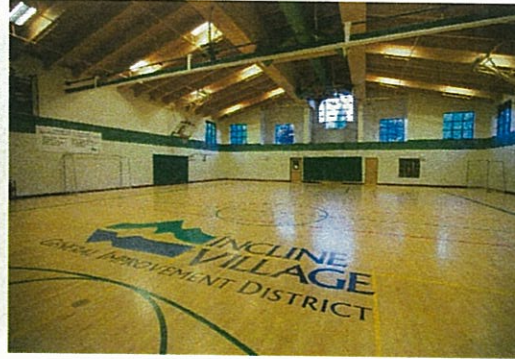


Presented by
Director of Parks & Recreation Indra Winquest



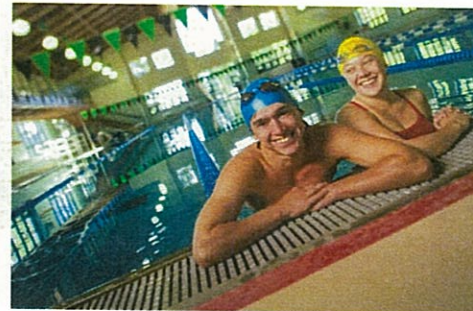
One District ~ One Team

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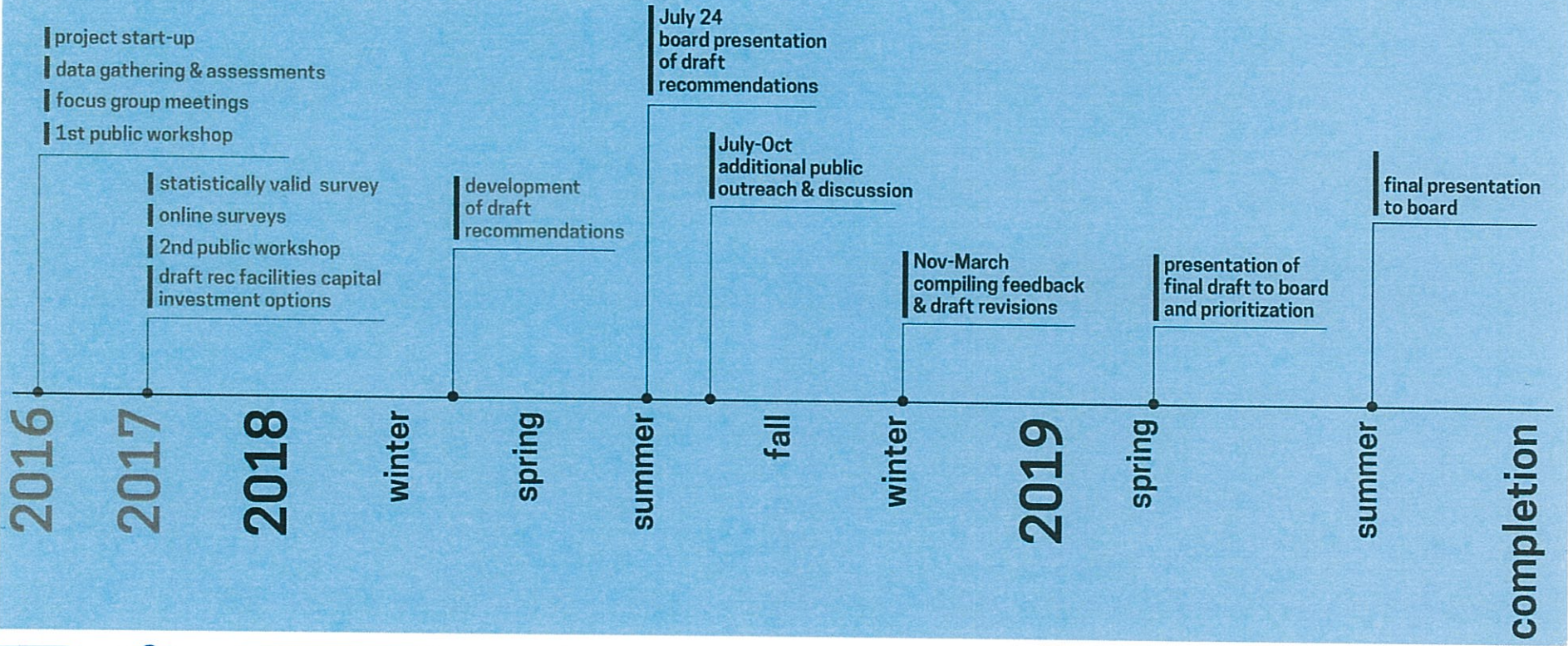
Recommended Action:

1. That the Board of Trustees make a motion to receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board Meeting packet.
2. That the Board of Trustees make a motion to direct Staff to bring back the Community Services Master Plan for adoption on July 17, 2019 which will be included in the July 17, 2019 Board Meeting packet.



One District ~ One Team

SCHEDULE



Draft Master Plan Contents:

- Principles and purpose of the plan
- Surveys, demographic data, inventory, assessment, and best practices
- Recommendations
- Site conceptual examples
- Menu of opportunities
- Cost estimation



Key Goals of the Community Services Master Plan

1. Provide opportunities for residents to **maintain and improve their health**.
2. Promote a more **beautiful community** and greater sense of place.
3. Provide **recreational, social, and health strengthening opportunities** with a focus on older adults, children, and teens.
4. Respond to the **needs and priorities of residents** and their immediate guests.
5. Address the best practices and needs of the District: its **particular demographic and environmental** considerations.
6. Strive for **fiscal and environmental sustainability**.





Items Complete:

- Site assessments
- Focus group meetings
- Staff interviews
- Mapping
- Stakeholder interviews
- Review and coordination with existing plans and planning efforts
- Review and documentation of demographics through available data
- Statistically valid survey
- Open participation survey
- Two public workshops (one spring and one in the summer)
- Review and assessment of opportunities
- Draft recommendations and goals
- Revision and iteration of goals and objectives
- Conceptual plans/example plans developed to support goals and objectives
- Develop cost implications
- 80% Draft Iteration received and accepted (July 24, 2018)
- Second Round of Community Outreach (Summer/Fall 2018)

Community Re-engagement

- Outreach at beaches – August 4 & 11, 2018
- Community Forum – August 6 & October 10, 2018
- Outreach at venues (story boards)
- Re-engagement of focus groups (Aquatics, Recreation Center, adult/senior programming, youth & family programming, trails & open space)



Needs Matrix



81% of survey respondents strongly supported or somewhat supported more trails in Incline Village/Crystal Bay



72% of survey respondents strongly supported or somewhat supported a dedicated dog park



63% of survey respondents strongly supported or somewhat supported bocce ball courts



51% of survey respondents strongly supported or somewhat supported pickleball courts

		PARKS, FIELDS & BUILT FACILITIES											PROGRAMS							OPERATIONS												
		DEDICATED DOG PARK	DEDICATED RECTANGLE FIELDS	BASEBALL/SOFTBALL FIELDS	WALKING PATHS/LOOPS	PLAYGROUNDS	COMMUNITY GATHERING SPACE	TRAIL CONNECTIVITY	CROSS-COUNTRY SKI TRAILS	NATURAL SURFACE TRAILS	MEETING AREAS (REC CENTER)	COURT/GYMNASIUM SPACE	FITNESS/EXERCISE FACILITIES (REC CENTER)	WARM WATER POOL	CHILD CARE PROGRAMS	YOUTH FITNESS/WELLNESS	YOUTH ATHLETIC LEAGUES	YOUTH SWIM PROGRAMS	TEEN PROGRAMS	ADULT FITNESS/WELLNESS	ADULT WATER FITNESS	ADULT 55+ PROGRAMS	TENNIS LESSONS/LEAGUES	NATURE PROGRAMS	COMMUNITY SPECIAL EVENTS	IMPROVE/MAINTAIN EXISTING FACILITIES	COORDINATION/PARTNERSHIPS	INTERNAL COORDINATION	STAFF TRAINING	CONSISTENT PROGRAM DELIVERY		
Needs Assessment Techniques	Focus Groups	●	●	●	●		●	●	●	●	●	●	●			●	●	●		●	●	●			●	●	●					
	Public Workshops	●	●		●			●	●	●	●	●	●		●	●		●	●	●		●		●			●	●				
	Mailed Survey	●	●		●			●	●	●					●	●	●	●	●	●	●	●				●	●					
	Online Survey	●	●		●			●	●	●					●	●	●	●	●	●	●	●	●			●	●					
	Recreation Trends	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
	Site Assessments & Best Practices	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

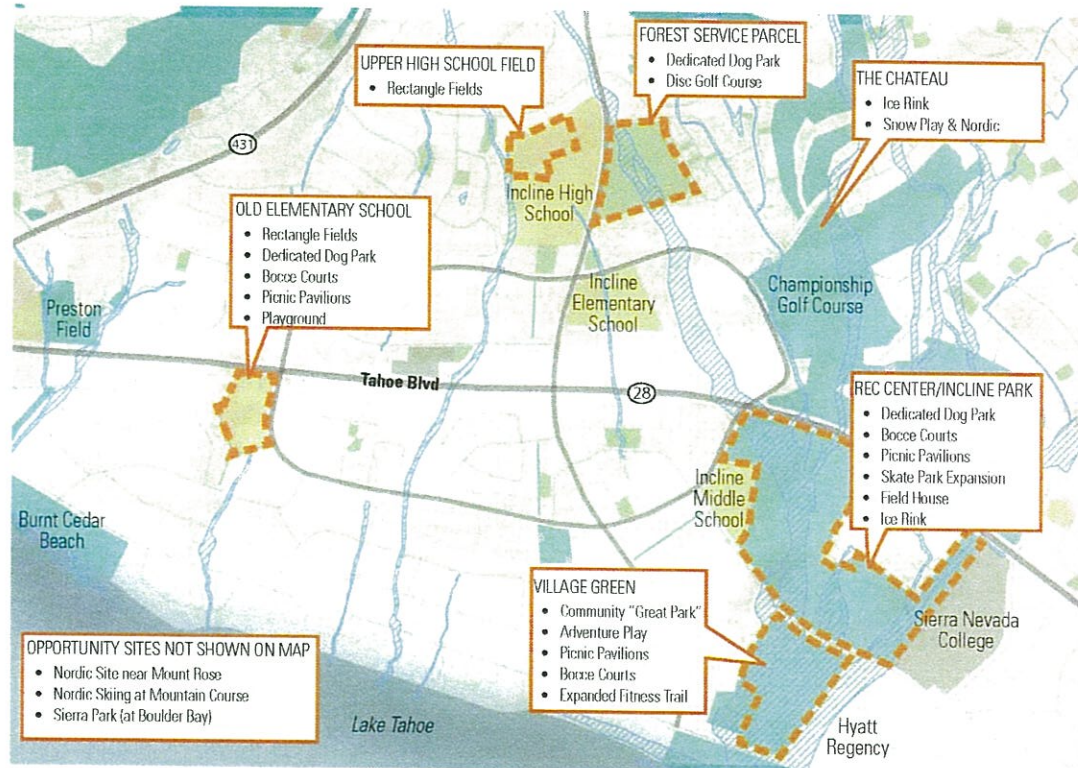
Recommendations:

1. Trails
2. Parks & Open Space
3. Snow Play
4. Fields
5. Built Facilities
6. Programs

Trails	<p>Provide opportunities for community interactions and socialization along a connected linear park system that encourages walking and biking and provides places to stop and gather.</p> <p>Support trail planning of the high country to identify appropriate uses and locations. Determine appropriate access points, while respecting neighborhood needs and addressing parking issues.</p> <p>Develop a visually attractive wayfinding program for IVGID facilities and trail system.</p>
Parks, Open Space, & Snow Play	<p>Address unmet community needs for park uses.</p> <p>Reorganize park uses to minimize user conflicts and maximize the use of existing parks.</p> <p>Enhance the area's sense of place by considering opportunities for parks to be "community hubs" and designing "streets as parks".</p> <p>Continue to reinvest in existing facilities to address deferred maintenance and provide quality facilities.</p> <p>Implement recommendations from the <i>Beaches Recreation Enhancement Opportunities Plan</i>.</p> <p>Implement recommendations from assessments of the golf courses.</p> <p>Consider opportunities for snow play near the Chateau at Championship Course.</p> <p>Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.</p> <p>Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.</p>
Fields	<p>Increase field inventory to accommodate scheduling for existing and future programs and continually review to identify needs and issues.</p> <p>Construct dedicated rectangle fields with a range of sizes to serve youth and adult needs.</p> <p>Consider both short- and long-term costs and benefits prior to the selection and utilization of synthetic turf and lighting.</p>
Built Facilities	<p>Renovate and/or expand the Recreation Center or develop additional recreational buildings on the existing Recreational Center campus in order to address the lack of meeting room space, over use of the gymnasium, inadequate exercise and fitness studios, and conflicting needs of aquatic users.</p> <p>Reinvest in existing facilities such as the Chateau and Aspen Grove to better support rentals and outdoor uses.</p> <p>Implement the <i>Diamond Peak Master Plan</i>.</p> <p>Implement recommendations from the <i>Tennis Center Facilities Assessment and Master Plan</i>.</p>
Programs	<p>Grow opportunities for children, youth, seniors, and wellness/fitness.</p> <p>Develop a Recreation Program Plan to identify program priorities and track trends to adjust programming and leverage services offered by other individuals or organizations.</p> <p>Consolidate indoor programs and services into the Recreation Center, as appropriate.</p> <p>Increase emphasis on partnerships with other community groups and organizations.</p>

1. Upper High School
2. Old Elementary School
3. Forest Service Parcel
4. Rec Center/Incline Park
5. Village Green

Opportunity Sites and Potential Uses

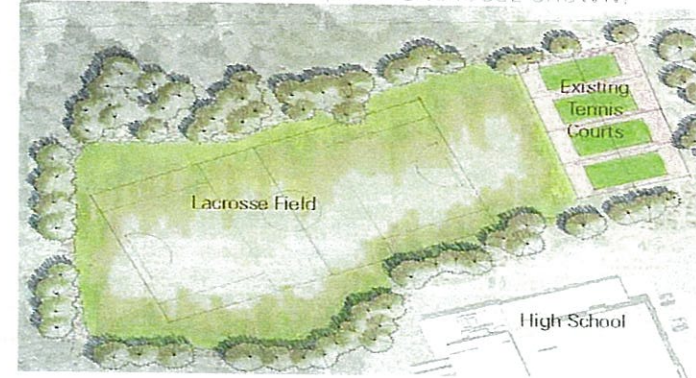


High School Upper Field

UPPER FIELDS – OPTION A



UPPER FIELDS – OPTION A (WITH LACROSSE SHOWN)



UPPER FIELDS – OPTION B



PROGRAM AND COST SUMMARY

OPTION A

- Field improvements and striping
- Access improvements

ESTIMATED COST: \$350,000

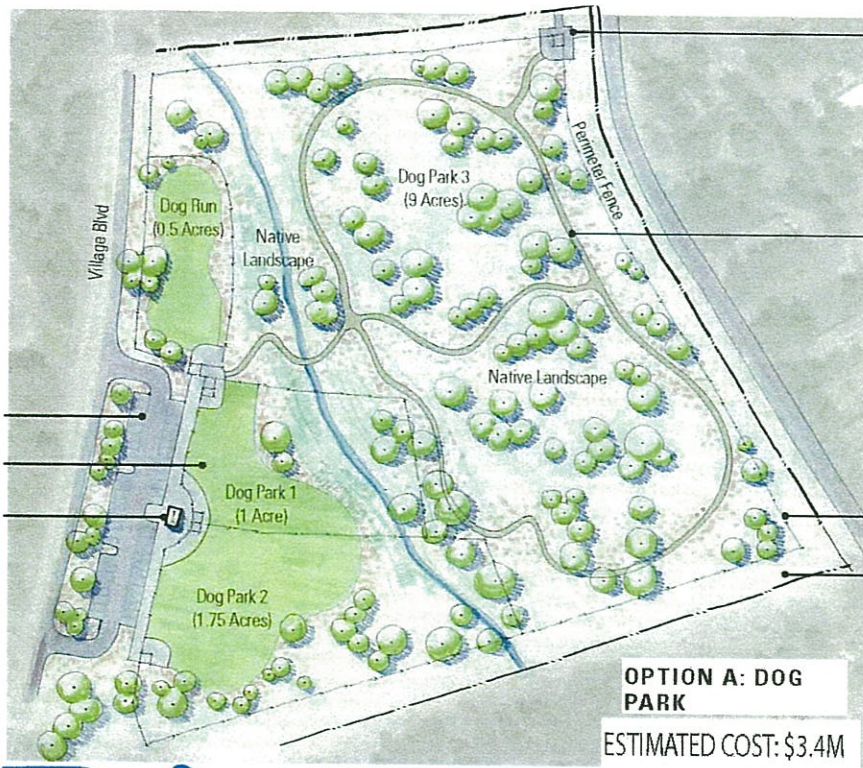
OPTION B

- Field improvements and striping
- Restroom
- Parking and access road

ESTIMATED COST: \$1,700,000

Forest Service Parcel

FOREST SERVICE PROPERTY – OPTION A: DOG PARK

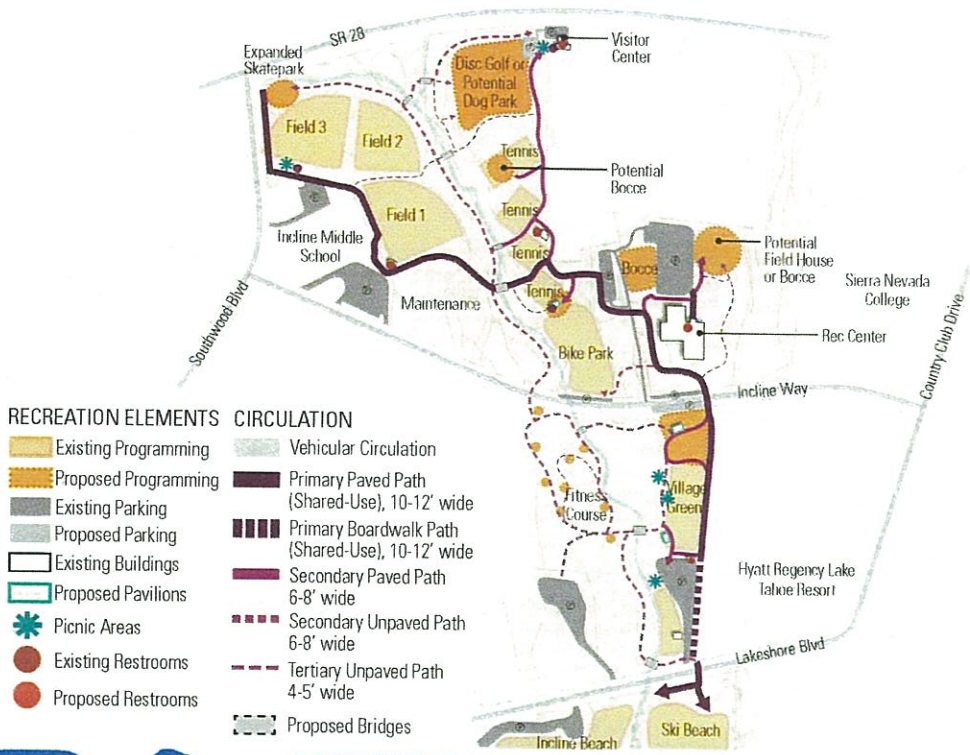


FOREST SERVICE PROPERTY – OPTION B1: 18-HOLE DISC GOLF



One District ~ One Team

Incline Park/Village Green



DEVELOPED DOG PARK



PROGRAM AND COST SUMMARY

DOG PARK @ INCLINE PARK

- Formalized dog parks and dog run
- Landscape buffer
- Parking
- Restroom, picnic pavilion, and amenities
- Fencing

ESTIMATED COST: \$2.7M

VILLAGE GREEN ENHANCEMENTS



PROGRAM AND COST SUMMARY

VILLAGE GREEN ENHANCEMENTS

- Event Pavilion
- Group Pavilion
- Adventure Play
- Enhanced trails and fitness course
- Boardwalk, seating, picnic areas, amenities
- Bocce courts
- Parking

ESTIMATED COST: \$2.6M

One District ~ One Team

Snow Play | Key Findings & Recommendations

CHALLENGES AND OPPORTUNITIES

- There is a missed opportunity for winter recreation activities at the Championship Golf Course.
 - There is parking availability and the existing terrain would allow for snow play when snow cover is adequate.
 - Winter recreation, such as ice skating, would be complementary to the club house and the food and beverage facilities.
 - Formalizing winter use of the driving range for winter recreation and snow play could present an opportunity to activate the Chateau in the winter months and generate revenue.
- The summit of SR 431 is the highest mountain pass that is open year-round in the Sierra Nevada. Tahoe Meadows is located just outside of the Tahoe Basin on the north side of the summit and has reliable annual snow depths for winter play, including Nordic skiing.
- IVGID owns a high-vlevation, five-acre parcel near Incline Lake and Tahoe Meadows. Forest Service lands near Tahoe Meadows are currently used for snow play, including cross-country skiing, but no off-highway parking or support facilities exist to support the use. Users must park on the side of the road. If a Nordic center was to be developed, bringing utilities to the site is a constraint.
- Nevada Nordic, a local nonprofit organization, has partnered with IVGID to groom Nordic trails on the Mountain Course when snow cover is adequate. Nevada Nordic provides information on Nordic trail access and also grooms Nordic trails at Nevada Lake Tahoe State Park's Spooner Lake Cross-Country area. During the 2017/2018 winter, a Nevada Nordic groomed cross-country ski trails at the Mountain Golf Course.



74% of survey respondents strongly supported or somewhat supported a cross-country ski facility



Snow Play

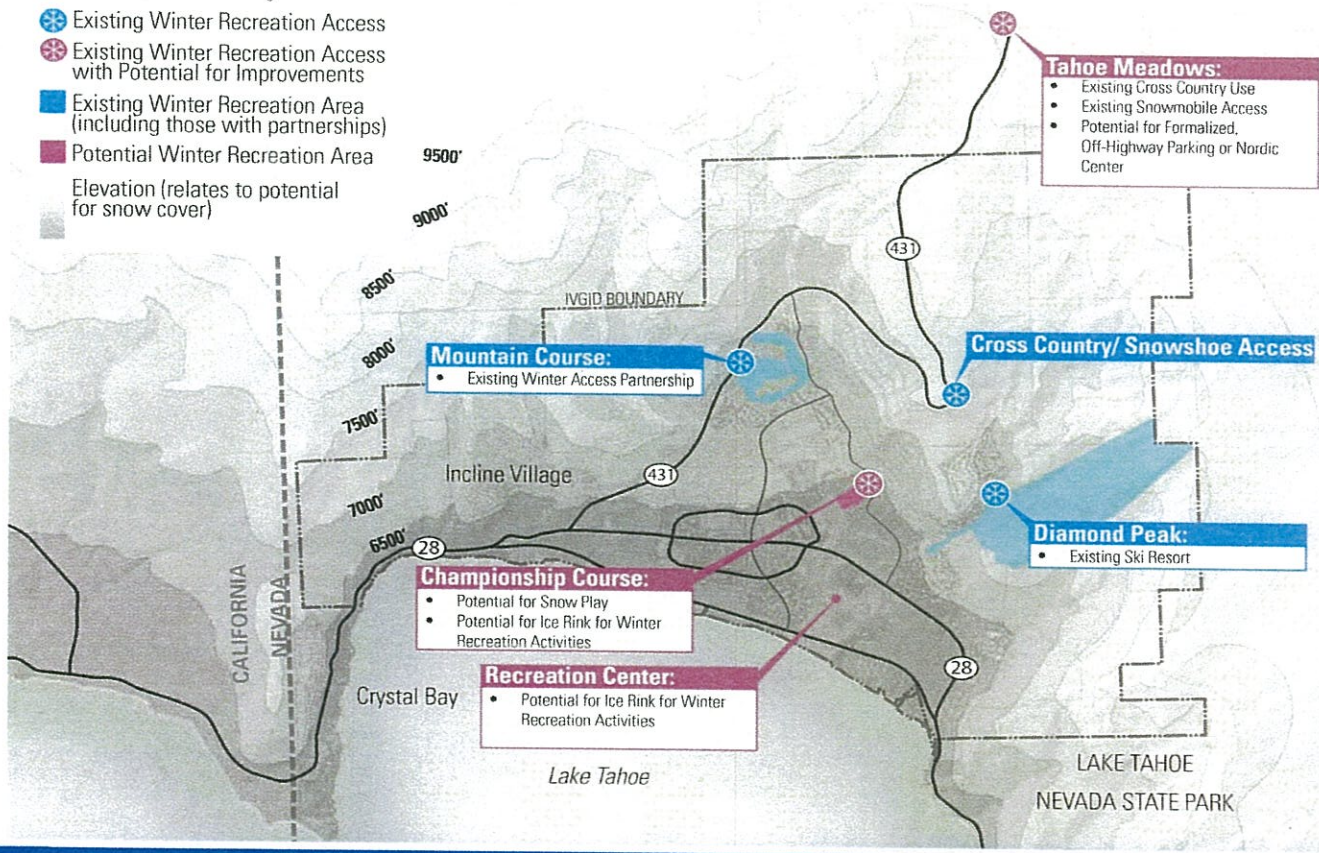
Consider opportunities for winter recreation (such as an ice rink) and snow play near the Chateau at the Championship Course and other locations. (Also discussed in Built Facilities section).

Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.

Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.

- Leverage partnerships to provide Nordic trails at IVGID facilities when snow cover is adequate.
- Evaluate the opportunity to provide off-highway parking near Tahoe Meadows and Incline Lake. Partner with Washoe County, USFS, and NDOT for trail access and maintenance.
- Consider infrastructure needs and long-term operational costs in the evaluation of a potential Nordic center.

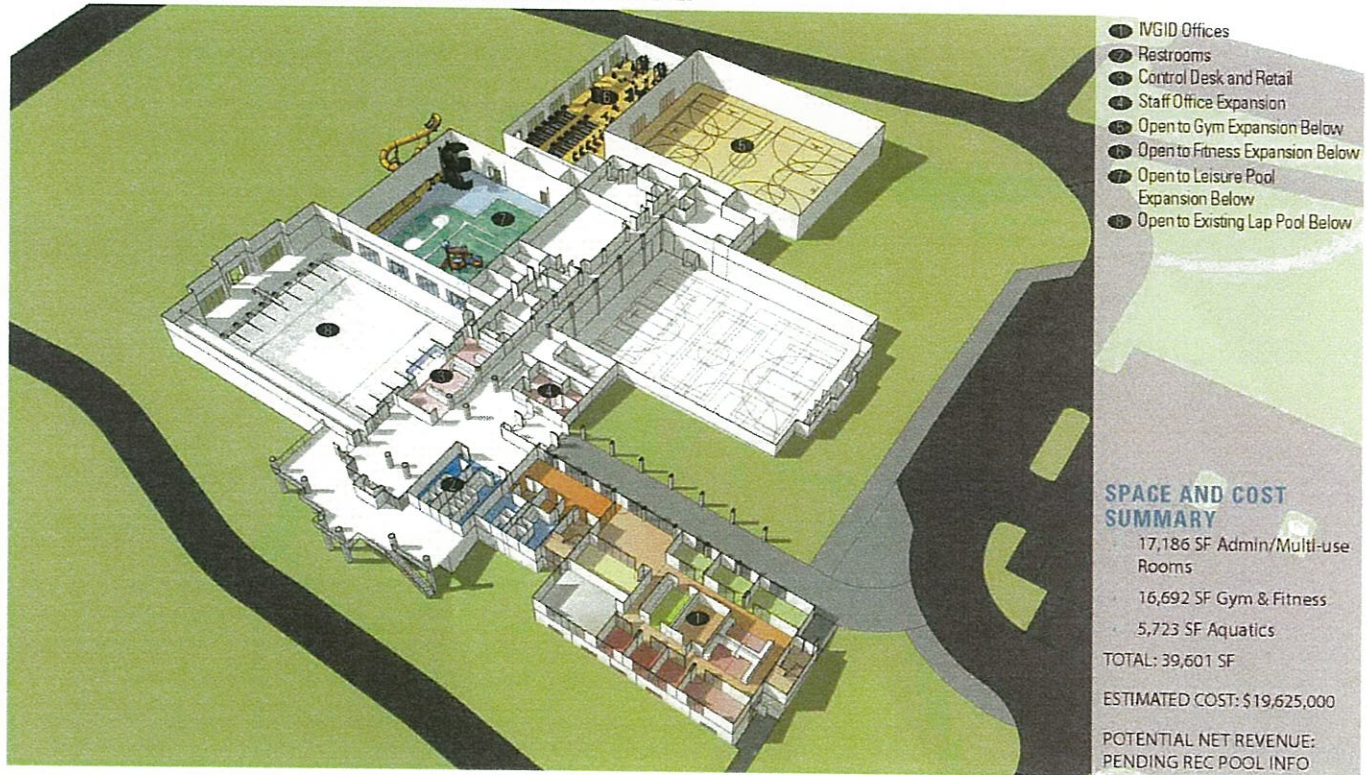
Snow Play | Inventory and Opportunities



One District ~ One Team

Recreation Center Options (Modular)

RECREATION CENTER WITH ALL ADDITION OPPORTUNITIES, MAIN LEVEL



Existing Deficiencies:

- Lack of multi-use meetings rooms
- Overuse of the gymnasium
- Inadequate weights and fitness space
- Lack of warm water recreation pool
- Limited storage and office space
- Lobby Design inefficient for existing operations

Items to be Completed:

- Document development/iteration: review at 95% and 100%
- Adoption of Final Document – July 17, 2019
- Master Plan prioritization, development, and implementation (community, Board, staff)



Prioritization Guidelines and Strategies:

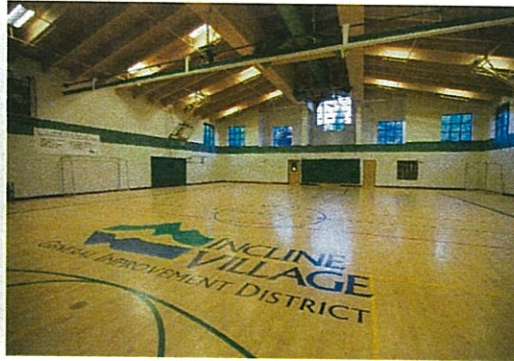
- Provides the greatest impact to address community needs and preferences. The project is supported by the community and stakeholders.
- Has an existing funding source or potential identified funding sources.
- Fills a need or gap in the existing system. Provides parks & facilities in areas with identified needs.
- Has a moderately low impact on resources for operations and maintenance.
- Improves and/or sustains existing facilities in particular those nearing the end of useful life.



Prioritization Guidelines and Strategies:

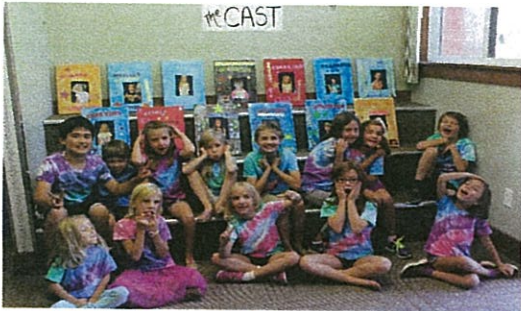
- Aligns with District partners and collaborators planning efforts. IVGID will partner with the community to prioritize future projects that overlap and align with future planning efforts.
- Offers a high return on investment and/or maximizes public resources.
- Addresses needs associated with growth and increased demands
- Provides multiple benefits for both parks & recreation as well as other community and environmental needs.





Recommended Action:

1. That the Board of Trustees make a motion to receive the Final Draft 2019 Community Services Master Plan as developed by Design Workshop and included in this May 1, 2019 Board Meeting packet.
2. That the Board of Trustees make a motion to direct Staff to bring back the Community Services Master Plan for adoption on July 17, 2019 which will be included in the July 17, 2019 Board Meeting packet.



One District ~ One Team

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ATTACHMENT B

Trustee Morris said he too wants to offer kudos for everything Staff did and that honestly if we didn't have you in that chair it probably wouldn't have happen so you are to be truly commended; the audience shared its agreement with a round of applause.

Trustee Dent said that thank you for getting it across the bench line and thank you to the rest of the Staff.

Chairwoman Wong said thank you again and thank you to everyone on your Staff from all of us.

Trustee Callicrate said he wanted to extend to the community a thank you for their patience as having been here for thirty three years this was an absolutely flawless event and it is a lot to ask of our community so hats off.

Director of Parks and Recreation Winquest said that on that day there was a lot of support and respect from those in the community and that he thinks that people do appreciate it and thanked everyone for their support.

F. GENERAL BUSINESS (for possible action)

F.1. Receive and Review the Draft 2018 Community Services Master Plan (Requesting Staff Members: Director of Parks and Recreation Indra Winquest and Director of Asset Management Brad Johnson)

Director of Parks and Recreation Indra Winquest, joined by Design Workshop's Stephanie Grigsby, went over the submitted materials.

Chairwoman Wong asked, during the Recreation Center options slide, what was the cost of Administration module only; Ms. Grigsby responded \$7.5 million.

Chairwoman Wong said that she understands that there is still funding for an ice rink; was that factored into this plan and where are we at with that endeavor. District General Manager Pinkerton said that Staff has gotten more information and that it will be included in the final draft. Chairwoman Wong said that a matrix would be nice to compare what we have, for a community of this size, to how off the mark we are. Ms. Grigsby said that venues can function better but that IVGID is serving the community you have

and that the improvements would take it to the next level. Chairwoman Wong said so it comes down to what we want and what do we want to fund.

Trustee Callicrate said it is a very comprehensive draft and that the cost estimates were rather alarming. He does like the idea of the modules with Administration. Likes the dog park, bocce, and the fields at the high school as those fields are not even used so being more of a partner with the Washoe County School District is great. You did a great job and this is about what do we want versus what we can afford versus what we have built and then adding in what want to fund. Thank you for your work as this is a great and needed first step to get the community to re-engage into the process. Director of Parks and Recreation Winquest said that there is a link to the website for the master plan web page and that it is updated so he would encourage the community to take a look at it. A tremendous amount of re-engagement with the community will be done and that if folks can't make it then they can email their feedback to Staff. People do call him all the time and provide their feedback and noted that there is a lot of information on this web page.

Chairwoman Wong asked if the link to the plan can be put into all the information that we send out and perhaps placed at the bottom of all of these e-mails and upcoming meeting date notices. Director of Parks and Recreation Winquest said yes and that he will work with all the venue managers, etc. to get this information out.

Chairwoman Wong said great job on this report and thanked everyone that worked on this effort.

Trustee Morris congratulated Staff for getting us this far as it is always better to react with something in front of you and that this is an outstanding piece of work. It is really good to get this analysis and noted that he didn't think about the connectivity between our facilities with pathways, sidewalks, etc. It is interesting what comes out when we do these things. This is a great example of bringing in expert consultants that really adds value which he appreciates. There was an item during public comment about the cost of all of this and how are we going to spend; it was misplaced because this is something to react to that is in ballpark figures and it allows the community to move their chess pieces around and say what do I really want or not. He is a little worried about some of the numbers but overall this is fabulous and he hopes that the whole community reads the document and then come to us with their ideas, thoughts, concerns, etc. and brings those to these

meetings. Trustee Morris then asked if we have counts on the use of our facilities, playgrounds, etc. to date such that we know the use of those things. Director of Parks and Recreation Winquest said that is in our status reports that is put out monthly so yes, we do track that however it is really hard to be precise/to calculate the Preston Park playground or drop ins at the park and that another hard one is at Village Green. The Preston playground would get used more if it were not in that location however we do get tremendous drop in use. This report is just a road map for us. The Recreation Center model is not something we have to do at all unless the community decides. We need to have a tremendous amount of community engagement as Staff is looking to the community to be the decision makers. Design Workshop analyzed all of the input we got and then took all of that and provided us with their recommendations. Once we get the final document, it will be in our hands to work with the community, over the next ten to twenty years.

Trustee Morris said that in accepting this draft plan, we are not committing to spending a penny except for the analysis and development of the final plan and that all we are doing is saying this is food for thought; Director of Parks and Recreation Winquest said that is one hundred percent accurate.

Trustee Callicrate made a motion to receive the proposed draft 2018 Community Services Master Plan as developed by the Design Workshop. Trustee Morris seconded the motion. Chairwoman Wong asked for any further comments. Hearing no further comments, Chairwoman Wong called the question, the motion was passed unanimously.

Chairwoman Wong called for a break at 7:20 p.m.; the Board reconvened at 7:32 p.m.

- F.2. Approval of the District's Form 4410LGF Indebtedness Report and related Debt Management Policy as of June 30, 2018 for filing with the Nevada Department of Taxation and the Washoe County Debt Commission AND Approval of Form 4411LGF Five Year Capital Improvement Plan, related IVGID prepared Five Year Capital Project Summary, and Carry Over Schedule, for the fiscal years starting 2018-2019, for filing with the Nevada Department of Taxation, the Washoe County Clerk and the State of Nevada Legislative Counsel Bureau (Requesting Staff Member: Director of Finance Gerry Eick)**

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Indra Winquest
Director of Parks & Recreation

Bradley A. Johnson, P.E.
Director of Asset Management

SUBJECT: Receive and Review the Draft 2018 Community Services Master Plan

STRATEGIC PLAN: Long Range Principal #5 – Assets and Infrastructure

DATE: July 24, 2018

I. RECOMMENDATIONS

That the Board of Trustees makes a motion to:

1. Receive the proposed draft 2018 Community Services Master Plan as developed by the Design Workshop.
2. Authorize the General Manager to move forward with the final stages of the Community Services Master Plan update process including but not limited to additional community review and outreach.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.

- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the Districts workforce.
- The District will conduct planning and design, in advance of undertaking projects or procurement to ensure District assets meet operational requirements and enhance the customer service.

III. BACKGROUND

On July 27, 2016, the Board of Trustees authorized a design services contract with Design Workshop totaling \$215,835 for the services and development of a Community Services Master Plan for the District. In September 2016, the Incline Village General Improvement District (IVGID) kicked off a two year process of master planning for the future of IVGID Community Services. Community Services encompasses the Beaches, Parks, Recreation Programs, the Recreation Center, Golf Courses at Incline Village, and Diamond Peak Ski Resort. The last effort was in 2000 when the Incline Village Recreational Facilities Master Plan was completed. Updating these plans every ten to fifteen years is a best practice as it provides a road map for maintaining and/or revitalizing the existing community amenities and/or expanding the venues to provide new features the community desires. It's important to evaluate existing programs and services, understand trends, and coordinate competing priorities in order to tailor the community facilities, programs, and services for the future.

Included in the overall scope of services was:

- Community Workshops
- Focus Group Interviews
- Statistically Valid Survey of parcel owners, pass holders, and residents
- Evaluation of existing facilities, programs, and services
- Trend Analysis
- Conceptual plan preparation as needed
- Master Plan preparation, dissemination, and approval

Over the past two years, the Design Workshop Team has been working with staff and the community to meet the goals and expectations as approved in the scope of services. Items completed to date include site assessments, focus group meetings, two public workshops, staff interviews, mapping, statistically valid and open survey, stakeholder interviews, and the draft recommendations and goals. Here are some key dates and events:

1. Five Focus Group meetings Fall 2016
2. Public Workshop Forum at the Chateau November 30, 2016

3. Public Workshop Forum at the Recreation Center June 24, 2017
4. Statistically Valid Survey April – July 2017
5. Community Services Master Plan update and presentation to the Board of Trustees on the results of the Statistically Valid Survey - October 25, 2017.
6. Community Services Master Plan update to the Board of Trustees including proposal for additional community outreach - June 13, 2018

Items still yet to be completed include a second round of community outreach, Board discussion and direction, revisions based on Board, staff and community feedback, and final document development and iteration review.

If the Draft 2018 Community Services Master Plan is received, staff recommends moving forward with the second round of community outreach as proposed at the June 13, 2018 Board of Trustees meeting during the Community Services Master Plan update. The community outreach includes but is not limited to:

- Community Public Workshops on August 6 and October 10
- Outreach at Beaches in August
- Outreach at Venues (storyboards)
- Re-engagement of focus group (aquatics, Recreation Center, adult/senior programming, youth & family programming, trails & open space)

Once the second round of community outreach is completed, feedback received by the community, staff, and the Board of Trustees will be provided to the Design Workshop team for integration into the development of the final draft Community Services Master Plan which is expected to be completed in Winter 2019.

IV. FINANCIAL IMPACT AND BUDGET

This project was included and approved in the 2016-17 CIP Budget. The contract for services with Design Workshop, as approved on July 27, 2016, was in the amount of \$215,835. The expenditures, as of June 30, 2018, are \$124,279.25. Staff is expecting the project to be on budget.

V. ALTERNATIVES

1. Not receive Draft 2018 Community Services Master Plan.
2. Accept Draft 2018 Community Services Master Plan with required revisions.

VI. ATTACHMENTS

- A. Memorandum and supporting material for award of contract to Design Workshop on July 27, 2016.
- B. Draft 2018 Community Services Master Plan as developed and proposed by the Design Workshop.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

ATTACHMENT C

Director of Asset Management Johnson gave an overview of the submitted materials including in the Board packet. Chairwoman Wong asked if part of this is offset by a grant; Director of Asset Management Johnson said yes and that it was designed to comply with the grant.

Trustee Callicrate made a motion to award a unit price construction contract to Burdick Excavating Co, Inc. in the amount of \$629,643 for the 2016 Watermain Replacement and Fire Flow Enhancement Project and authorize Chair and Secretary to execute the contract with Burdick Excavating Co, Inc. based on a review by Staff and General Counsel. Trustee Dent seconded the motion. Chairwoman Wong asked for any further comments, receiving none, called the question and the motion was unanimously passed.

Trustee Hammerel made a motion to authorize Staff to issue change orders to the Burdick Excavating Co, Inc. unit price construction contract for additional work not anticipated at this time of up to 10% of the project bid – \$63,000. Trustee Callicrate seconded the motion. Chairwoman Wong asked for any further comments, receiving none, called the question and the motion was unanimously passed.

Trustee Hammerel made a motion to authorize staff to enter into an Additional Services Addendum with Tri Sage Consulting totaling \$47,500 for construction inspection services for the 2016 Watermain Replacement Fire Flow Enhancement Project. Trustee Callicrate seconded the motion. Chairwoman Wong asked for any further comments, receiving none, called the question and the motion was unanimously passed.

At 7:05 p.m., Chairwoman Wong called for a 10-minute break. The Board, at 7:17 p.m., reconvened.

G.6. Review, discussion and award of a Design Services Contract for the Community Services Master Plan – 2016/2017 Capital Improvement Program (CIP); Fund: Community Services;

**Project #4999RS1603; Parks and Recreation Master Plan Update
- Vendor: Design Workshop in the amount of \$215,835
(Requesting Staff Member: Director of Community Services
Sharon Heider)**

Director of Community Services Sharon Heider gave an overview of the submitted materials and the PowerPoint that was included in the Board packet.

Trustee Callicrate thanked Director of Community Services Heider for the overview. We are fortunate to have one of the best consultants, Design Workshop, in the country nearby and thank you to Trustee Dent for doing the interview process; he is ready to support this to move forward.

Chairwoman Wong asked what other communities have Design Workshop worked with; Director of Community Services Heider said that she will send that information to Chairwoman Wong. Trustee Dent said that information is in the packet and that quite a few are in the Basin.

Trustee Horan asked Director of Community Services Heider to apply this to the Diamond Peak Master Plan process. Director of Community Services Heider said that the looks at existing facilities plans have been done in a vacuum without looking at it holistically or talking about all the elements. At the end of this process, we will have a prioritization which will be a tool for you in prioritizing what the community values and then work through competing projects. Trustee Horan asked who is on the committee. Director of Community Services Heider said Staff will come back to the Board such that all of you will weigh in as an interest of the entire Board. The focus groups will come from the users and there will be a number of check-ins with the Board. General Manager Pinkerton said that the committee specific to the beaches includes Trustees Dent and Callicrate. This plan will present an overview of the entire District and include the desires of the community as it will have more upfront public outreach than any other plan. Trustee Horan asked if the focus groups will be by venue. General Manager Pinkerton said yes as they are critical. We will dedicate Staff full time to this activity as doing it internally is cost effective and allows for better coordination.

Trustee Hammerel said he is extremely excited to vote yes and approve this however he is saddened that he will not be on the Board as this will be a great experience for the community and he is excited to see what comes out of it and how we can better our District and residents.

Trustee Hammerel made a motion to:

1. Authorize a design services contract with Design Workshop totaling \$215,835 for Community Services Master Planning services (scope of work attached)
2. Authorize Staff to execute the contract documents based on a review by District Counsel and Staff.

Trustee Horan seconded the motion. Chairwoman Wong asked for any further comments, receiving none, called the question and the motion was unanimously passed.

G.7. Review, discussion and authorization to negotiate a contract for legal services for the Incline Village General Improvement District with the law firm of RKG Lawyers LLC for a term of three (3) years; negotiated contract will be brought back for the Board's approval at a future Board of Trustees meeting (Requesting Staff Member: District General Manager Steve Pinkerton)

General Manager Pinkerton gave an overview of the submitted materials included in the Board packet.

Trustee Callicrate said his only concern is that he would like to have a year to year agreement as we are about to have one to three new individuals on the Board so he thinks it would be more prudent to do this as a yearly agreement versus three years. Trustee Horan said there is some validity to Trustee Callicrate's comments regarding the three year term and that building in an annual review would be more appropriate. Trustee Dent asked why three years was recommended versus two or four years. General Manager Pinkerton said we are at nineteen months right now so three years will go by quickly. We build in termination in all agreements and that this amount of time Staff felt was an appropriate amount of time

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Sharon G. Heider
Director of Community Services

Indra Winquest
Director of Parks & Recreation

SUBJECT: Review, discussion and award of a Design Services Contract for the Community Services Master Plan – 2016/2017 Capital Improvement Program (CIP); Fund: Community Services; Project #4999RS1603; Parks and Recreation Master Plan Update - Vendor: Design Workshop in the amount of \$215,835

STRATEGIC PLAN: Long Range Principle 5–Assets and Infrastructure

DATE: July 27, 2016

I. RECOMMENDATION

That the Board of Trustees makes a motion to:

1. Authorize a design services contract with Design Workshop totaling \$215,835 for Community Services Master Planning services (scope of work attached)
2. Authorize Staff to execute the contract documents based on a review by District Counsel and Staff.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.
- The District will conduct planning and design, in advance of undertaking projects or procurement to ensure District assets meet operational requirements and enhance the customer experience.

III. BACKGROUND

The District's current Parks and Recreation Master Plan is over fifteen years old and its intent has been largely completed and is in need of updating. This project will be a more comprehensive Community Services Master Plan which will recognize and coordinate the totality of the District's offerings to the community. The existing studies of facilities at the Beaches, Diamond Peak Ski Resort, The Tennis Center, and The Golf Courses at Incline will be coordinated with new analysis of the remaining recreation and community services offerings. This process will ensure significant outreach to the community to understand the needs and desires for District offerings.

Some of the items already heard from the community is the desire to expand the Recreation Center, enhance/expand the aquatics facilities, tennis, bocce courts, skate park, pump track, trails, and dog park. Prior to undertaking any of these significant investments, the Board has directed we update a Master Plan to ensure full community input and ensure that future investments in infrastructure and programs is done in a comprehensive and well planned manner that best meet the needs of the entire community.

While conducting a Master Plan is a necessary prerequisite to expanding District service offerings, it is not a guarantee that any services, programs or activities will actually be modified. In fact, a Master Plan will evaluate the current level of offerings and determine the need for both expansion and contraction of services and review areas which may need to be significantly modified over time.

The Community Services Master Planning process is anticipated to run over a two-year period to ensure ample opportunities for community input through the seasons. A statistically valid survey will be conducted as well as focus group

interviews, and community workshops. That information will be compiled and presented along with industry trends and emerging recreation practices for the community and Board to consider. This work will then be compiled into the end product will be a Community Services Master Plan tailored to the specific needs of our community. This Master Plan will provide a road map for the next 10 to 15 years for recreation and community services offerings.

IV. BID RESULTS

This item is not subject to competitive bidding within the meaning of Nevada Revised Statute (NRS) 332.115 as described in subsection (b) Professional Services.

Additionally, per NRS 625.530, selection of a professional engineer or registered architect to perform work on public works projects (where the complete project costs exceed \$35,000) is to be made solely on the basis of the competence and qualifications of the engineer or architect and not on the basis of competitive fees.

As part of the design team selection process, Staff publically advertised a request for qualifications for architectural and engineering services in May 2016 for this project and received statements of qualifications from two interested teams. Staff and a member of the Board of Trustees interviewed both respondents for overall experience and review of equivalent projects completed. This competitive evaluation of qualifications culminated in the selection of the Design Workshop. Design Workshop is located in South Lake Tahoe and is a nationally recognized firm that specializes in public recreation master planning and landscape architecture. They have completed previous projects for the District which also allows them to understand the working context more quickly and the specific needs and desires of this community.

V. FINANCIAL IMPACT AND BUDGET

A total of \$250,000 is included in the 2016/2017 CIP budget under the Parks and Recreation Master Plan Update Project (see attached data sheet). This contact for services totals \$215,835, additional expenses will include internal staff charges, and reimbursable expenses to the consultant for presentation items for workshops and preparation of the final reports, and are expected to not exceed the \$250,000 budgeted.

Review, discussion and award of a Design Services Contract for the Community Services Master Plan – 2016/2017 Capital Improvement Program (CIP)
: Fund: Community Services; Project #4999RS1603; Parks and Recreation Master Plan Update - Vendor: Design Workshop in the amount of \$215,835

-4-

July 27, 2016

VI. ALTERNATIVES

Continue the item and request additional information from staff.

Do not award the contract and direct Staff to not move forward with the Parks and Recreation Master Plan Update.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

VIII. COMMENTS

None at this time.

Design Workshop Scope of Work

PROJECT DESCRIPTION

Design Workshop and subconsultants (referred to as "Design Workshop" or "Team") shall provide professional landscape architectural services and planning services, for the purpose of completing a Community Services Master Plan (Master Plan) for the Incline Village General Improvement District (IVGID or "District") that integrates and reflects Incline Village and Crystal Bay resident's values and guiding principles identified through a public outreach effort.

It is recognized that the District has assessed many of the existing recreation facilities and operations and has developed planning documents, by venue, that identify the capital maintenance needs as well as the operational enhancement and future infrastructure investment opportunities. This Master Plan will build from the previous planning efforts while also assessing community priorities for future infrastructure investment in the existing venues, evaluating what services/facilities are desired by the community, assessing available funding options and gauging the community's willingness to pay for future enhancements.

The Master Plan will address the IVGID owned and operated recreation facilities in Incline Village, Nevada. Adjacent properties or other future locations for recreation facilities such as the upper fields at the high school, the USFS property across from the high school, the old elementary school, and partnerships with the Sierra Nevada College will be considered and discussed. This includes the following facilities:

- Championship Golf Course: Assessment of the golf course is understood to not be needed, but evaluation of the community center aspect of the Chateau and driving range will be conducted. Winter uses of the facility will be considered.
- Mountain Golf Course: Assessment of the golf course is understood to not be needed and the Master Plan will review and utilize the design study conducted in 2014 as a baseline for the clubhouse and maintenance building. Winter uses, such as cross country skiing, at the facility will be considered.
- Diamond Peak Ski Area: An extensive master plan update for the ski area was completed in 2015. It's findings and recommendations will be reviewed and incorporated into the Master Plan.
- Recreation Center: An evaluation of the facility and its operations will be completed.
- Aspen Grove: An evaluation of the facility and its operations will be completed.
- Fields & Parks: The District's fields and parks includes six multi-use playing fields, a skateboard park, 18-hole disc golf course and an exercise course. An evaluation of the facilities and operations will be completed. Potential enhancements to be considered include, but are not limited to the following: expanded skateboard park, formal dog park, formal bocce ball facility, field house, formal winter snowplay area, formal cross country facility, and enhanced shared use pathways.
- Tennis: Facility planning is anticipated to be completed in the summer of 2016. This information will be reviewed and incorporated into the Master Plan.
- Beaches: Facility planning was completed in February 2016. This information will be reviewed and incorporated into the Master Plan.
- Open Space: An evaluation of existing open space areas both IVGID owned and surrounding mountain properties will be evaluated for partnership opportunities and for future recreation and trail use.
- Existing school facilities for future recreational opportunities and/or partnerships

SCOPE OF SERVICES

We have outlined the tasks and deliverables of this project in three main phases. While the following scope is organized in a linear manner, many of the tasks may proceed in a parallel or concurrent fashion. The scope of work outlines interim deliverables, roles and responsibilities. The tasks listed below including the citizen input sessions will contribute to both plans, unless noted otherwise.

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Phase I: Discovery and Analysis
Phase II: Community Alignment
Phase III: Idea Generation and Refinement
Phase IV: Plan Production and Adoption

PHASE I: DISCOVERY AND ANALYSIS

Developing a context of understanding requires collection and evaluation of available data, meetings with key stakeholders to launch the project, benchmarking and assessment of facilities, and development of the statistically valid survey.

Task 1.1 Project Startup and Kickoff Meetings

Design Workshop utilizes a Strategic Kickoff (SKO) workshop to effectively launch projects and organize the team of key IVGID staff members. The purpose of the meeting will be to:

- Define roles, responsibilities and communications procedures
- Confirm a detailed project schedule and document review process
- Identify IVGID resources that may be useful to the plan creation process
- Discuss the accomplishments and lessons learned from previous planning efforts
- Pinpoint topics for additional research and evaluation
- Establish project goals and desired outcomes
- Discuss a stakeholder engagement strategy, identifying roles and responsibilities and identification of stakeholders and focus group members
- Discuss the approach for Focus Group meetings
- Discuss the District's mission, strategic priorities vision and values

We anticipate meeting with the IVGID project manager and key staff (facility managers and recreation programmers) to launch the project and discuss project details. We anticipate the District will provide the Design Workshop team with a summary of goals and desired outcomes from other District staff and the Board of Trustees.

Deliverables

- Meeting agenda and meeting notes
- Meeting with District staff
- Detailed project schedule
- Critical success factors, dilemma, thesis and project goals documentation

Task 1.2 Data Gathering, Document Review

Past Plans Peer Review and Summaries:

To gain a thorough understanding of the opportunities and challenges of the District's recreation facilities and offerings the following information needs to be understood and placed in context of the goals and objectives. We anticipate reviewing the relevant reports and plans that have been previously generated and were listed in the Request for Qualifications (RFQ). Design Workshop will develop summaries from the previous evaluations to identify key elements to be validated through the Master Plan process and incorporated into the final Master Plan.

Deliverables

- Previous plans assessment memo

Task 1.3 Facilities and Operations Assessments

Site Reconnaissance and Facility Assessment:

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Using the existing reports as a base, this task will focus on gaining a thorough understanding of the opportunities and challenges of the District's recreation facilities. The Team will tour key facilities and interview District Staff to identify deficiencies and priority needs. We anticipate a narrowed focus for one day of visiting sites and interviewing staff for efficiency in serving as an extension of the District staff. This assessment will aid in identifying potential locations and a range of probable costs for improvements/new facilities.

Design Workshop will work with the District to obtain background statistics to help quickly build an assessment of the District. Documents we will ask District staff to supply to evaluate acquisition, capital improvement and management/maintenance recommendations may include, but are not limited to the following:

- Existing organizational structure(s)
- Business and marketing plans
- Programming schedules/calendars/lists and any user counts
- List of partnerships and shared-use agreements, inter-governmental or public-private agreements
- Current staffing information including outsourced contracts (operating/staffing costs and revenues)
- Volunteer organizations and hours dedicated to parks, trails, open space and recreation
- User fee rates and historic annual revenues
- Available demographic and market information
 - Permanent population characteristics
 - Seasonal/second homeowners
 - Visitors
 - Other providers

The following facilities are anticipated to be assessed: Recreation Center, Aspen Grove, the Chateau and driving range, and the Fields & Parks as previously described. Adjacent properties and other properties that have potential influence on or opportunity for use as part of the recreation system will be identified and discussed. The team will visually assess the current conditions and identify major repairs, identify physical constraints, deferred maintenance or future capital renewal efforts that should be incorporated into the Master Plan process. Interviews with key engineering and operations staff will be conducted to help establish baseline conditions of the facilities.

Facilities Operations Assessment:

Reports will be reviewed and interviews conducted with District staff to develop an understanding and summary with recommended changes or improvements of the following:

- Determine operational efficiency
 - Business and marketing plans
 - Operating/staffing costs and revenues
 - Ability of services to meet program and service needs
- Integration with other District facilities
- Industry best practices

Map Creation and Geographic Distribution Assessment:

Design Workshop will become familiar with relevant parks, open space, trails and facility inventory data reports and GIS mapping provided by District staff and available through other sources in the Lake Tahoe region. It is anticipated that some existing GIS information will be available for use. Other information sources to be used include available site plans and floor plans and Google Earth aeriels. Design Workshop will identify information gaps and determine, with District staff, the opportunities to further complete the inventory. Design Workshop will create base maps and conduct inventory assessment based on GIS information and available site and facility plans.

The following maps will be created by Design Workshop utilizing GIS data as available:

- Parks, trails, and open space property inventory base mapping.
- Facility and amenities inventory (based on data availability.)
- Opportunity sites/properties to consider that may benefit the District's recreation system.
- Composite of natural resource amenities including: rivers, streams, flood plains, stream environment zones (SEZ), land capability, stormwater management properties, waterbodies, and significant landforms.
- Composite of constraints and opportunities including: sensitive lands, steep slopes, solar access, views, and neighboring uses.

Deliverables

- One-day assessment and interviews
- Assessment findings summary (with site images and narrative to communicate findings)
- Base maps to be utilized for site analysis and public engagement activities (PDF format for printing)
- Resource and Analysis maps (formatted for Master Plan document and presentations, PDF format)
- Facilities Operations Assessment Memo

Task 1.4 Technical Memo and Trends Report

The existing conditions of the overall District will be gleaned from existing reports. Design Workshop will consolidate and evaluate scheduling, use, and facility demand information provided by the District, including seasonal variation, time of day intensities, and both peak and non-peak use conditions. This evaluation is assumed to include use by IVGID and other stakeholders. We will, with District staff assistance/daily tracking, propose quantitative data gathering of actual facility use for a period of time in an attempt to normalize administrative use records against real use and derive an "actual" use pattern and intensity, as possible.

Design Workshop will use peer community use rates and level of service. Emerging regional, state and national trends will be identified. Implications for future recreation facilities.

Deliverables

- Summary memo (in PDF format for distribution)

Task 1.5 Project Management and Progress Reports

Every phase shall involve project management from Design Workshop's Principal-in-Charge and the Project Manager along with the District's Project Manager. Design Workshop strives to ensure quality through clear communication and dialogue with our clients and amongst our team. We believe progress meetings should be held once every month and more often surrounding project milestones.

Deliverables

- One progress meeting per month in person or via conference call/online Web document viewing

- Additional progress meetings at major project milestones

PHASE II: CREATING A SHARED VISION

Creating a shared vision requires first ensuring broad community representation in the input collected, assessing community needs and helping the community explore opportunities for their future.

Task 2.1 Focus Groups

Focus group meetings provide the opportunity for in-depth discussion and discovery with a select group of experts on various topics. Design Workshop will facilitate these meetings to gain an understanding of the concerns, opportunities, values and needs. Input will be gained through facilitated discussions and map exercises. We anticipate organizing the focus groups into three topical areas including representation from groups such as:

- A. Parks, Trails and Open Space: including parks, recreation and trails managers from the Cities, Towns and Counties Included/surrounding the District.
- B. Recreation, Programming and Indoor Facilities Focus Group: organized around topics of public-private partnerships, development considerations, recreation trends, maintenance and improvement needs. Participants would include District parks and facilities staff, recreation groups and club representatives, program providers.
- C. Serving a Diverse Community Meeting (Including Youth): will discuss recreation trends, underserved groups and service gaps, safety, perceived barriers to participation, minority group parks needs and outreach opportunities. Would include participants such as local Public Health departments, District volunteer group representatives, local minority group representatives, park/recreation users with disabilities, recreation providers, school representatives, senior programs organizers and more.

One of the Focus Groups or the Steering Committee meetings will include an Indoor Facility Programming focus. The anticipated agenda and discussion topics include the following:

- o Present National slide tour of Community Recreation Centers / Trends
- o Program discussion for existing facilities (May use Card Game tool)
- o Program discussion on Indoor Fieldhouse
- o Preliminary magnitude of cost estimate

Deliverables

- Schedule of meetings and agendas and key questions
- Five meetings facilitated within a one-day period
 - o Anticipated groups include:
 - Senior Recreation Program & Amenities
 - Recreation Program & Amenities
 - Aquatics
 - Golf/Snowplay
 - Outdoor Park Amenities (bocce, dog parks, pump track, trails)
- Summary of meeting findings memorandum

Task 2.2 Statistically Valid Mailed Survey of Residents – 1,800 Residents, with Open Participation Online Survey

The Master Plan will best meet the needs of the community with the use patterns, values and vision of a broad representation of its members understood. Gaining this representational input requires targeting input from citizens that typically do not participate in planning processes or who may not currently be the primary user group of parks and recreation facilities.

Design Workshop recommends a mailed survey of households as this provides nearly every household in the IVGID a chance to be included. We recognize there may be challenges with getting such a list, but note that this was done for a previous project. There are several sources that could be used for this list. We often conduct surveys of this type by obtaining a list of all the residential addresses in zip codes that serve the District, based on the USPS Delivery Sequence File, the files used by postal carriers for mail delivery. These addresses would be geocoded and only those within the study boundaries would be eligible to receive the survey. However, we note that the 2014 American Community Survey shows the population of Incline Village to be 8,389; the number of housing units to be 7,679 and the number of households (occupied housing units) to be 3,767. This indicates that there are a large proportion of seasonal or second homes. If the desire is to target only full-time residents, other approaches may need to be taken. One possibility is to use an assessor database, and only mail to residential addresses where the mailing address of the owner is the same as the address of the property. Another possibility is to obtain a voter registration list and mail only to those registered to vote in Incline Village.

We understand that for the last survey of this nature, a copy of the survey was mailed to every household (over 7,000). Our usual methodology is to contact a sample of households, but have multiple contacts with each household in order to increase the response rate and hopefully the representativeness of the results. The selected households are contacted three times: first with a prenotification postcard informing them that their household has been selected to receive the survey and to keep an eye out for it; a survey packet mailed about a week later with a cover letter providing information about the survey and project and a postage-paid reply envelope; and finally, another week later a second survey packet in which the cover letter explains that those who have already responded should not do so again. We find we obtain about 30% of our total responses from this reminder packet, helping to boost the overall response rate.

If we selected 1,800 households to receive the survey, we would expect to receive between 180 and 450 completed surveys, a 10% to 25% response rate. The 95% confidence interval ("margin of error") around results would range from $\pm 7.3\%$ to $\pm 4.6\%$, depending on the total number of completed surveys.

The survey will also be hosted online (but with different URLs so we can track the invitation source if we provide the survey recipients with the option of completing the survey online) with an open invitation for anyone to complete it. Inclusion of the online survey website address within IVGID mailings or email messages that have wide resident distribution is an effective low-cost method to reach residents. In addition, we suggest a survey link from the IVGID's website, publicized through a variety of means, including advertisement, editorial or news story in local newspapers, public access radio, and on flyers posted at recreation centers and other key locations as well as signs along parks and along trails. The online survey will also be made available on a computer at IVGID facilities where the computer can be monitored by IVGID staff and the survey can be made available to facility users. This provides the advantage of being inclusive and not receiving the complaint of people being left out from being consulted. We will examine the results from all the sources, and report results for each group, as well as determine whether responses can be combined into a single dataset that is representative of the community using statistical adjustment such as propensity score weighting if appropriate.

Our scope of services assumes that the survey includes about 3 to 3½ pages of questions, with a ½ to 1 page cover letter. It also assumes inclusion of the open participation web version of the survey, with comparisons of results to the scientific survey. It also includes inclusion of paragraph in Spanish directing recipients how to complete the survey in Spanish (with Spanish translation of paragraph and questionnaire).

Deliverables

- Questionnaire development and Sampling/Survey Distribution Plan

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- Data collection oversight, including web survey programming
- Data Analysis and Report Preparation

Note: Survey "hard costs" include mailing list procurement, printing, postage, data entry, etc.

Task 2.3: Community Workshops

We anticipate two (2) community workshops. The first will be conducted to report and gather additional information on the state of the existing facilities and to understand what the community wants the focus of the study to be. The second will be to report on the findings of the surveys and to gather feedback on refined concepts and strategies and draft recommendations.

We will utilize instant feedback keypad polling or questionnaire cards with a followup online survey to quantitatively identify priorities and needs. Small group table discussions over maps of the District will yield input about planning for geographic areas such as trail priorities, park amenities, location for expanded services, and facility improvements. All keypad polling or questionnaire cards used during the community workshops will also be duplicated online to broaden distribution and the opportunity for community input.

Deliverables

- Meeting presentation
- Meeting agenda
- Meeting summary notes
- Keypad polling or questionnaire results report with potential online survey with FlashVote

PHASE III: IDEA GENERATION AND REFINEMENT

Information from Phases I and II will be synthesized and considered in the development of a series of recommendations and identification of facility improvements and prioritization. Ideas will be tested through the community outreach efforts outlined in Phase II

TASK 3.1: Draft Goals and Objectives and Recommendations

Based on the data collected and evaluated in Phases I and II and community engagement in Phase III, our team will begin outlining the plan concepts, goals and objectives. In order to maximize efficiencies and operations, we will identify operational changes that can address clearly identified needs. The recommendations will use the information gleaned from the inventory and assessment of current recreation facilities, programs and services and best practices to determine future facility improvements or expansions needed to meet future programming needs. Recommendations should include how existing facilities may operate slightly differently and not require a large change in order to accommodate needs.

The draft goals and objectives and recommendations will address:

- Indoor facility areas goals: Recreation Center, Chateau, Aspen Grove Diamond Peak Lodge, and a Field House
 - Multi-use opportunities at the tennis facilities
 - Programming and maximizing existing facilities and underutilized facilities
- Potential trail connections and needs
- Programming needs
- Best practices and benchmarks from comparable communities
- Performance measures

Deliverables

- Documentation of key draft goals and objectives

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TASK 3.2: Draft Recreation Facilities Capital Investment Options

Based on the inventory and assessment and community needs analysis, the Team will develop a list of Capital Improvement Options (CIO) that identifies new development and major rehabilitation of recreation facilities in order to guide future resource allocations. If the data justifies any facilities expansion, we will develop a phaseable menu of CIOs to expand the available inventory and other identified programming opportunities. A process for revising the CIO will be developed to allow flexibility for unforeseen opportunities and changes. This information will be utilized as part of the communication tools during the public meeting.

Capital and Expansion Programming: Based on the distilled data from Phases I and II, Design Workshop, with IVGID staff, will develop a program expansion document, with both phasing and scaling, to present a framework for District consideration.

Conceptual layout and building massing for the recommended indoor facilities improvements will be developed. This includes the following facilities: Recreation Center, Chateau, Aspen Grove and a Field House.

Potential operational and fiscal impacts of the proposed facility improvements will be identified. Projected staffing and operational cost increases, projected revenue increases, and possible impacts on other District facilities will be summarized. Potential funding sources will be identified.

Deliverables

- o List and Diagramming of Draft Recreation Facilities Capital Improvement Projects

Task 3.3 Order of Magnitude Cost Range for Prioritized List of Near-Term Capital Investment Options

We will develop a conceptual cost range for up to 15 possible capital improvement projects and/or expansion projects to provide relative context to the options, their programmatic benefits, and overall value to the District and its stakeholders.

- a) Design Workshop will work with District staff to provide an order of magnitude cost range for a prioritized list of up to 15 near-term capital improvement projects. This prioritized list will be developed through the Master Plan process.
- b) Methodology. As the District is aware, cost estimating at the master plan level can be inaccurate due to the limited amount of detail of material quantities and future material costs. We propose the following methodology:
 - i. With District staff, evaluate previous District cost estimates for lessons learned.
 - ii. With District staff, establish a level of program and quality for the prioritized list.
 - iii. With District staff, establish what is included in estimate (i.e., soft costs like design fees included or just material costs). Specific renovation estimates (rather than estimates for new facilities) are dependent upon the nature of the work, and can take a lot more time to provide an estimate.
 - iv. Establish benchmark costs (based on published construction information) and level of quality/finish using benchmark research for the Lake Tahoe region. The deliverable would be a cost per square foot (SF) or cost per acre with character images and general description of these benchmark projects.
 - v. With District staff, identify the measured area of improvement (i.e., 2 acre park, 100,000 SF recreation center, etc.) for the priority list.
 - vi. Apply cost/measurement benchmark (i.e., \$11/sf for low finish/low programmed park)
 - vii. Apply a contingency cost of 15 to 25%

Deferred Maintenance and Capital Renewal: We will identify and place a rough order of magnitude cost for recommended work needed to keep the existing physical assets at the same level of service over the near term. (1 to 5 years)

PHASE IV: PLAN PRODUCTION AND ADOPTION

Information from Phases I, II and III will be synthesized and result in the creation of plan documents that are graphically engaging and accessible by the community.

Task 4.1 Community Facilities Master Plan Creation

The Master Plan will provide the District with a guiding document to inform future decisions and direction. With this purpose in mind, an engaging document with graphics to communicate ideas to the community and recommendations for implementation will be prepared. District branding will be utilized in the documents. We anticipate the document containing the following:

- a) Executive Summary
 - a. Vision
 - b. Plan Themes and Citizen Input
- b) Introduction & Plan Update Process
- c) Existing Facilities, Context and Trends
- d) Master Plan Recommendations
 - a. Facilities
 - b. Trails
 - c. Programs
 - d. Potential Operational Impacts
- e) Implementation and Operational and Financial Analysis
 - a. Priorities
 - b. Early Wins/Phases
 - c. Partnerships
 - d. Alternative Funding Sources
 - e. Metrics and Performance Measures
- f) Appendix of public input collected

It is anticipated that the District will provide a single set of comments and, with the Consultant's assistance, lead the resolution of conflicting input.

Deliverables

- Draft Master Plan document table of contents for approval
- Writing style guide and sample with document graphic design boards for approval
- Document revision cycle 1: 80 percent complete (formatted graphic document without appendices) Draft Master Plan in PDF format for review and input by the Steering Committee and District Staff

Task 4.2: Draft Document Refinement and Presentation

The project team will address the comments received and revise Master Plan and exhibits. The draft document will be prepared for distribution on the District's website to collection of comments and sent to community partners and those engaged in the previous input steps for review and comment. A presentation will be given to the District Board of Trustees for their consideration. All comments will be collected through a comment log by the client and instruction for edits provided to Design Workshop.

It is anticipated that the District will provide a single set of comments and, with the Consultant's assistance, lead the resolution of conflicting input.

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Deliverables

- Document revision cycle 2: 95 percent complete (formatted graphic document without appendices) Draft Master Plan in PDF format for review and input
- Comment Log tracking the incorporation of requested changes for revision cycle 2.
- One presentation to the District Board of Trustees
- One presentation to District stakeholders

Task 4.3: Final Master Plan and Adoption

District Staff will evaluate the comments received to determine the alterations needed to finalize the plan. The final plan will be produced with comments incorporated.

Deliverables

- Digital PDF copy of the plan documents formatted for printing purposes
- Digital PDF copy of the plan documents for Web viewing
-
- One adoption meeting presentation

CONDITIONS AND EXCLUSIONS

The District shall provide the following information or services as required for performance of its services. Design Workshop assumes no responsibility for the accuracy of such information or services provided by Client, and shall not be liable for errors or omissions therein. Should Design Workshop be required to provide services in obtaining or coordinating compilation of this information, such services shall be billed as Additional Services.

PROJECT TEAM

Design Workshop typically organizes projects in a team format with key responsibilities divided between the Principal-in-Charge and Project Manager. The key team members for your project are listed below:

Principal-in-Charge – Stephanie Grigsby

Stephanie will serve as Principal-in-Charge of the Master Plan project and will have primary responsibility for the overall content and quality of the services performed by Design Workshop and our consultant team.

Project Manager – Alison Cotey

Alison will serve as the Project Manager for Master Plan project and will also be responsible for leading the planning and design efforts associated with the work. Her responsibilities will include the coordination of Design Workshop's in-house design team as well as regular communication and coordination with all members of the Design Workshop's consultant team.

SCHEDULE

Design Workshop is prepared to begin services immediately upon receipt of a signed copy of this proposal from an authorized owner's representative. At this time, the following generalized schedule is anticipated:

Schedule Overview

Phase I	Discovery and Analysis	Summer 2016
Phase II	Creating a Shared Vision	Summer 2016-Summer 2017
Phase III	Idea Generation and Refinement	Fall/Winter 2016/2017
Phase III	Plan Production and Adoption	Spring/Summer 2017

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FEES AND EXPENSES

1. Basic services
 Compensation to Design Workshop for the services described herein and in accordance with the conditions of this agreement shall be as follows for a lump sum fee estimated as follows:

Phase I	Discovery and Analysis	\$ 69,375
	Task 1.1: Project Startup & Kickoff Meetings	\$9,115
	Task 1.2: Data Gathering & Doc. Summaries	\$6,690
	Task 1.3: Facilities & Operations Assessments	\$27,140
	Task 1.4: Tech. Memo and Trends Report	\$10,365
	Task 1.5: Project Mngmt & Progress Reports	\$16,065
Phase II	Creating a Shared Vision	\$47,535
	Task 2.1: Focus Group Meetings	\$18,160
	Task 2.2: Stat. Valid Survey & Online Survey	\$19,595
	Task 2.3: Community Workshops	\$9,780
Phase III	Idea Generation and Refinement	\$54,485
	Task 3.1 Draft Goals, Obj. & Recomm.	\$23,680
	Task 3.2: Draft Rec Fac. Cap. Invest. Opt.	\$20,945
	Task 3.3: Cost Range for Priorities	\$9,860
Phase III	Plan Production and Adoption	\$44,440
	Task 4.1: Master Plan Creation	\$19,510
	Task 4.2: Doc. Refinement & Presentations	\$18,355
	Task 4.3: Final Master Plan and Adoption	\$6,575
	Total Professional Fees	\$215,835

This represents the project budget for the tasks identified in the Scope of Work. The project costs for services within these tasks shall not exceed \$255,250 unless additional services are authorized by client in writing.

2. REIMBURSABLE EXPENSES
 Reimbursable Expenses are in addition to compensation for Basic Services. Reimbursable expenses incurred by Design Workshop and consultants directly related to the project such as, but not limited to, travel, photography, telephone charges, video conference charges, and printing expenses shall be billed at Design Workshop's cost.

Anticipated hard costs associated with the survey: \$6,480
Anticipated cost of other reimbursable expenses is: \$12,725
Total anticipated reimbursable costs: \$19,205

3. ADDITIONAL SERVICES
 Services in addition to those described above are to be compensated on a Time and Materials basis per Design Workshop's current published rate schedule. Additional services will include (but are not limited to) redesign of previously approved work, major revisions to program and/or expansion of scope of services. Whenever practical, changes, additions, or modifications to the scope of services shall be authorized by written change request; however, the absence of such a written change order shall not act as a bar to payment of fees due Design Workshop, provided the change was in fact approved and ordered by the Client.

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PAYMENT TERMS

1. This is a lump sum contract and will be billed monthly as a percentage completed for each phase of the work.
2. Invoices will be mailed from Design Workshop's office by the 10th of each month. Invoices are payable within 30 days of the date of billing. Invoicing shall be specific to each major task and will describe the completed portion of the services.
3. Extensive itemized breakdowns of hourly activities or provision of detailed backup for reimbursed expenses for accounting purposes are not a normal procedure; however, at the Client's request, Design Workshop will provide this service at an hourly rate of \$65 (sixty-five dollars) per hour.

ACCEPTANCE

1. This Agreement is entered into between Design Workshop, Inc. and (Incline Village General Improvement District), owner or reputed owner of the property to be benefited by Design Workshop's services.
2. If this contract meets with your approval, please sign below and return one (1) copy for our file.
3. If this agreement is not accepted within two (2) months from the date of receipt, the offer to perform the described services may be withdrawn and Design Workshop may renegotiate this proposal.
4. The Client agrees that they have read and understood the Contract Provisions attached hereto and incorporated herein by reference.

DESIGN WORKSHOP, INC.

By:  Date: July 15, 2016

Title: Principal

APPROVED BY CLIENT:

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

By: _____ Date: _____

Title: _____

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Project Summary

Project Number:	4999RS1603
Title:	Parks and Recreation Master Plan Update
Asset Class:	
Division:	99 - Other Recreation
Budget Year:	2016
Scenario Name:	Main
Budget Status:	Data Entry
Locations:	
Project Something:	RS - Recreation System
	Active: Yes

Project Description			
This project will provide a comprehensive update to the District's Parks and Recreation Master Plan. Doing so provides the District with a multi-year plan for capital projects to replace, enhance, and expand the existing District Recreation Facilities and offerings. The Master Plan Update will address, at a minimum, IVGID Parks (Preston Field, Incline Park, Village Green, etc), Aspen Grove, the Recreation Center, the Chateau, Tennis, and the District's Administrative Offices. It will also incorporate the recent facility analysis and master planning completed at the IVGID Beaches, the Championship Golf Course, the Mountain Course, and Diamond Peak.			
Project Internal Staff			
Engineering Department will manage the project with support from Parks and Recreation Staff.			
Project Justification			
The District's Parks and Recreation Master Plan, issued in 2000, is largely complete and is in need of updating. There is significant discussion occurring in the community as well as with the Board of Trustees about the need for the District to expand the Recreation Center, enhance/expand the aquatics facilities, enhance Tennis, expand the bocce facilities, expand the skate park, construct a bicycle pump track, and create a formal dog park. Prior to undertaking any of these significant investments, the District must update the Parks and Recreation Master Plan to ensure any future investment in infrastructure is done in a comprehensive and well planned manner.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2016			
Internal Services	50,000	0	50,000
Master Plan Update	200,000	0	200,000
Year Total	250,000	0	250,000
	250,000	0	250,000
Year Identified	Start Date	Project Partner	Manager
2015			Engineering Manager
			Est. Completion Date



Award of Contract

Community Services Master Plan

Beaches, Parks, Recreation, Diamond Peak Ski Resort, The Golf Courses at Incline



Sharon Heider

Director of Community Services



One District ~ One Team



RECOMMENDED ACTION:

That the Board of Trustees makes a motion to:

Authorize a design services contract with Design Workshop totaling \$215,835 for Community Services Master Planning services.

Authorize Staff to execute the contract documents based on a review by District Counsel and Staff.



Why do we need a Community Services Master Plan?

A Master Plan is a road map for the next 10 to 15 years

Existing plan is over 15 years old and largely completed

Understand current community desires and tailor the community facilities, programs, and services for the future

Evaluate existing programs

Look at trends

Coordinate and unify varied facility and program needs identified in venue studies

Coordinate competing priorities within the General, Capital Improvement, and Beach funds



Selection Process:

- This item is not subject to competitive bidding within the meaning of Nevada Revised Statute (NRS) 332.115 as described in subsection (b) Professional Services.
- Additionally, per NRS 625.530, selection of a professional engineer or registered architect to perform work on public works projects (where the complete project costs exceed \$35,000) is to be made solely on the basis of the competence and qualifications of the engineer or architect and not on the basis of competitive fees.
- Publically advertised a request for qualifications for architectural and engineering services.
- Staff and Trustee Dent interviewed respondents for overall experience and review of equivalent projects completed.
- Design Workshop is located in South Lake Tahoe and is a nationally recognized firm that specializes in public recreation master planning and landscape architecture and had the best understanding of the specific needs and desires of this community.



Scope of work for an 18 month to two year process:

- Community Workshops
- Focus group interviews
- Statistically valid survey of parcel owners, pass holders, and residents
- Evaluation of existing facilities, programs, and services
- Trend analysis
- Conceptual plan preparation as needed
- Master Plan preparation, dissemination, and approval



RECOMMENDED ACTION:

That the Board of Trustees makes a motion to:

Authorize a design services contract with Design Workshop totaling \$215,835 for Community Services Master Planning services.

Authorize Staff to execute the contract documents based on a review by District Counsel and Staff.

ATTACHMENT D

Community Services Master Plan

Final Draft 2019



Letter from Board of Trustees

To be developed by the Board of Trustees.



Design Workshop | Lloyd Consulting Group |
Barker Rinker Seacat | Ballard King | National Research Consultants

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- Opportunity Sites
- Future Scenarios
- Built Facilities Analysis & Recommendations

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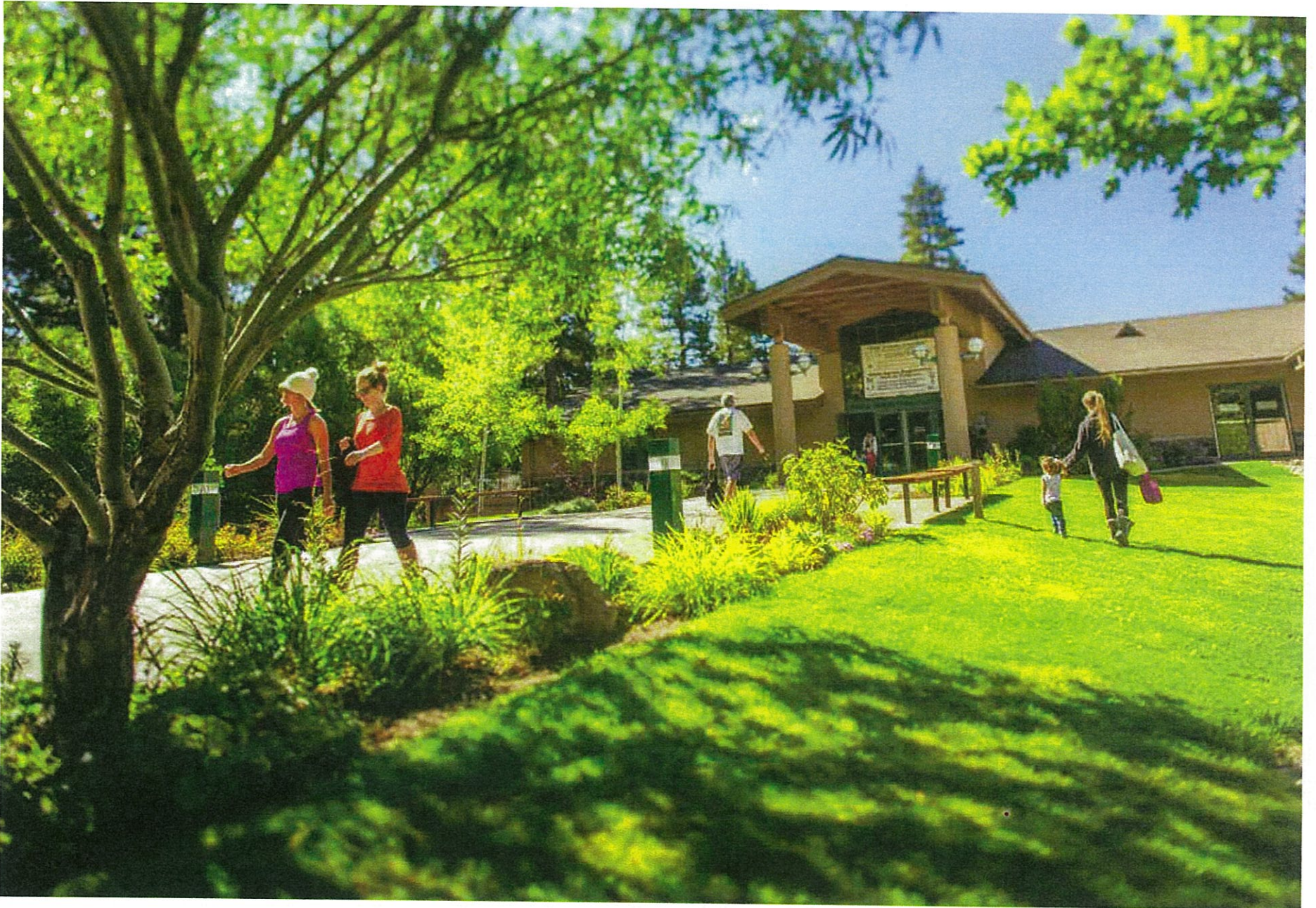
- Programming Goals & Recommendations
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- Prioritization Criteria
- Priorities will be developed through future discussions with the Incline Village/Crystal Bay Community

Introduction

Vision, Goals, & Plan Elements



Vision and Mission

Community services include all of the services and facilities the Incline Village General Improvement District (IVGID or the District) provides to improve the quality of life for Incline Village and Crystal Bay residents. For many, recreation and proximity to the beauty of the Lake Tahoe region are essential elements of their well-being. IVGID's mission to "deliver exemplary recreational experience...while striving for fiscal and environmental sustainability" reflects this importance.

"deliver exemplary recreational experience...while striving for fiscal and environmental sustainability"

Incline Village and Crystal Bay border Lake Tahoe's northeastern shoreline in Nevada. The communities are nestled between public lands and Lake Tahoe. State Route (SR) 28, one of the nation's first National Scenic Byways, links the two communities. U.S. Forest Service lands border the District's northern, western, and eastern boundaries and Lake Tahoe Nevada State Park lies to the southeast. The District's proximity to nature's beauty and recreation opportunities draws young families and retirees who have a deep appreciation for the environment and enjoy the social connections formed by their use of the District's community services.

The Community Services Master Plan (Master Plan) is a long-range plan that provides a road map for maintaining and/or revitalizing existing community amenities and/or expanding venues to provide features to meet community needs. It encompasses recommendations from previous assessments and planning documents for facilities such as the Tennis and Pickleball Center, the beaches, and Diamond Peak. The Master Plan is based upon the best practices and trends for parks and recreation, while prioritizing community needs and the particular characteristics for Incline Village and Crystal Bay residents.

The Master Plan celebrates what the District has achieved and outlines opportunities for enhancing community services to residents and their immediate guests.

IVGID Community Services

- *Beaches*
- *Parks, Fields, and Open Spaces*
- *Recreation Programs*
- *Recreation Center*
- *Tennis & Pickleball Center*
- *Golf Courses*
- *Diamond Peak Ski Resort*



Goals

The Incline Village Parks and Recreation Department offers community members and visitors, regardless of age, background, or social circumstances, the opportunity to enjoy well-maintained, beautiful parks, athletic fields, and trails. In addition, community members and visitors can experience a wide range of outdoor/indoor activities, classes, events, and programs as well as membership participation in a full-service Recreation Center with a pool and a Tennis and Pickleball Center.

The Master Plan centers on six key project goals that are a combination of community input and the missions of IVGID and the Parks and Recreation Department. The focus of enhanced community services is first for residents and their immediate guests. Where capacity exists (occasions when fields, parks, and other facilities or programs are not being used by residents), the District makes the facilities available to visitors in order to use that revenue to offset costs to residents.

The six key project goals of the Master Plan are as follows:

- 1 Provide opportunities for residents to maintain and improve their health.
- 2 Promote a more beautiful community and greater sense of place.
- 3 Provide recreational, social, and health strengthening opportunities with a focus on older adults, children, and teens.
- 4 Respond to the needs and priorities of residents and their immediate guests.
- 5 Address the best practices and needs of the District and its particular demographic and environmental considerations.
- 6 Strive for fiscal and environmental sustainability.

Survey respondents identified providing opportunities for improved health, promoting community beauty/sense of place, and providing recreational and social opportunities as primary purposes of IVGID Community Services.

Plan Elements

Over the next 10 to 20 years, IVGID should focus on improvements in five areas in order to meet community needs: trails; parks, open space, and snow play; fields; built facilities; and programs. Goals within each of the elements describe more specific recommendations. The Plan (Chapter 3) starts on page 28 and describes the key findings which led to the development of recommendations. Chapter 3 also includes a set of conceptual plan scenarios for the community to evaluate and determine how they may best use their resources to achieve plan recommendations.

Trails

Provide opportunities for community interactions and socialization along a connected linear park system that encourages walking and biking and provides places to stop and gather.

Support trail planning of the high country to identify appropriate uses and locations. Determine appropriate access points, while respecting neighborhood needs and addressing parking issues.

Develop a visually attractive wayfinding program for IVGID facilities and trail system.

Parks, Open Space, & Snow Play

Address unmet community needs for park uses.

Reorganize park uses to minimize user conflicts and maximize the use of existing parks.

Enhance the area's sense of place by considering opportunities for parks to be "community hubs" and designing "streets as parks".

Continue to reinvest in existing facilities to address deferred maintenance and provide quality facilities.

Implement recommendations from the *Beaches Recreation Enhancement Opportunities Plan*.

Implement recommendations from assessments of the golf courses.

Consider opportunities for winter recreation (such as an ice rink) and snow play near the Chateau at the Championship Course and other locations.

Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.

Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.

Fields

Increase field inventory to accommodate scheduling for existing and future programs and continually review to identify needs and issues.

Construct dedicated rectangle fields with a range of sizes to serve youth and adult needs.

Consider both short- and long-term costs and benefits prior to the selection and utilization of synthetic turf and lighting.

Built Facilities

Renovate and/or expand the Recreation Center or develop additional recreational buildings on the existing Recreational Center campus in order to address the lack of meeting room space, over use of the gymnasium, inadequate exercise and fitness studios, and conflicting needs of aquatic users.

Reinvest in existing facilities such as the Chateau and Aspen Grove to better support rentals and outdoor uses.

Implement the *Diamond Peak Master Plan*.

Implement recommendations from the *Tennis Center Facilities Assessment and Master Plan*.

Programs

Grow opportunities for children, youth, seniors, and wellness/fitness.

Develop a Recreation Program Plan to identify program priorities and track trends to adjust programming and leverage services offered by other individuals or organizations.

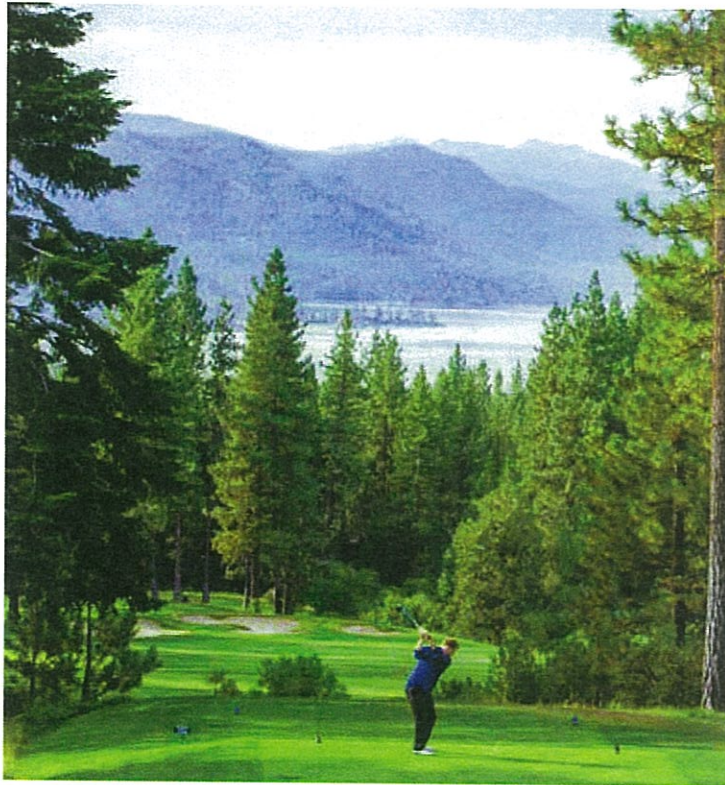
Consolidate indoor programs and services into the Recreation Center, as appropriate.

Increase emphasis on partnerships with other community groups and organizations.

Plan Purpose

**Importance of Community Services
Public Engagement Highlights**

Community Services Planning



The Community Services Master Plan provides a decision-making framework to guide what IVGID Community Services should provide to best serve its residents over the next 10 to 20 years.

Community Services encompass the Beaches, Parks, Recreation Programs, the Recreation Center, the Tennis and Pickleball Center, the Golf Courses at Incline Village, and Diamond Peak Ski Resort.

The last master plan effort was in 2000 when the Incline Village Recreational Facilities Master Plan was completed. Updating these plans every ten to fifteen years is a good practice as it provides a road map for maintaining and/or revitalizing the existing community amenities and/or expanding the venues to provide new features based on community needs.

The goal is to develop a long-range community services master plan to identify and plan for the future of community-driven recreation activities and facilities in Incline Village and Crystal Bay. To date, IVGID has undertaken significant efforts to assess many of the existing recreation facilities and operations and has developed planning documents, by venue, that identify the capital maintenance needs as well as the operational enhancement and future infrastructure investment opportunities. Throughout this project, public meetings and community surveys were conducted to assess expectations, help set priorities, evaluate the opportunities for additional/expanded recreational offerings and facilities, and if identified, assess the community's willingness to fund new or different facilities and programs. Ultimately, this process hopes to identify what IVGID Community Services should be to best serve its residents in the next 10 to 20 years.

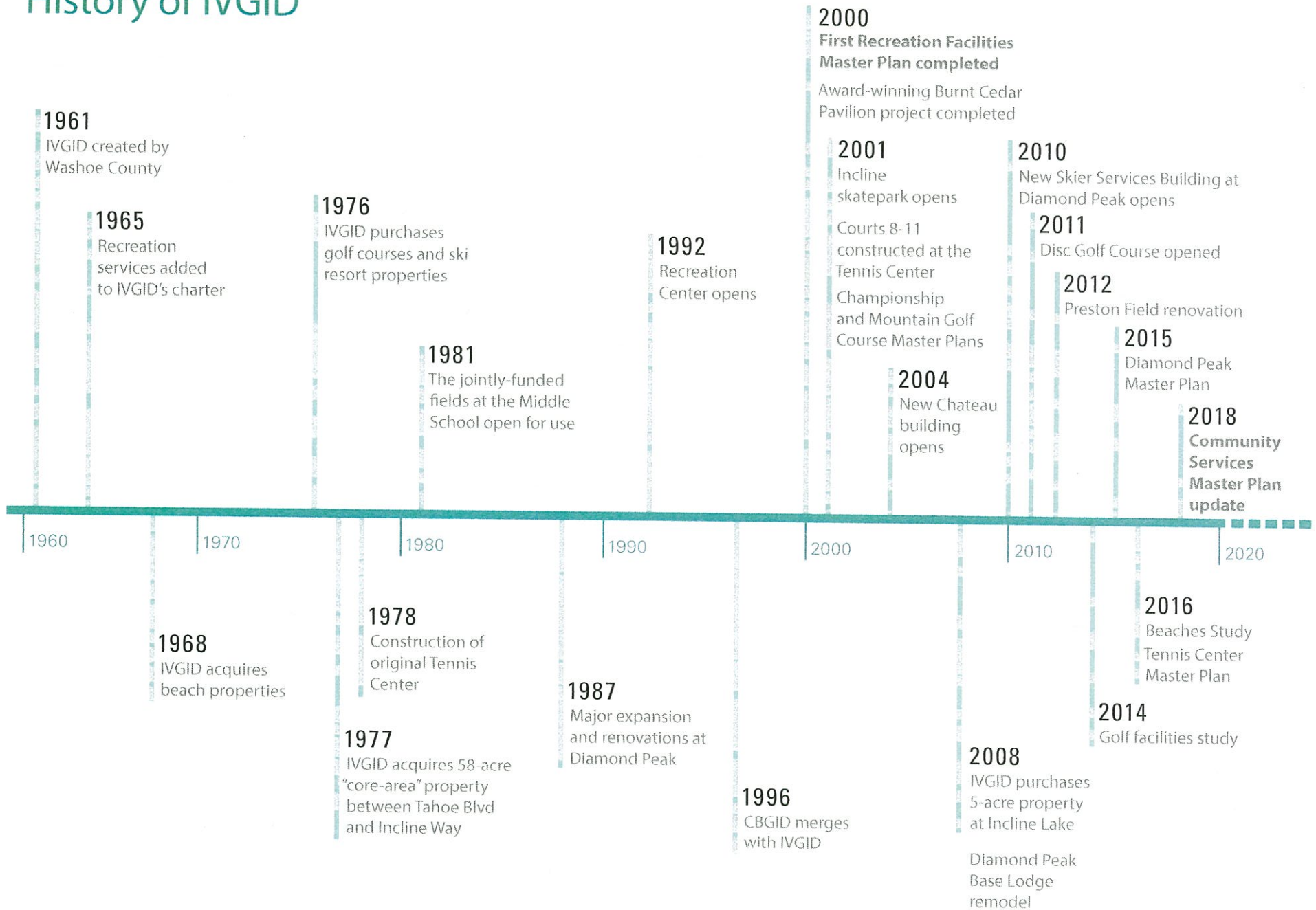
HISTORY OF IVGID

In 1960, the Crystal Bay Development Company acquired 9,000 acres in "Incline Valley" and began developing plans for a "superior residential, cultural, and resort community". The 1961 economic report stated that "careful consideration has been given to planning Incline Village in order to emphasize the advantages of its setting and to provide the most desirable arrangement of its community and resort facilities for the benefit of its residents and guests... The basic concept for Incline Village is that of a new residential and resort community to provide a full spectrum of community facilities and recreational opportunities."

Over the past five decades, many facilities have been constructed for the purpose of providing a wide variety of year-round recreation opportunities for the residents and property owners of Incline Village and Crystal Bay.

The Incline Village General Improvement District (IVGID) was established in May of 1961 as a local government under Nevada State law. Its charter was to provide basic utility services for Incline Village and Crystal Bay. Recreation services were added to the charter in April of 1965. IVGID determines what facilities and services it should offer that will preserve or enhance the general health, safety, and welfare of the community.

History of IVGID



Importance and Benefits of Community Services



Public spaces encourage physical activity, connect people to nature, and provide respite from daily life and stress.

Parks, trails, and open space play an important role in keeping communities thriving and healthy. With growing rates of public health concerns like obesity, heart disease, and mental health, providing access to quality public open space and recreation is a vital component to promoting the well-being and longevity of our communities. These public spaces encourage physical activity, connect people to nature, and provide respite from daily life and stress.

Parks and trails also contribute to placemaking and help to create Incline Village and Crystal Bay's distinct identities. Recreation spaces are often community focal points and sources of great pride that preserve cultural and natural resources. Parks offer enormous social capital by providing spaces to gather, celebrate, and recreate. Their public accessibility plays an important role in advancing social equity.

The environmental benefits of open space are especially relevant in the natural surroundings of the Tahoe Basin. Parks promote biodiversity and provide great ecological value. The increased vegetation and tree canopy improves air and water quality, reducing urban heat-island effect and stormwater runoff. The immense acreage of preserved open space in the Tahoe Basin reduces the amount of buildable land, maintains a lower population density, and helps ensure public lands will remain accessible in spite of nationwide and regional growth trends.

Green space is an important quality of life factor that people are willing to pay for. An ongoing study from the Trust for Public Land finds that approval rates exceed 75% for voter-supported bond measures that provide funding for open space conservation and acquisition (National Recreation and Parks Association). These parks and open spaces, in turn, increase property values and improve the tax base by attracting new residents and businesses to the area who consistently cite quality parks systems as a major reason for relocating.

Public Engagement Highlights

Identifying how community services can meet needs and provide high quality recreation opportunities starts with the residents themselves. A variety of engagement methods were used:

- Focus group meetings with “super users”
- IVGID staff interviews
- Public workshops in both winter and summer seasons
- Statistically-valid mail/email survey
- Open participation on-line survey with hard copies available at the Recreation Center
- Input from IVGID’s Board of Trustees

These engagement methods collected the input of over 1,500 residents. The goal was to gather public opinion through multiple avenues to capture responses ranging from the casual user, to the seasonal homeowner, to the highly involved daily user. Generally, these meetings and surveys found that residents are happy with the services provided by IVGID and rank the quality as excellent or very good.

Survey questions were asked during the two public workshops. A statistically valid survey was mailed and emailed to a random sampling of parcel owner. An on-line version of the survey was available to the broader public. These questionnaires sought more detailed input from the community about how often they use services, what they thought worked well, and where were the potential issues. Responses from these surveys were used to identify the major priorities of concern and opportunity for the recommendations within this Master Plan.



Public Engagement at a Glance - a quick summary of the engagement opportunities that occurred during the process of this Master Plan update.

Our Community

**What We Have
Who We Are
Trends & Needs**

What We Have

The parks and open space system available to residents and visitors in Incline Village and Crystal Bay helps define the community's identity. IVGID owns or manages over 1,500 acres of parks and open space accessible to its users. The system is a vital part of the community fabric that attracts new residents to the area and keeps locals here for a lifetime.

IVGID's park properties provide a wide array of recreation activities for all ages. IVGID's facilities include three restricted-access beaches, two golf courses, a ski resort, four multi-use ball fields, 11 tennis and pickleball courts, a recreation center, a community center and event space, playgrounds, multi-use lawns, bocce courts, a fitness trail, and disc golf. Committed to catering to the specific recreation needs of the community, IVGID also offers over 100 programs, classes, and clinics year-round.

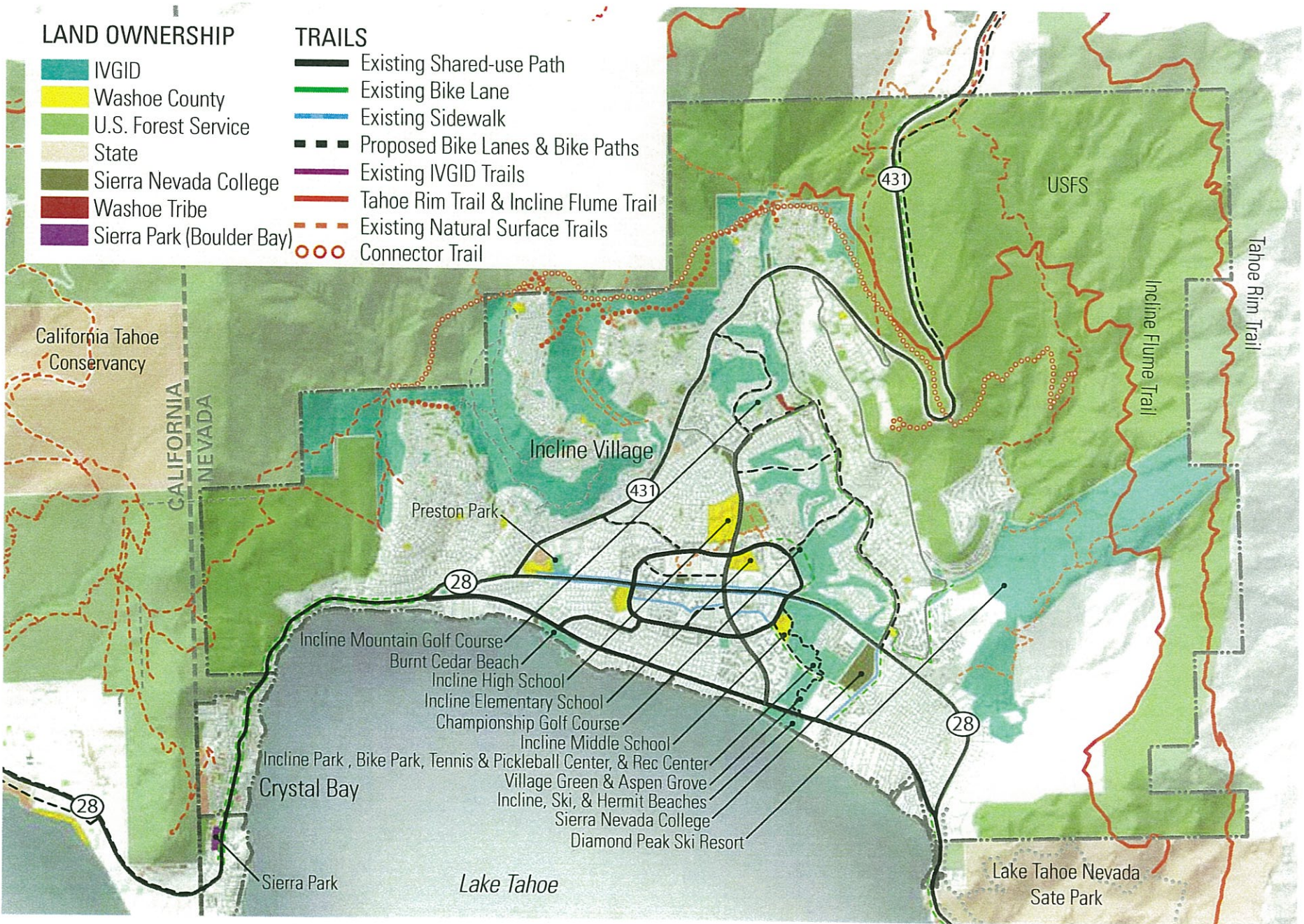
The Incline Park, Incline Bike Park, Village Green, and Recreation Center properties – IVGID's "core area" – also provide a natural surface trail network that laces together the many fields, facilities, and recreation activities found in that area.

Together, each of these elements create a thriving parks and recreation system that provide the residents of Incline Village and Crystal Bay with spaces to exercise, socialize, relax, and connect to the stunning natural surroundings of Lake Tahoe.



IVGID owns or manages over 1,500 acres of parks, beaches, golf courses, ski resort, and open space.

Parks, Trails, and Open Space



Parks & Open Space - Inventory Matrix

PARK	SIZE (acres)	FACILITIES									AMENITIES										FURNISHINGS									
		Concession Building	Restrooms (not sanihuts)	Off-Street Parking	On-Street Parking	Lighting (Field & Court)	Group Picnic Area	Plaza/Hardscape Area	Full-Service Restaurant	Meeting Space Rental	Playgrounds	Skatepark	Bocce Ball Area	Tennis & Pickleball Courts	Basketball/Gymnasium	Volleyball Court	Baseball/Softball	Football	Soccer	Multi-Use Field	Swimming Pool	Exercise Equipment	Trails	Boat Ramp	Benches	Bike Racks	Barbecues	Picnic Tables	Drinking Fountain	Trash Receptacles
PRESTON FIELD	5.49		●	●		●	●			●						●		●	●					●		●	●	●	●	●
VILLAGE GREEN	17.97		●	●	●		●											●	●		●	●		●	●	●	●	●	●	
ASPEN GROVE	3.39		●	●			●		●																	●	●	●	●	●
TENNIS AND PICKLEBALL CENTER	18.37	●	●	●								●												●		●	●	●	●	●
REC. CENTER	16.17	●	●	●					●				●	●							●	●		●	●	●	●	●	●	●
INCLINE PARK	20.59		●	●		●	●				●		●		●			●	●					●	●	●	●	●	●	●
INCLINE BEACH	5.90	●	●	●	●		●			●			●		●			●	●					●	●	●	●	●	●	●
SKI BEACH	7.93		●		●						●				●								●			●	●	●	●	●
BURNT CEDAR BEACH	9.04	●	●	●	●		●			●				●						●				●	●	●	●	●	●	●
DIAMOND PEAK	363.4	●	●	●					●															●		●	●	●	●	●
CHAMPIONSHIP GOLF COURSE	134.0	●	●	●				●	●															●			●	●	●	●
MOUNTAIN GOLF COURSE	68.98	●	●	●																				●			●	●	●	●
INCLINE ELEM. SCHOOL	8.69			●					●				●						●					●	●			●	●	●
INCLINE MIDDLE SCHOOL	6.00			●									●											●	●		●	●	●	●
INCLINE HIGH SCHOOL	22.50			●		●						●	●			●								●	●			●	●	●
WEST & EAST PARKS	1.87																							●			●	●	●	●
SIERRA PARK (IN BOULDER BAY)	2.7		●																					●		●		●	●	●

Who We Are

Planning for the future of parks, trails, and open space requires understanding the people who use the system today and anticipation of population changes in the future, including age group compositions, income levels, residency, and the community's racial/ethnic diversity. The significant trends and implications for parks and recreation in the IVGID service area include age, residency, income, tourism, and race.

AGE

Looking at age segments, the IVGID service area has an older population, with a median age of 48.5. For reference, Nevada's median age is 36.9 and the U.S. median age is 37.4. In 2016, 23.1% of the population was 65 or older. In 2021, that percentage will increase to 27.3%. National and statewide trends describe similar situations with an aging population and the tendency for young adults to move to urban areas.

Seventeen percent of Incline Village residents and 7% of Crystal Bay residents are below the age of 18. Washoe County school enrollments in Incline Village/Crystal Bay has declined from 2013/2014 to 2017/2018 school years. This trend mirrors California and Northern Nevada demographic changes. The *2017 Nevada Education Data Book* shows that California projects an enrollment decrease of 1.4% from 2013-2025. Washoe County school enrollment decreased 2% from 2006/2007 to 2015/2016. Carson City and Douglas County saw similar decreases.

From 1998/1999 to 2011/2012 Washoe County's Incline Village school enrollment declined 39%. It stabilized from 2012/2013 to 2013/2014 and then began decreasing again in 2014-2015.

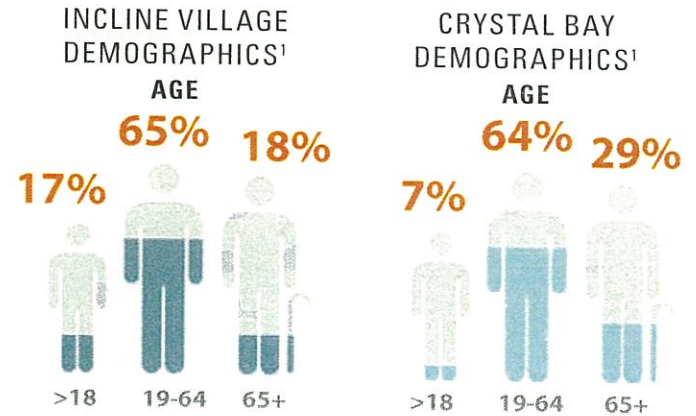
IVGID's community services should continue to evaluate enrollment numbers and adjust programming and facilities accordingly. Seniors appreciate walking loops, outdoor fitness opportunities, and the ability to easily access and appreciate the outdoors. A strong system of recreation offerings can also help attract families and others who appreciate the lifestyle and access to open space that Incline Village and Crystal Bay offer. Children require opportunities to establish life-long connections to nature through both structured and unstructured play and recreation that may include sports and exploratory play. Survey respondents reinforced the need for programming and parks to provide for children, especially since many second homeowners may have their children and grandchildren visit and recreate during the summer.

RESIDENT STATUS

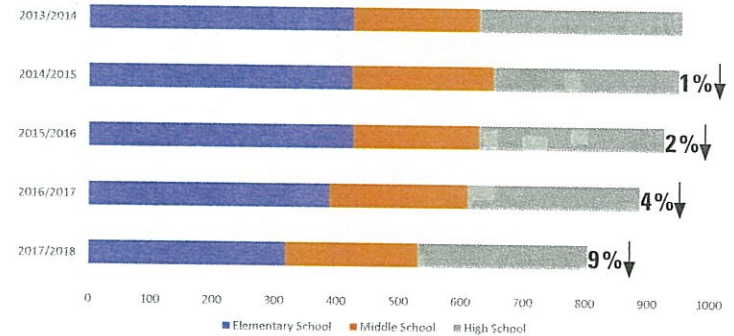
While Incline Village is the second largest community around Lake Tahoe (the population was 8,777 according to the U.S. 2010 Census), there are a large percentage of second home owners in the area. Approximately 3,483 (46.5%) of the 7,486 housing units in Incline Village are used for seasonal, recreational, or occasional use (ACS 2011 5-year, tables: DP04, B25004). However, water and sewer usage patterns suggest this number might actually be closer to 60 percent*. Although second homeowners may visit year-round, most return to the area during the summer months, reflected by an increase of residents during May and June.

* Specific data for use patterns of second homeowners, like days stayed per season, number of guests they host, or preferred leisure activities, were not available for this document.

¹ Demographic data provided by the U.S. Census Bureau and the Environmental Systems Research Institute, Inc. (ESRI), acquired in March 2018. The data reflects actual numbers reported in the 2010 Census, and Incline Village and Crystal Bay estimates for 2016 and 2021.



SCHOOL ENROLLMENT



RESIDENT STATUS



Who We Are

The distribution of year-round and seasonal residents has implications for community services. Some typical parks and recreation trends may not be as applicable for seasonal residents. However, IVGID must serve its permanent population, which includes young families who need access to more traditional park and recreation facilities. Therefore, the District should accommodate those uses, but do so based more on actual use and projected demands instead of national standards that may be less relevant.

INCOME

Incline Village and Crystal Bay both have median household incomes that are much higher than the national median household income of \$54,149, with a combined median income of \$69,486 for the two communities. Additionally, the median home value for the area is \$790,120, with 30 percent of homes valued at over \$1 million. Median income levels and home values indicate a wealthier population that may have more leisure time and expect superior levels of recreation facilities and programs. IVGID should continue to have exceptional service levels as part of their District vision and mission.

TOURISM

The North Lake Tahoe Visitor's Bureau (NLTVB) reports that summer is the busiest season for tourism, with 48% of annual visitors coming to north Lake Tahoe during these months. Second is winter with 22% of vacationers, followed by fall at 17%, and then spring at 12%. The tourist demographic tends to include more families with children during the summer and older or retired couples during the winter. The majority of the tourists visit from California, staying for longer durations the further they traveled, and visited to sightsee, hike, shop, and dine.

The opportunity for IVGID to offer facilities that are otherwise not being used to their residents' guests and other community visitors allows the District to generate revenue to defray costs that would otherwise be born solely by the community members. The District should continue to balance operations by first meeting resident needs and then identifying excess capacity opportunities for funding sources.

INCLINE VILLAGE DEMOGRAPHICS¹

MEDIAN INCOME



\$70,964

CRYSTAL BAY DEMOGRAPHICS¹

MEDIAN INCOME

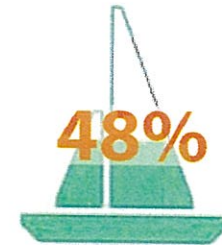


\$64,864

TOURISM



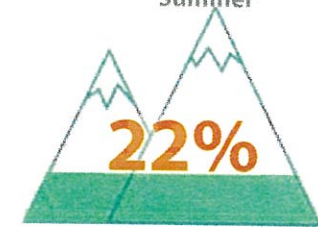
Visit in the Spring



Visit in the Summer



Visit in the Fall



Visit in the Winter

Who We Are

RACE

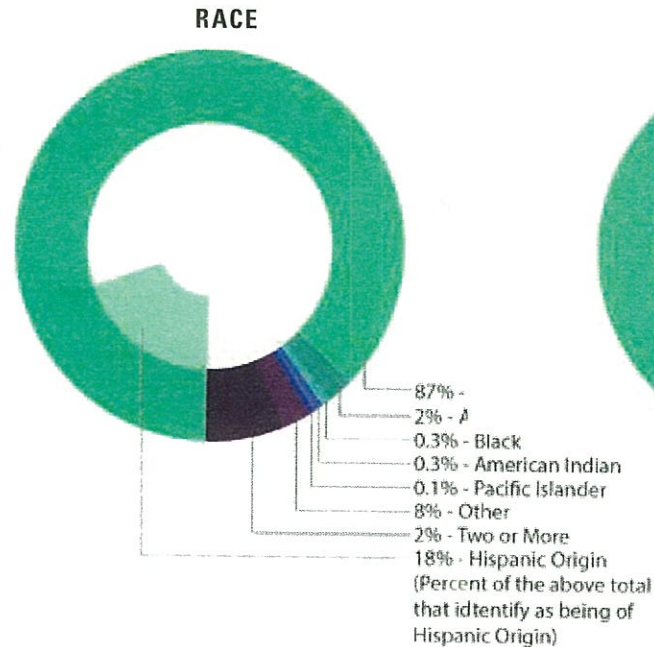
The ACS 2016 population estimate for IVGID service area reveals the area's current population predominantly identifies as White (85.8%) with 18.7% who identify as Hispanic/Latino origin. The projections for 2021 anticipate the racial distribution to remain relatively unchanged, with a slight decrease in the White demographic, coinciding with a slight increase in population for Hispanics (increase to 20.5% of the population in 2021).

This demographic shift is consistent with trends throughout the state and other parts of the country and is an important factor when planning for parks. For example, the 2016-2021 Nevada Statewide Comprehensive Outdoor Recreation Plan (SCORP) reported trends toward diversity, specifically with an increase in Hispanic/Latino populations. The Nevada SCORP noted that Latinos spend more per capita on outdoor gear than any racial group, including Whites, and that they consistently express deep attachment to public lands.

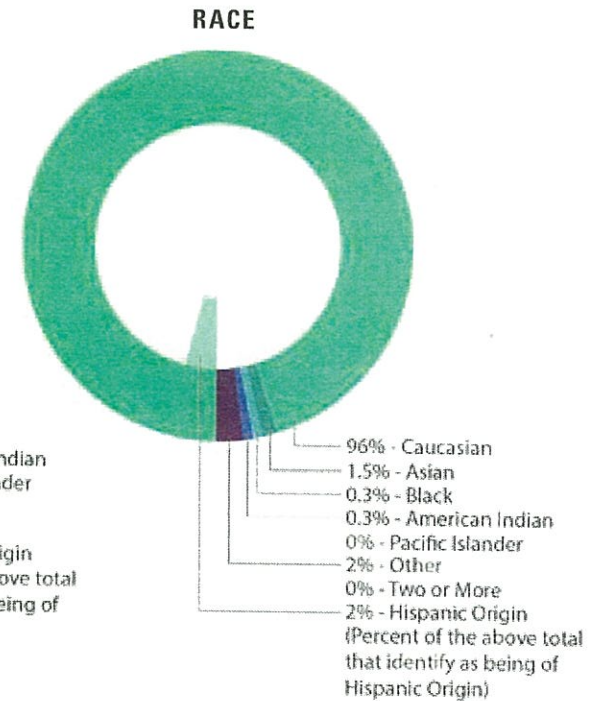
In consideration of neighboring states, the California SCORP describes that park usage amongst the Hispanic population includes day-use visits to outdoor recreation sites close to home in order to spend time with nuclear and extended families. Average group sizes range from eight to fifteen people, and these gatherings can last anywhere from six to ten hours.

The District should recognize the community's increasing diversity which has implications for the types of sports and programming offerings and the need to accommodate larger group gatherings in their parks.

INCLINE VILLAGE DEMOGRAPHICS¹



CRYSTAL BAY DEMOGRAPHICS¹



Trends

TRENDS

Although the Incline Village/Crystal Bay community is distinct from other cities around the country, there are trends IVGID should consider as it plans for community services over the next 10 to 15 years. In addition to the previously discussed regional and national demographic trends, following are trends seen in other resort communities and nationally which may influence the Incline Village/Crystal Bay community:

- Trail systems (both paved and unpaved) to serve a range of uses and experience levels
- High quality playing fields to accommodate more use hours and enhance safety
- Dedicated dog parks
- Bocce
- Lacrosse
- Pickleball
- Adaptive/inclusive playgrounds
- Adventure playgrounds and “exploratory” play
- Splash pads
- Bike parks and pump tracks
- Beach volleyball
- Indoor play fields
- Multi-generational parks and community centers
- Recreational or leisure aquatic centers
- Growth in size of community recreation centers (average size is between 70,000 and 80,000 SF)
- Indoor field houses with artificial turf to support field sports

Additional trends are described in Chapter Three as they relate to key takeaways and recommendations for park and field elements and built facilities.



What We Need

INCLINE VILLAGE/CRYSTAL BAY COMMUNITY SERVICES NEEDS

Different communities have specific needs for parks and recreation. A combination of public surveys, meetings, workshops, and other engagement techniques were implemented to evaluate what IVGID residents need most.

Once all of these methods were completed, the results were tallied. The matrix on the following page shows how different program, facility, and operations needs stacked up. Across the top of the table are the parks and recreation needs in the Incline Village/Crystal Bay community and along the side are the six different assessment methods. Every time that a method identified a specific need, it was noted with a dot in this matrix. The method that carries the most weight is the Mail/Telephone Survey and professional best practices. The more a specific need is identified through the different assessment methods, the more confirmation there is that it is a high priority need.

Needs associated with previously completed plans, such as those for the beaches and the Tennis and Pickleball Center, are not included in the table. Their needs are identified and discussed in the previous planning documents.



What We Need

		PARKS, FIELDS & BUILT FACILITIES												PROGRAMS								OPERATIONS									
		DEDICATED DOG PARK	DEDICATED RECTANGLE FIELDS	BASEBALL/SOFTBALL FIELDS	WALKING PATHS/LOOPS	PLAYGROUNDS	COMMUNITY GATHERING SPACE	TRAIL CONNECTIVITY	CROSS-COUNTRY SKI TRAILS	NATURAL SURFACE TRAILS	MEETING AREAS (REC CENTER)	COURT/GYMNASIUM SPACE	FITNESS/EXERCISE FACILITIES (REC CENTER)	WARM WATER POOL	CHILD CARE PROGRAMS	YOUTH FITNESS/WELLNESS	YOUTH ATHLETIC LEAGUES	YOUTH SWIM PROGRAMS	TEEN PROGRAMS	ADULT FITNESS/WELLNESS	ADULT WATER FITNESS	ADULT 55+ PROGRAMS	TENNIS LESSONS/LEAGUES	NATURE PROGRAMS	COMMUNITY SPECIAL EVENTS	IMPROVE/MAINTAIN EXISTING FACILITIES	COORDINATION/PARTNERSHIPS	INTERNAL COORDINATION	STAFF TRAINING	CONSISTENT PROGRAM DELIVERY	
Needs Assessment Techniques	Focus Groups	●	●	●	●		●	●	●	●	●	●	●	●		●	●	●		●	●	●			●	●	●				
	Public Workshops	●	●		●			●	●	●	●	●	●	●	●	●		●	●	●	●	●		●		●	●				
	Mailed Survey	●	●		●			●	●	●				●	●	●	●	●	●	●	●	●			●	●					
	Online Survey	●	●		●			●	●	●				●	●	●	●	●	●	●	●	●	●			●	●				
	Recreation Trends	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
	Site Assessments & Best Practices	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

The Plan

- Trails & Connectivity 
- Parks, Open Space & Snow Play 
- Fields 
- Opportunity Sites & Scenarios 
- Built Facilities 

Trails & Connectivity | Key Findings

EXISTING INVENTORY

- Existing separated shared-use paths parallel Mays Boulevard, Lakeshore Boulevard, Southwood Boulevard, and portions of Northwood Boulevard and Village Boulevard.
- A 5' wide, separated asphalt walkway parallels Country Club Drive from Sierra Nevada College to Lakeshore Boulevard.
- The 5' wide, separated asphalt walkway parallels Incline Way from Country Club Drive to the Incline Creek culvert.
- Sidewalks parallel both sides of SR 28 through the commercial zones of both Incline Village and Crystal Bay.
- The U.S. Forest Services owns and manages the forested mountains to the north, east, and west of the District. These lands have a number of existing and planned dirt multi-use trails. Two of the most significant natural surface trails include the Incline Flume Trail and the Tahoe Rim Trail. Both are primarily accessed from Mt. Rose Highway (SR 431). The Incline Flume Trail is popular with trail runners, mountain bikers, walkers, and hikers. The Tahoe Rim Trail allows hikers and equestrians to use the trail every day, while bike use is restricted to even numbered calendar days.

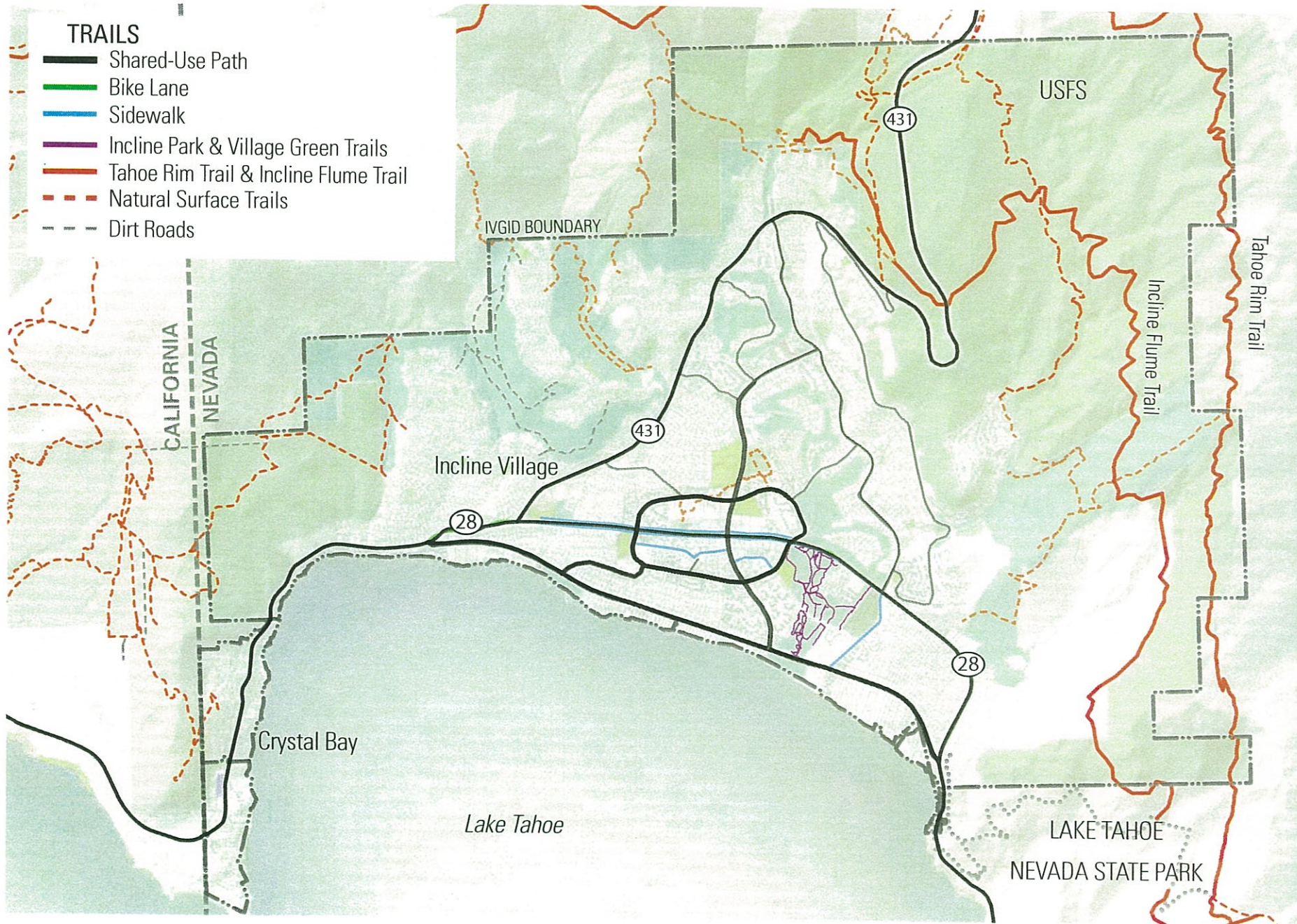
NEAR TERM PROJECTS

- Washoe County is planning to construct a bike path along Incline Way in the near future.
- Washoe County is planning to install a painted crossing with a pedestrian activated flasher, in the near future, that will connect Incline Park and Village Green as part of the Incline Way Bike Path.
- The first northern phase of the Lake Tahoe Bikeway, a paved, separated bikeway that will connect Crystal Bay to Stateline, Nevada, is under construction and will connect from Lakeshore Boulevard to Sand Harbor Lake Tahoe Nevada State Park.
- Future phases of the Lake Tahoe Bikeway could connect the western end of Lakeshore Boulevard to Crystal Bay.



A series of dirt trails are located within Incline Park and Village Green. Wayfinding and connectivity between the parks could be enhanced to link the fields, recreation center, park amenities, and the beaches from north to south.

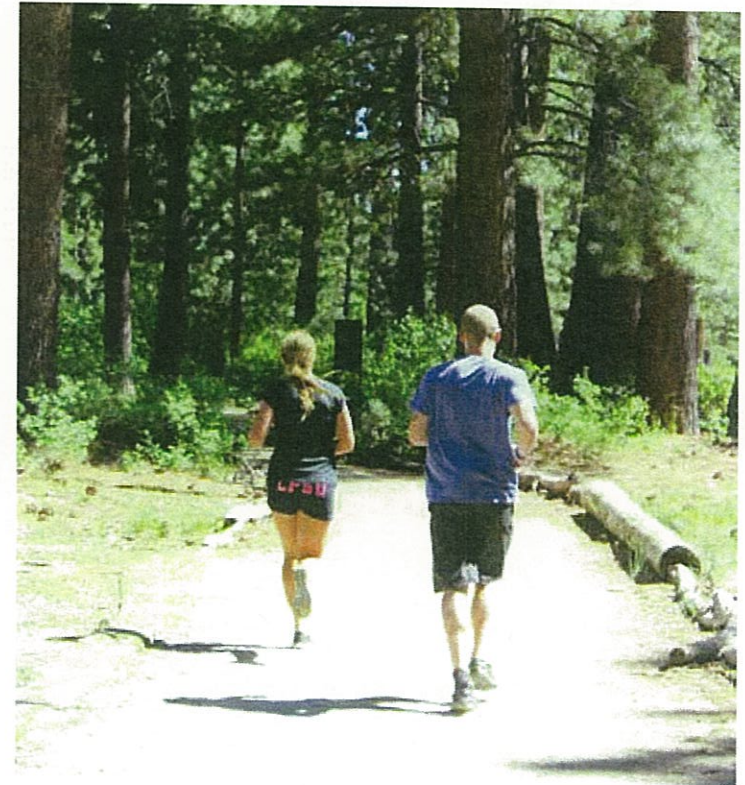
Existing Trails Inventory Map



Trails & Connectivity | Key Findings

EXISTING CHALLENGES AND OPPORTUNITIES

- IVGID parks and community facilities are not fully linked by a shared-use bike path system. Build out of the proposed shared-use bike path system would improve residents' connectivity to community facilities and provide desired recreation amenities.
- Survey results showed strong community support for additional trails. This mirrors regional and national trends of increased need for walking, biking, and trail running facilities.
- A large number of user created natural surface trails exist on IVGID's high country lands. However, the trails are not built to standards and are not being maintained. These trails could be enhanced and improper trails decommissioned.
- IVGID lands, creek corridors, and other public lands provide an opportunity to connect the park system, beaches, high country, and neighborhoods by a trail system.
- Washoe County is typically the lead agency in Incline Village and Crystal Bay for developing shared use bike path facilities (paved bike/pedestrian paths) near county roadways. IVGID could partner with the County or State agencies to move projects forward and leverage the construction of shared-use bike paths to create a fully connected park system and develop the corridors as a system of interwoven linear parks. TRPA/TMPO's 2016 Active Transportation Plan identifies shared-use bike path facilities as being proposed through Village Green and along the following roads:
 - » SR 28 from Northwood Boulevard west to Crystal Bay
 - » Alder Avenue
 - » Driver Way
 - » Fairway Boulevard
 - » Village Boulevard
 - » Golfers Pass Road
 - » Tanager Street
 - » Incline Way
 - » Northwood Boulevard
 - » McCourry Boulevard
 - » Ski Way
 - » Country Club Drive
 - » Old Mount Rose Highway
- See the Snow Play section on page 44 for challenges and opportunities related to Nordic trails.



A series of dirt trails are located within Incline Park and Village Green. Wayfinding and connectivity between the parks could be enhanced to link the fields, recreation center, park amenities, and the beaches from north to south.

Trails & Connectivity | Key Findings

TRAILS – A COMMUNITY PRIORITY AND GROWING TREND

Significant community support exists for enhancing IVGID's trail system and connectivity. The responsibility for bike and pedestrian facilities within street rights-of-way is Washoe County's. However, IVGID could partner with Washoe County and approach streetscape and trail design as part of a linear park system which could provide the enhanced visual quality and connectivity desired by residents. Focus group conversations and survey results showed a desire for the park system to add to the community's sense of place and attractiveness.

The desire for greater trail connectivity and access to trails can be seen at local, regional, and national levels. More trails received the most support from survey respondents. 81% of survey respondents, strongly supported or somewhat supported more trails in the District, with 35% of the respondents strongly supporting trail development. The second most supported additional facility was cross-country ski facilities. 74% of survey respondents, strongly or somewhat supported a cross-country ski facility.

Support for trails (including paved bikeways and dirt multi-use trails) has been evidenced throughout the region. A 2017 Placer County survey found that 80% and 90% of respondents indicated hiking and walking for recreation in the last 12 months. Trail connectivity and additional multi-use trails were identified as top priorities for respondents.

At a national level, RCLCO, a national real estate advisory firm that publishes their research, documented that trails and corridors for walking, jogging, and biking consistently are one of the top features that set apart the top-selling master-planned communities. Other resort and peer communities, such as Tahoe Donner, Park City, Snowmass, and Mammoth, all have well-developed and highly used trail systems.

When developed, trails should be planned and designed to meet a range of user needs and access should be considered to minimize impacts to neighborhoods. IVGID has partnership opportunities with the U.S. Forest Service to support trail planning in upland areas. The District can also address user created trails in their upland open spaces to make trails more accessible and reduce erosion. Partnerships with Washoe County can be developed to move forward the paved, shared-use path system to link community destinations, parks, beaches, and residential areas.



81% of survey respondents strongly supported or somewhat supported more trails in Incline Village/Crystal Bay



Trails & Connectivity | Recommendations

Trails

Provide opportunities for community interactions and socialization along a connected linear park system that encourages walking and biking and provides places to stop and gather.

- Work with the State and County to address intersections and road crossings, including the crossing of Incline Way.
- Improve connectivity and walkability to IVGID facilities.
- Identify opportunities for trail connections within and between IVGID parks and open spaces and other public lands.
- Partner with the County and the State to implement the Active Transportation Plan and create a linear park system that enhances the community's visual appeal, provides pedestrian and bike amenities (benches, trash receptacles, bike parking, lighting, etc.), and encourages walking and biking to park and community facilities.

Support trail planning of the high country to identify appropriate uses and locations. Determine appropriate access points, while respecting neighborhood needs and addressing parking issues.

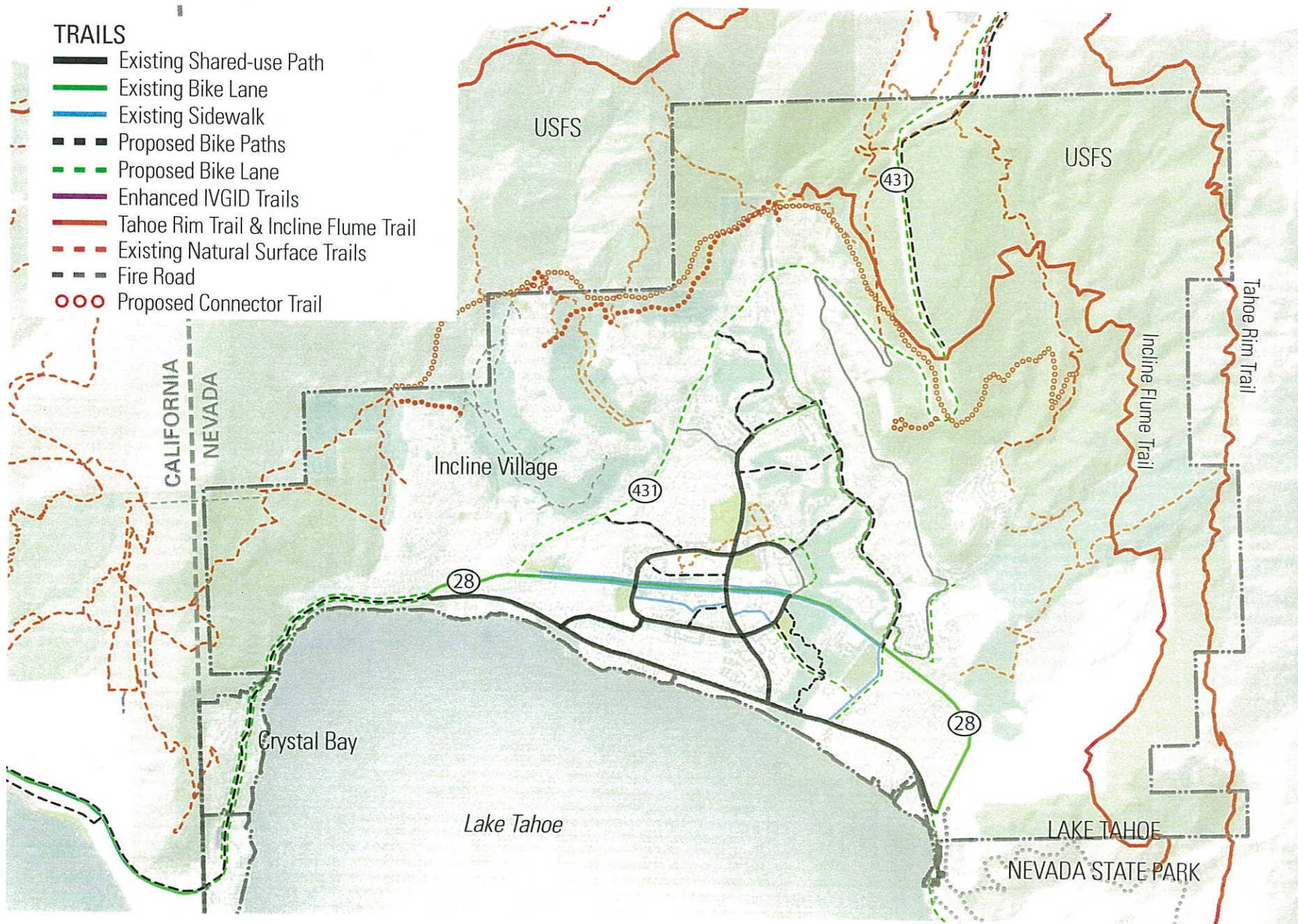
- Evaluate IVGID's trail system in the high country to bring trails up to standards. Organize and map the desired trail system and re-route or decommission trails where appropriate.
- Support proper trail planning on surrounding public lands to bring trails up to standards and re-route or decommission trails where appropriate.

Develop a visually attractive wayfinding program for IVGID facilities and trail system.

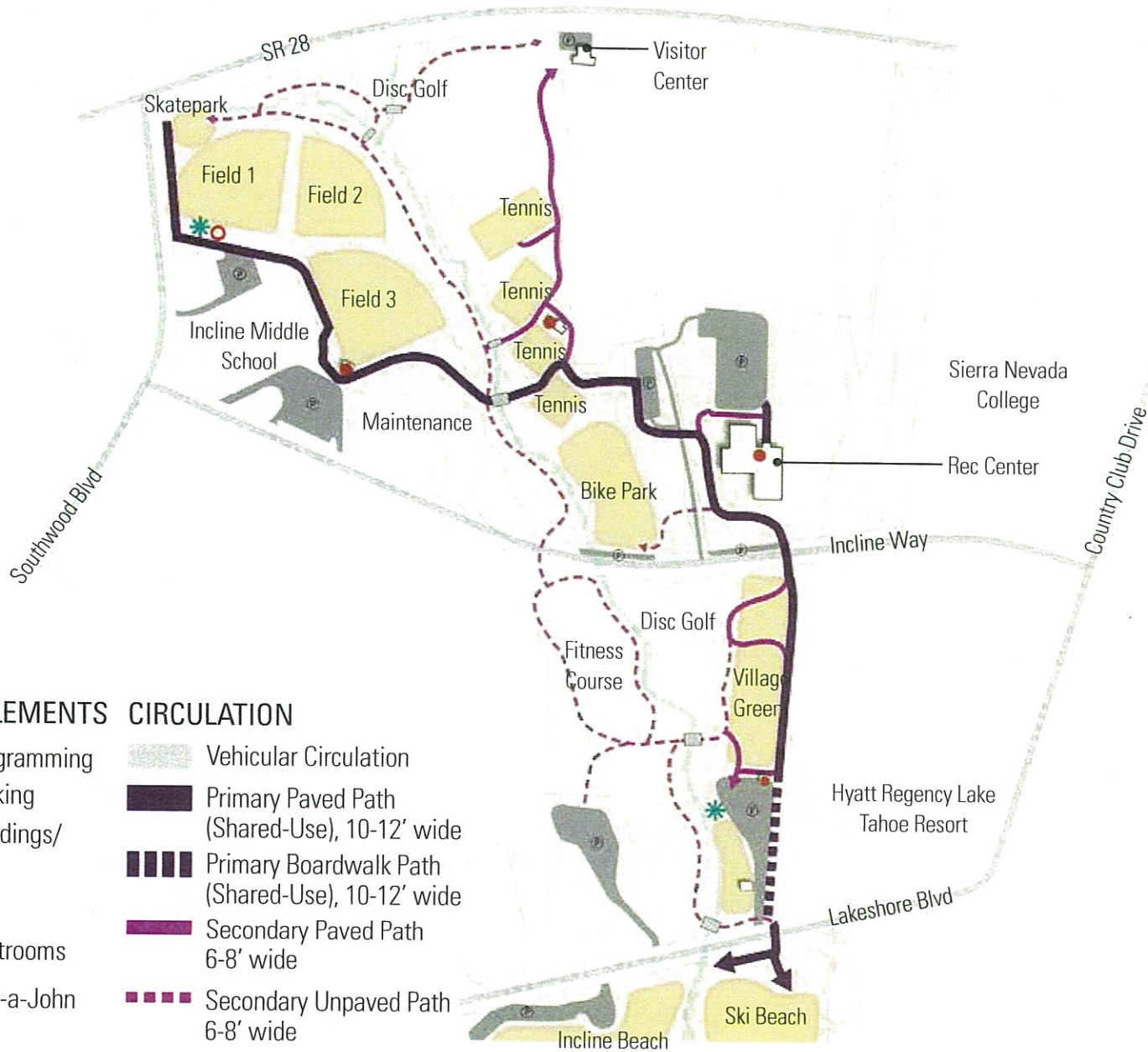
- Utilize consistent signage and materials to improve wayfinding while also elevating IVGID's brand recognition.

See the Snow Play section on page 44 for Nordic Goals and Objectives.

Trails & Connectivity Opportunities Map



Trails & Connectivity | Park Connectivity Improvements



RECREATION ELEMENTS

- Existing Programming
- Existing Parking
- Existing Buildings/Pavilions
- ✱ Picnic Areas
- Existing Restrooms
- Existing Port-a-John Restrooms

CIRCULATION

- Vehicular Circulation
- Primary Paved Path (Shared-Use), 10-12' wide
- Primary Boardwalk Path (Shared-Use), 10-12' wide
- Secondary Paved Path 6-8' wide
- Secondary Unpaved Path 6-8' wide

Trails & Connectivity | Park Connectivity Improvements

CONNECT INCLINE PARK TO THE BEACHES

A series of dirt trails work their way through Incline Park and through the forested areas of Village Green. This trail system should be formalized with clear signage. A hierarchy of trails should be developed to connect park elements and create a cohesive recreation campus. The trail system should clearly link uses between the parks and encourage pedestrian access to the beaches.

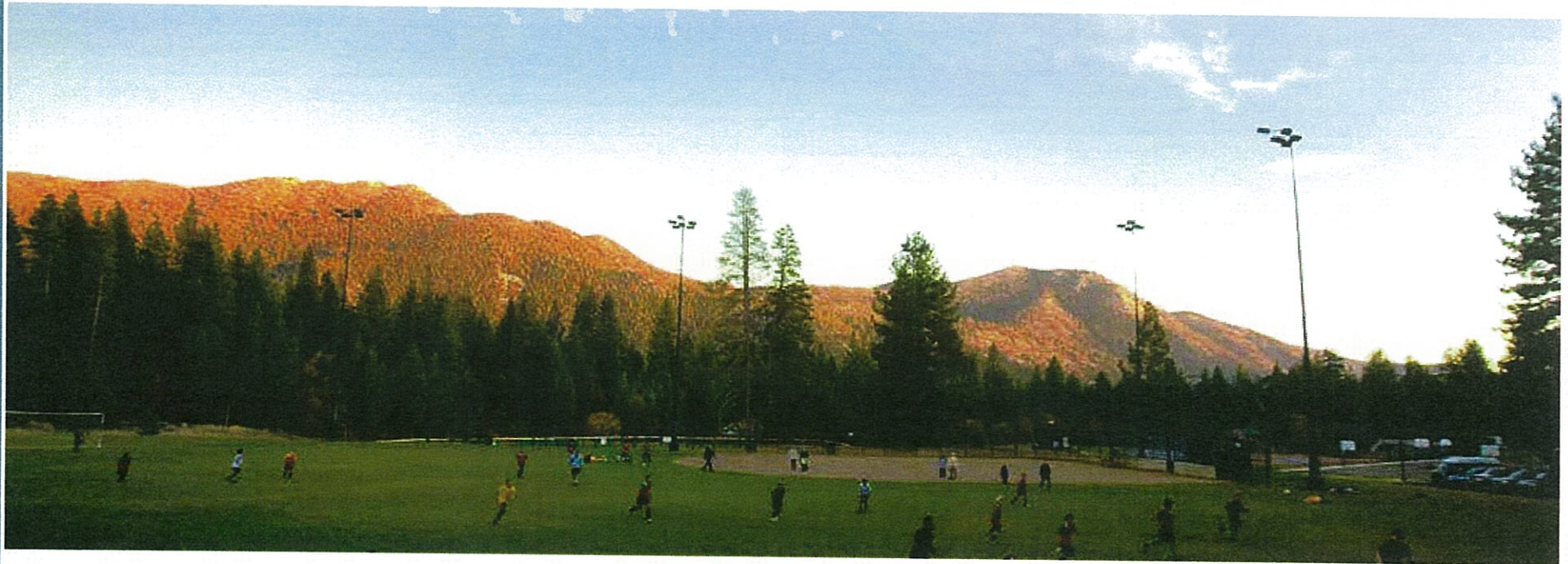


Parks & Open Space | Key Findings

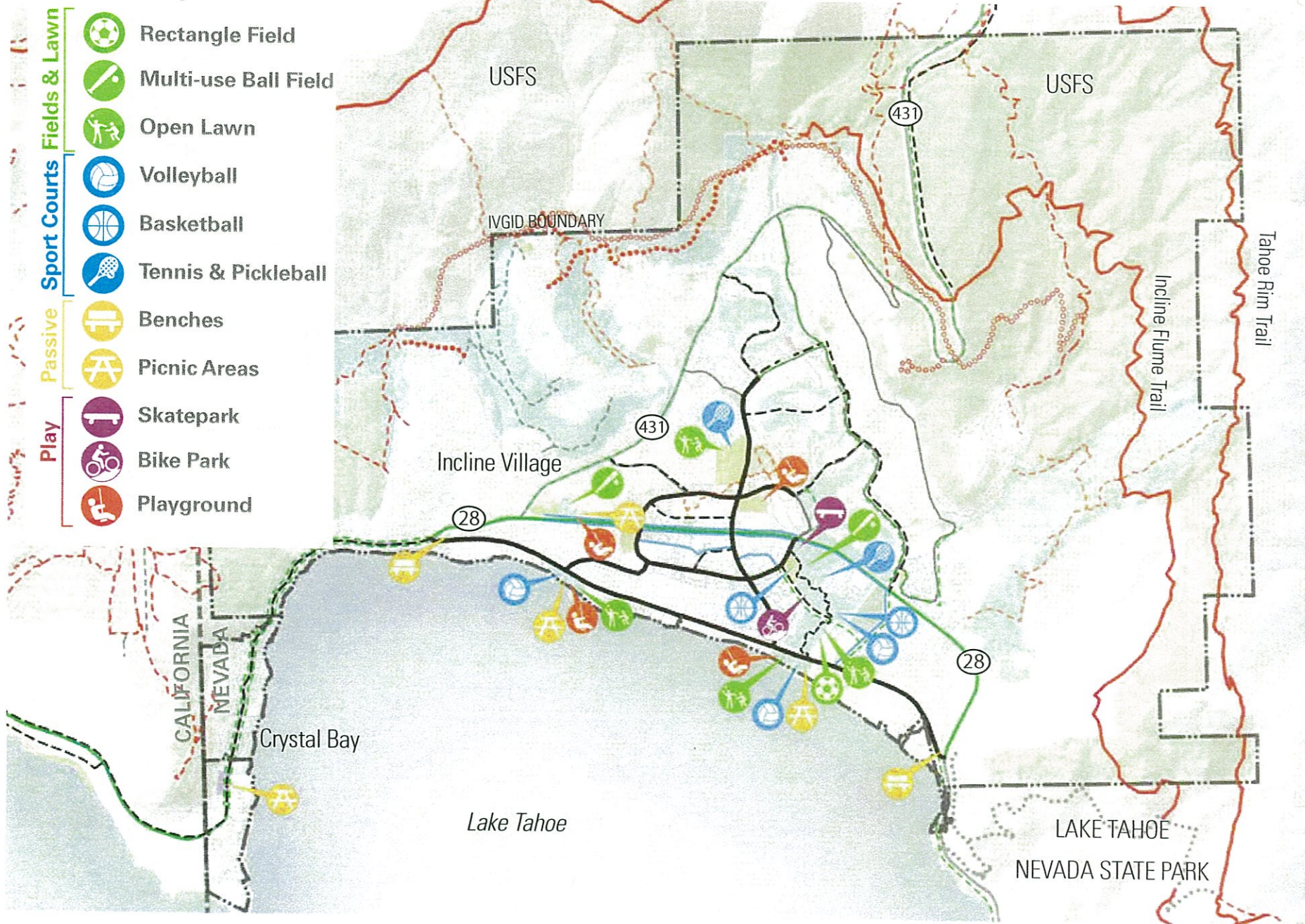
INTRODUCTION

The key findings related to IVGID's parks, open spaces, snow play, and fields are presented in this and the following sections. Each section begins with a summary of the key findings, including both professional best practice assessments of the uses/facilities and the community support for different uses. A set of recommendations are provided which describe how the District should consider addressing each the opportunities and challenges discussed.

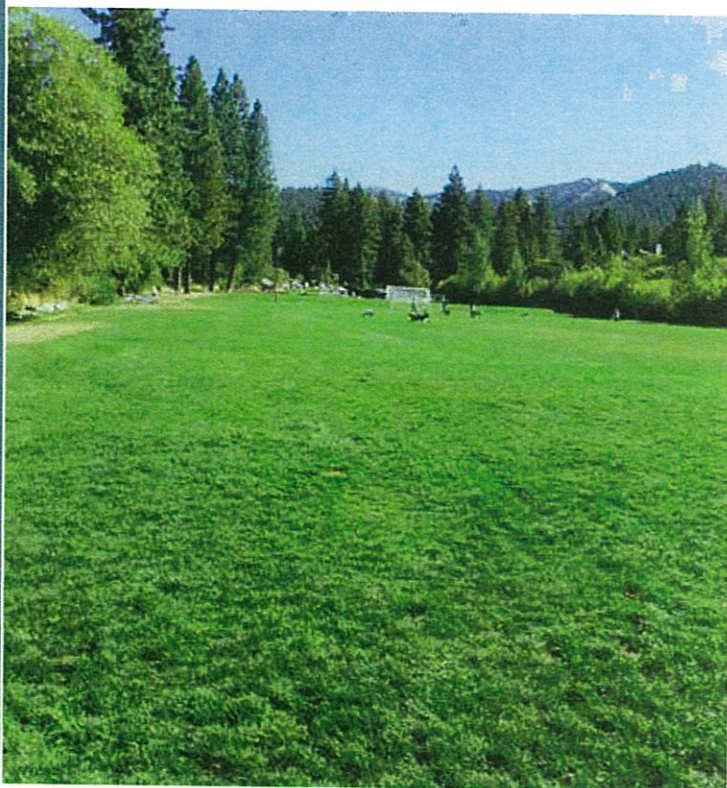
In order to understand how the District could physically accommodate the identified needs, a set of best practices related to the physical design and site requirements of the recommended uses and facilities are provided. Five opportunity sites are identified and evaluated based on the site criteria required for each of the use and facility needs. Conceptual plans are provided to convey how the uses could be organized on the opportunity sites and to gain a high-level understanding of capital improvement costs. Because the needed uses could be accommodated at several different opportunity sites, five scenarios illustrate the potential arrangements of all of the uses among the five opportunity sites. This information is provided to guide community discussions and decision-making as the Plan is implemented.



Parks & Open Space | Key Findings



Parks & Open Space | Key Findings



Village Green features a large open lawn area. The park is used for soccer, a temporary dog park, community events, and for community gathering. The different user groups have the potential for conflict. Off-leash dog use is currently limited to certain dates to allow for community events and soccer games. A permanent dog park that allows year-round use by residents would be a beneficial improvement to the District's park system.

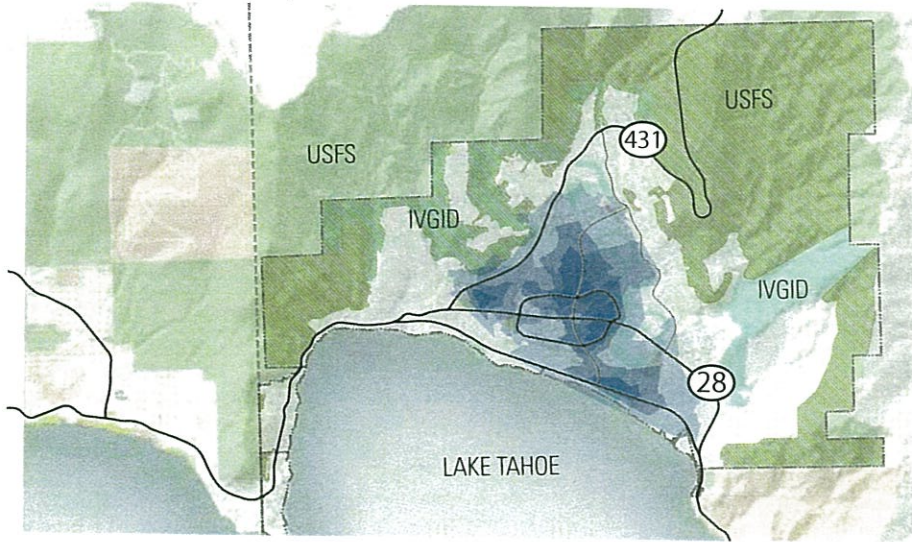
CHALLENGES AND OPPORTUNITIES

- Lack of a dedicated off-leash dog park.
 - » The use of Village Green as a temporary dog park was approved in 2004. Dog owners utilize the area to play with their dogs "off leash" during designated dates and times. The specific days and hours are identified every year and may vary depending on events and field use of the Village Green.
 - » Off-leash dogs in Village Green have the potential for conflict with children using the park for other informal play. Dedicated dog parks are typically fenced for liability considerations.
 - » Off-leash dogs at the Village Green is not the best use of the facility since to do it appropriately would require the facility to provide some fencing to separate users. The fencing would reduce the site's flexibility for event use and programming.
 - » Standards and best practices for dedicated dog parks can be found on pages 46-51.
- Lack of central community gathering area.
- Distribution and access to some park uses are limited.
 - » Some amenities, such as volleyball, bocce, and enhanced group barbecue areas are only available at the beaches where not all residents have access. Smaller group picnic areas are available at other parks.
 - » The only playgrounds are at the beaches (where not all residents have access) and Preston Park, which is not in a highly walkable location.
- Playground equipment is adequate, but does not have a lot of variety or respond to current trends in more exploratory or adventure type play.
- Site relationships between the Recreation Center, Incline Park, Village Green, and Incline/Ski Beach provide an opportunity to create a parks and rec "campus" which could also have a beneficial relationship with adjacent neighbors: Sierra Nevada College, the DW Reynolds Building, and the Hyatt.
- Incline Village has an engaged citizenry and opportunities for donations and sponsorships (examples with the disc golf, bike park, and field renovations).
- The skatepark is adequate but is not designed for multiple age groups/ability levels.
 - » The skatepark includes two bowls (one half-pipe and one quarter-pipe), a pyramid, and some street elements such as stairs, a rail, and a ledge. Elements are geared for teens and/or skaters with some experience. Incorporating a variety of elements for both beginners, young skaters and experienced skaters will enhance the facility.
- Boulder Bay, LLC developed Sierra Park in Crystal Bay, but the park has limited facilities and is constrained by topography. County funds totaling \$520,000 remained unused. They funding needs to stay in Crystal Bay and could be used for park improvements.

Parks & Open Space | Key Findings

The spatial distribution of parks and some of the key amenities and facilities within IVGID's parks are depicted in the following diagrams. Overall, most facilities are concentrated in the core area of Incline Village. IVGID's open space areas are distributed throughout the north and western parts of the community and Forest Service lands allow for trail access to upland areas. Walking distances of 1/4 mile, 1/2 mile, and 1 mile are shown as a network analysis based on trail, sidewalk, and low volume road connectivity.

WALKING DISTANCE | PLAYING FIELDS



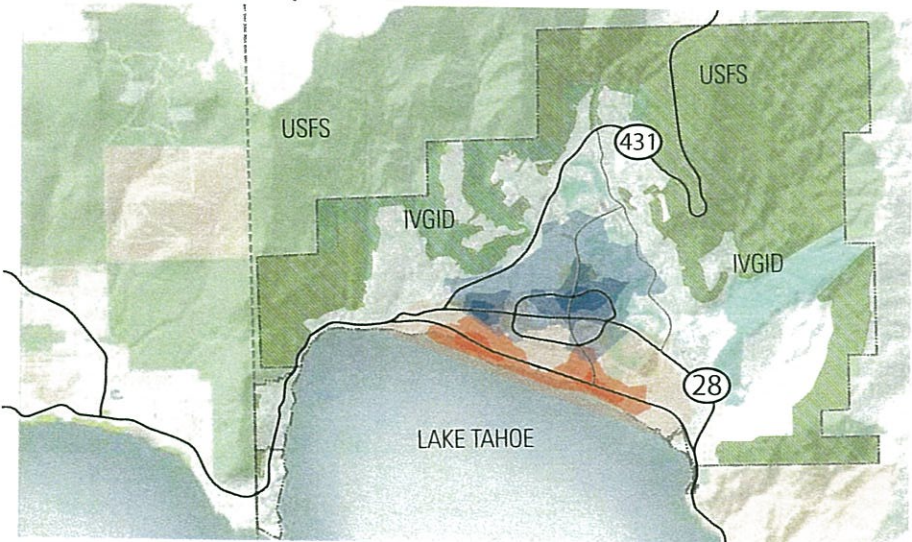
Playing fields for sports use are located at Preston Field, Incline Park, and Village Green. Washoe County schools also have play fields.

Legend

Playing Fields within IVGID Parks and Washoe County (WC) Schools

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WALKING DISTANCE | PLAYGROUNDS



Playgrounds are located in IVGID beaches, at Preston Park, and at Washoe County elementary school. Another centrally-located facility could be provided.

Legend

Playgrounds within IVGID Parks and Washoe County Schools

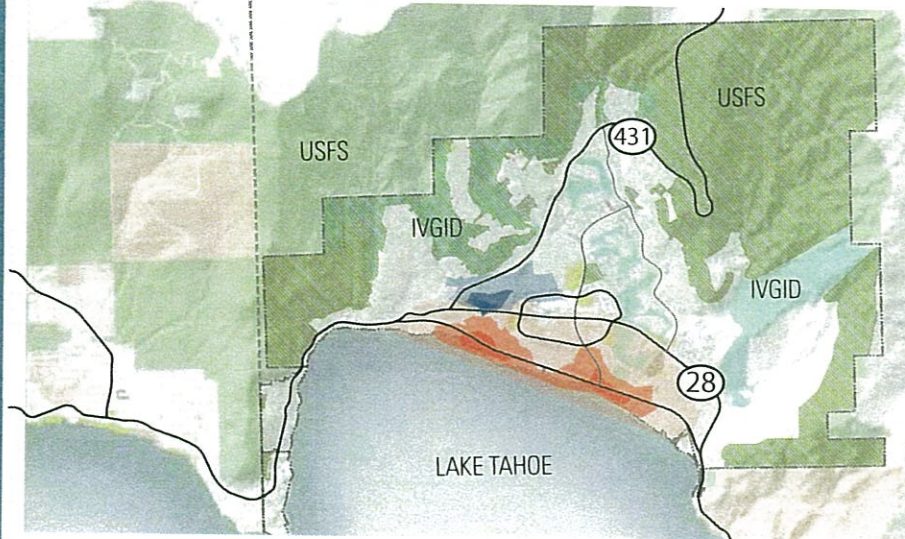
- 1/4 Mile
- 1/2 Mile
- 1 Mile

Playgrounds within IVGID Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Parks & Open Space | Key Findings

WALKING DISTANCE | GROUP PAVILIONS



The majority of the District's group pavilions are located within IVGID beaches. These facilities offer a great resource but are not accessible by all residents. The facility at Preston Park is well used, but another centrally-located facility could be provided.

Legend

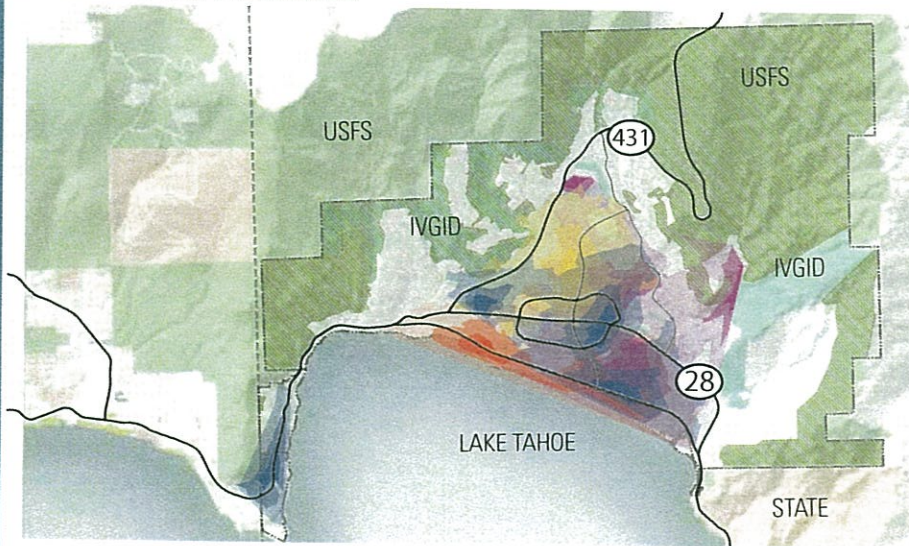
Group Pavilions within IVGID Parks

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Group Pavilions within IVGID Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WALKING DISTANCE | PARKS, OPEN SPACE, BEACHES & RECREATION FACILITIES



In consideration of the surrounding open space and open space parcels within IVGID neighborhoods, the Incline Village/Crystal Bay community is well served by the full system of parks and open space.

Legend

Parks & Open Space in IVGID

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Public Open Space

Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WC Schools & Parks

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Recreation Facilities

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Parks & Open Space | Key Findings

TRENDS AND COMMUNITY SUPPORT FOR DOG PARK, BOCCE, AND PICKLEBALL FACILITIES

Three of the nations top trends for community parks are also highly desired facilities for Incline Village/Crystal Bay residents.

Dog Parks: Nationally, dog parks have increased in number by almost 90% since 2007. Almost 40% of U.S. households own a dog and providing a place to recreate off-leash is becoming more and more important. Nationwide, cities and town are addressing the need for dog owners to have a place to recreate with their animals while also providing a place for neighbors to socialize while exercising their pet. Communities are accommodating the need by developing dedicated, single-use off-leash dog parks, allowing for some off-leash use in larger regional parks and along some trails where user conflicts are less likely and the dogs meet certain criteria (such as being under voice command), and allowing for on-leash use in other areas. User conflicts between young children and off-leash dogs should be avoided through design and site planning when possible. This trend and need is seen in Incline Village/Crystal Bay with 72% of survey respondents, strongly or somewhat supporting the development of a dedicated dog park.

Bocce: 63% of survey respondents supported developing additional bocce courts in Incline Village/Crystal Bay. Although one competition-sized court is located at Ski Beach, it is not accessible by all IVGID residents. Bocce is a social sport that is growing in the US, especially among active adults. Southern Nevada and other areas in the region have seen demands for multiple courts to be designed to allow for competitions. Courts have been associated with both public and private venues that offer a club-like atmosphere.

Pickleball: As described in the *2016 Tennis Center Facilities Assessment and Master Plan*, the number of pickleball facilities has doubled nationwide since 2010. It was first introduced to IVGID users at the Recreation Center during the winter months. Residents who were typically tennis players during the warmer months began playing pickleball in the gymnasium when it was too cold to be outside and its popularity and potential for growth in Incline Village/Crystal Bay grew from there. With the strong interest shown for the sport during the winter, it was decided to utilize space at the Tennis and Pickleball Center in the summer to give pickleball players year round opportunities. Similar to the support shown during the Tennis and Pickleball Center Facilities Assessment process, 51% of survey respondents for the Community Services Master Plan supported providing pickleball courts. Based on a thorough analysis and community and user outreach, the recommendation from the *Tennis Center Facilities Assessment and Master Plan* was to expand the schedule opportunities for pickleball, after consultation with the well-established user groups, including some morning time slots if desired. The plan also recommend that equitable pickleball fees be established to account for this increased dedicated court allocation and affirmatively acknowledge their full membership in the center.



72% of survey respondents strongly supported or somewhat supported a dedicated dog park



63% of survey respondents strongly supported or somewhat supported bocce ball courts



51% of survey respondents strongly supported or somewhat supported pickleball courts

Parks & Open Space | Key Findings

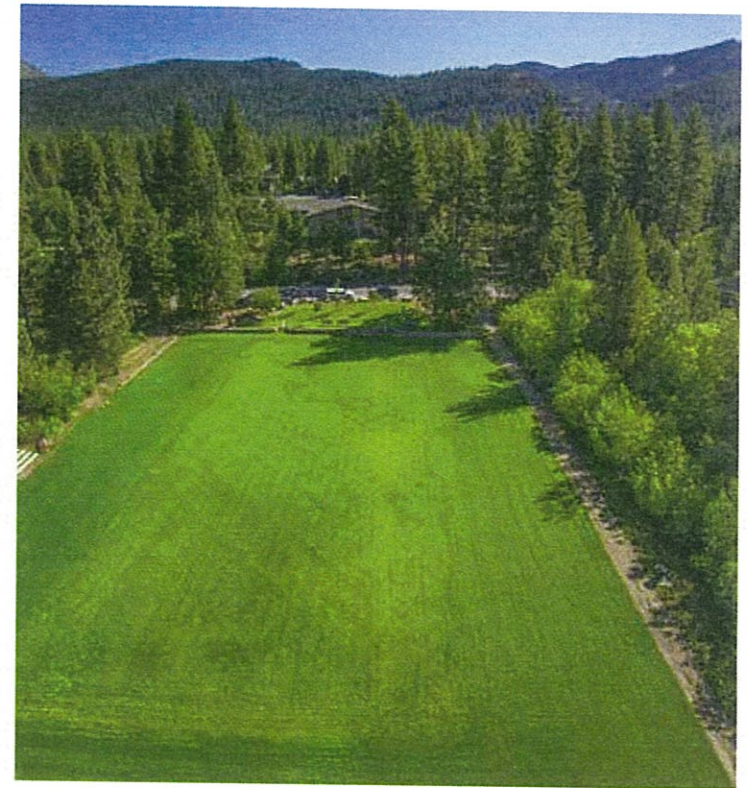
AN OPPORTUNITY FOR VILLAGE GREEN

Village Green is centrally located between the beaches to the south and Incline Park and the Recreation Center to the north. Its open lawns, location, and current use for community events present an opportunity for the park to become a more integral part of the community's park system and social fabric. It can be a place where people come for a variety of activities, such as an evening stroll, a friend's birthday party at an adventure playground, an informal game of soccer or ultimate Frisbee, a kite flying outing, a farmer's market, a community event, and more.

A "Great Park" is a park that provides activities and amenities for a variety of ages and users. It attracts people throughout the day and throughout the seasons and can be programmed to allow for revenue generation opportunities, such as a concessionaire or event rentals. The majority of IVGID's park facilities are designed around fields or other single-use elements. Village Green is the only existing park with an opportunity to satisfy the community needs for a multi-use park that encourages socialization and interaction for all of the Incline Village/Crystal Bay community.

Attracting users throughout the seasons is the sign of a well-designed community park. Activities such as seasonal ice, summer farmers markets, and music and movie in the park events are often used in other communities to invite users of all ages. When such activities are paired with concessions, it increases opportunities for revenue generation and can increase the park's appeal as a community destination.

Page 54 outlines some of the design considerations for a "Great Park".



Village Green is centrally located between the beaches, the Recreation Center, and Incline Park. By providing a dedicated dog park elsewhere in the District, the park can accommodate a wider variety of uses and be a place for regular community events and socialization.

Parks & Open Space | Recommendations

Parks & Open Space

Address unmet community needs for park uses.

- Provide a dedicated dog park using best industry practices for site location and design elements.
- Diversify and replace aging play equipment. Consider opportunities for adventure play and more unstructured play opportunities for children. Site additional playgrounds so they don't require beach access.
- Provide additional bocce courts that meet tournament play requirements and don't require beach access.
- Provide additional rentable barbecue/group picnic areas that don't require beach access.
- Support Washoe County's expansion of the minimally improved park in Crystal Bay.
- Expand the skatepark to encourage use by a wider age range and skill level.
- Provide paved and clearly marked walking loop paths with seating and lighting.

Reorganize park uses to minimize user conflicts and maximize the use of existing parks.

- Relocate the dog park from Village Green and provide a dedicated dog park.

Enhance the area's sense of place by considering opportunities for parks to be "community hubs" and designing "streets as parks".

- Design Village Green and the surrounding park and recreation uses to function as a "Great Park" or "Central Park" for Incline Village.
- Utilize public-private partnerships to program the park in order to activate it and provide community gathering opportunities. Considerations might include seasonal ice, farmers market, music and movie in the park, etc.
- Consider incorporating concessionaire facilities for revenue generation and to encourage park use.

Continue to reinvest in existing facilities to address deferred maintenance and provide quality facilities.

- Allow small pockets of open space to remain undeveloped. Small lots should remain as open space and serve nearby homeowners while not requiring extensive maintenance.

Implement recommendations from the *Beaches Recreation Enhancement Opportunities Plan*.

Implement recommendations from assessments of the golf courses.

Snow Play | Key Findings & Recommendations

CHALLENGES AND OPPORTUNITIES

- There is a missed opportunity for winter recreation activities at the Championship Golf Course.
 - » There is parking availability and the existing terrain would allow for snow play when snow cover is adequate.
 - » Winter recreation, such as ice skating, would be complementary to the club house and the food and beverage facilities.
 - » Formalizing winter use of the driving range for winter recreation and snow play could present an opportunity to activate the Chateau in the winter months and generate revenue.
- The summit of SR 431 is the highest mountain pass that is open year-round in the Sierra Nevada. Tahoe Meadows is located just outside of the Tahoe Basin on the north side of the summit and has reliable annual snow depths for winter play, including Nordic skiing.
- IVGID owns a high-elevation, five-acre parcel near Incline Lake and Tahoe Meadows. Forest Service lands near Tahoe Meadows are currently used for snow play, including cross-country skiing, but no off-highway parking or support facilities exist to support the use. Users must park on the side of the road. If a Nordic center was to be developed, bringing utilities to the site is a constraint.
- Nevada Nordic, a local nonprofit organization, has partnered with IVGID to groom Nordic trails on the Mountain Course when snow cover is adequate. Nevada Nordic provides information on Nordic trail access and also grooms Nordic trails at Nevada Lake Tahoe State Park's Spooner Lake Cross Country area. During the 2017/2018 winter, a Nevada Nordic groomed cross-country ski trails at the Mountain Golf Course.



74% of survey respondents strongly supported or somewhat supported a cross-country ski facility



Snow Play

Consider opportunities for winter recreation (such as an ice rink) and snow play near the Chateau at the Championship Course and other locations. (Also discussed in Built Facilities section).

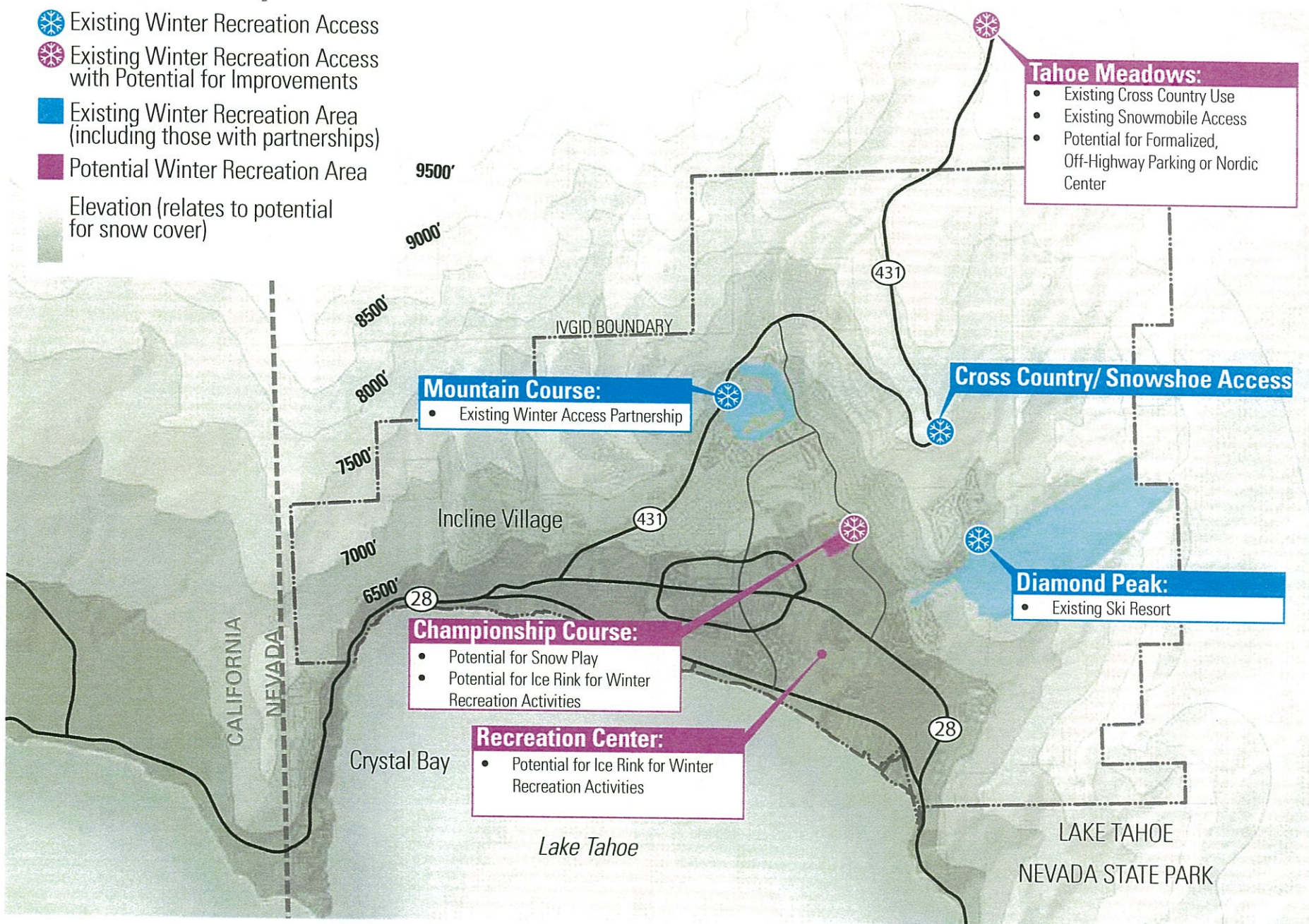
Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.

Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.

- Leverage partnerships to provide Nordic trails at IVGID facilities when snow cover is adequate.
- Evaluate the opportunity to provide off-highway parking near Tahoe Meadows and Incline Lake. Partner with Washoe County, USFS, and NDOT for trail access and maintenance.
- Consider infrastructure needs and long-term operational costs in the evaluation of a potential Nordic center.

Snow Play | Inventory and Opportunities

-  Existing Winter Recreation Access
 -  Existing Winter Recreation Access with Potential for Improvements
 -  Existing Winter Recreation Area (including those with partnerships)
 -  Potential Winter Recreation Area
- Elevation (relates to potential for snow cover)



Dog Park Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Compatible adjacent land uses: parks, natural open space, commercial.
 - » Locating near residential areas requires vegetated/ noise buffer
 - » Should not be co-located in areas of kids play
 - » Buffer fenced area from children's play areas
 - » Access to natural water source is a plus
 - » Should not be located in an area of high valued habitat or where dogs may chase sensitive species
- **Terrain and Site Conditions**
 - » Relatively flat with good drainage
 - » Moderate to light tree coverage to reduce tree removal required for dog runs
- **Spatial Requirements**
 - » 2-10 ac for community dog park: with two to three separate areas to allow for rotation of use and maintenance; each dog area should be a minimum of approximately one acre; within each dog park there should be an area (100'X100' minimum size) for a dog to run and fetch a ball
 - » 10+ acres for a regional type dog park
- **Other Considerations**
 - » Surfacing: A mix of turf, decomposed granite (uncompacted), and native vegetation
 - » Parking for 20-30 cars
 - » Requires access to restroom facilities
 - » Provide a quick coupler box in transition area for cleanup
 - » Site furnishings should include: potable water drinking fountain with dog fountain (if natural source is not available), shade structures, fencing, pet waste stations, benches, bear boxes
 - » Create comfortable spaces for social interaction

IVGID could consider options for two different types of dog parks: a regional dog park and a community dog park. Regional dog parks are intended to be larger than 10 acres and are located in natural, unfenced open areas. They have fewer amenities and are fairly undeveloped, but should include parking, dog waste dispensers, bear boxes, signage, restrooms, and drinking fountains. A regional dog park takes advantage of natural terrain and open space with adequate space to reduce conflicts between users.

Community dog parks range from three to ten acres in size and are typically fenced. They are internally divided by fencing to separate large and small dog activity areas. The separately fenced areas also allow for the rotation or resting of areas for maintenance.

Design considerations for establishing and managing successful community dog parks include the following:

- **Drainage and Grading** - Area should be graded to promote good drainage in order to prevent pooling of water and reduce muddy conditions. Mixed terrain will allow for a varied and interesting experience for both pet and owner. Large, flat areas near park entries provide space for dogs to greet each other and socialize with plenty of visibility for safety, while trails navigating natural terrain will provide a unique experience for exploration.
- **Surfacing** - Surface materials should be durable and enable good drainage. As dog park surfacing requires a fair amount of upkeep, a combination of the following materials is recommended:
 - » Decomposed Granite (DG) or gravel are good choices for entries, paths, or heavily used areas, but best used on a flat surface.
 - » Grass can be used on any terrain but requires regular maintenance to repair damage done by heavy use and dog waste.
 - » Pine duff or natural surfacing can remain in wooded areas of a dog park or surrounding a trail network. The existing natural landscape will create interest for pets and provide a low-maintenance surface for the park's open space areas, however these areas should be regularly maintained for invasive species and fire prevention.
- **Vegetation** - Incorporating landscaped areas will provide aesthetic and recreational interest as well as natural shade which is necessary to keep owners and exercising dogs cool and comfortable during warmer months. Use low maintenance, native plants that are hearty and durable to pet waste and trampling. Plant shade trees to increase tree canopy. Avoid plants that are toxic to dogs. Specific recommended plant palettes will depend on climate and heartiness zone of park location.
- **Fencing** - Fencing is recommended for smaller off-leash areas, especially if adjacent to roadways or residential properties. Chain link, steel rod, or timber slat fencing are all appropriate materials. However, it is important to make sure the fencing does not have openings large enough for dogs to get stuck in. Fencing should be a minimum of 5' high to contain most dogs, and 90-degree angles should be avoided where possible to prevent dogs from getting cornered and feeling threatened.

Dog Park Best Practices

- **Gates** - Including a double-gated entry is highly recommended for security (preventing pets from escaping the park) and reducing or minimizing aggressive behavior by providing a space for dogs to greet each other upon arrival. Gates should be spring-fitted and self-closing to prevent visitors from accidentally leaving gates open. Additionally, providing more than one entry point will reduce crowding and entrances.
- **Amenities** - Simple amenities will make the experience more comfortable for pet owners visiting the park.
 - » Benches and seating should be located near entrances and in higher-trafficked areas of the park, and included along trail networks. Seating should be located under shade where possible, and away from fence lines to prevent dogs from escaping the park. Material should be durable and not allow for a dog's appendage to get stuck in any openings or joints.
 - » Shade structures or shelters should be included in areas where there is no tree coverage. It is important to make sure there is enough shade for the comfort and safety of both pet and owner.
 - » Lighting should be included in parking lots and near park entrances for improved safety. LED or solar-powered trail lights or lighted bollards could provide light within the park to reduce light pollution.
 - » Access to a manmade water source or water element is also desirable.
- **Water** - It is important for dogs using the dog park to have access to drinking water.
- **Parking** - As most users drive to dog parks, it is important to provide adequate parking. Although this number depends on surrounding demand and density, it is recommended to provide roughly 30 parking stalls for a 15 acre dog park.
- **Posted Dog Park Rules** - Both the Humane Society of the United States and the American Kennel Club recommend posting dog park rules on a clearly visible sign at the park's entrance(s). These rules are generally developed by the parks and recreation department or other organization that runs and maintains the park. Rules should include guidelines on items such as park hours, cleaning up dog waste, vaccinations and licenser, and dealing with aggressive behavior. A list of suggested dog park rules and regulations can be found on the American Kennel Club's website.
- **Buffer Zones** - In order to prevent the dog park activities from disturbing neighbors, landscaped buffer zones should be included around park boundaries adjacent to residential properties, schools, and between playground or field uses where dogs may be excited by running or loud children. Sound and visual impact can be reduced through use of shrub or understory vegetation, trees, or landform in a space that maintains a minimum width of at least 20 feet.



Dog Park Example Site Plans



Separating dog park areas into three zones allows one of the parks to be rotated out on an annual basis for maintenance and turf recovery. Central gathering areas can provide additional opportunities for socialization among dog owners.

Dog Park Example Site Plans



Two larger dog parks may be developed to meet community needs while providing separate locations for larger active dogs and smaller or more passive dogs. Integrating the park into natural areas allows for a variety of activity and dogs can run on both turf or native earth.

Dog Park Example Imagery



Trails and large regional parks can be part of a comprehensive approach to providing for off-leash dogs.



Surface materials include both lawn, native earth, and decomposed granite. Native earth reduces maintenance.



Access to a manmade water source or water element is a desirable feature.



Water play can be natural or integrated as splash play for dogs and their owners.

Dog Park Example Imagery



Dog parks are areas of socialization for owners. Dogs chase balls and run in large open areas. Plant materials should be selected to withstand dog use.



Agility equipment can add interest and provide for owners looking to use the park for training activities.



Shade is important for both dogs and their owners. Where warranted, shade canopies can help provide instant cover while trees mature.



Simple low cost elements can be incorporated for areas where dogs run through objects and rest in shaded, protected areas.

Bocce Court Best Practices

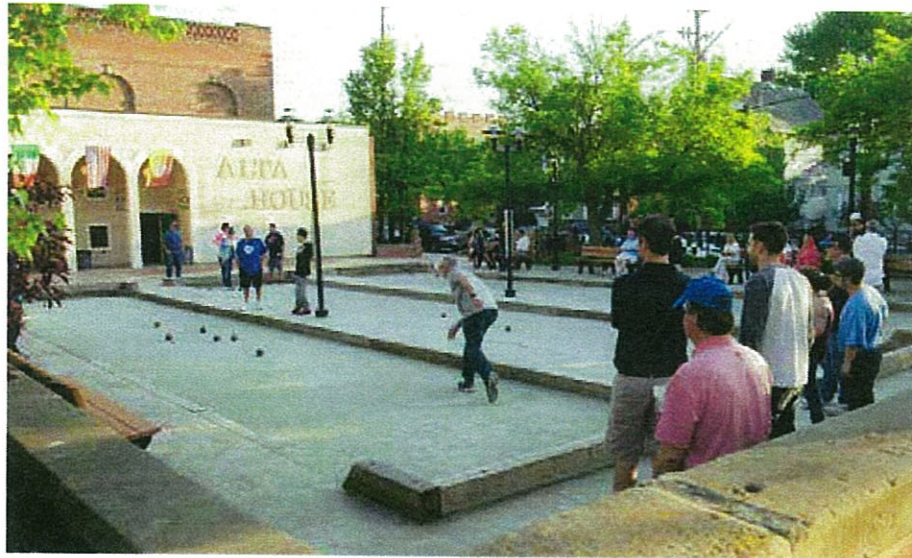
Planning at a Glance:

- **Site Location Considerations**
 - » Adjacent to other amenities for shared use of parking and restroom facilities
 - » Beneficial relationship with a clubhouse, pavilion, or other similar use such as courts
- **Terrain and Site Conditions**
 - » Flat with good drainage
 - » Provide shade, but limit tree litter on courts to reduce maintenance
 - » Spatial Requirements
 - » 13'x 91' for tournament courts
 - » 8-14'x 60-91' for recreational courts
 - » A minimum of two courts, with three to four preferred for tournament play
- **Other Considerations**
 - » Surfacing: crushed oyster shell, specialty bocce mix, DG, or other loose surface material preferred
 - » Regular watering and top-dressing is required

The following are design considerations for establishing and maintaining successful bocce ball courts:

- **Dimensions** - The United States Bocce Federation (USBF) determines the standard dimension for tournament courts as 13' x 91'. Recreational courts may vary between 8' - 14' wide, and 60' - 91' long.
- **Surfacing** - Surface materials can vary between loose or compacted, but all options should reduce bounce. Crushed oyster shell or specialty bocce mix is the preferred surface material by most bocce players, but other loose surface materials could include decomposed granite (DG), or sand. Clay, clipped grass, or artificial turf may also be used but these materials may be more expensive or require more maintenance.
- **Perimeter Curb** - Courts should be surrounded by 6" permanent curb that may be concrete, treated wood, steel edger, or plastic. Hard curb materials, like concrete or metal, should be covered with a bumper board of wood, plastic, or firm rubber, to prevent damage to balls during play. A hinged backboard may also be installed at the ends of the court to prevent rebound.
- **Grading and Drainage** - To prevent water from pooling on the court, curbs should be installed with weep holes to allow for drainage. Holes should be 1" diameter, and placed 1/8-1/4" about the court surface. Drain grates or sub-grade piping should be installed to transport the stormwater away from the court.
- **Irrigation** - Courts should be regularly watered to maintain grass or keep dust down, and may be hand watered or watered with a sprinkler or irrigation system.
- **Maintenance** - Maintenance will vary depending on the court surfacing. Courts surfaces should also be rolled to maintain a firmer and faster field of play. Loose surfaces, such as gravel or shell, should be groomed or brushed to ensure an even playing surface. These courts should also be top dressed annually to replenish any lost material. All courts should be regularly watered, as stated above.
- **Amenities and Landscaping** - It is important to provide amenities, such as seating and shade, in order to create an appealing area for play. Seating and tables along the sidelines will provide a gathering space for players and spectators to congregate during games. Low groundcover and planting along the perimeter of the courts can blend the space into the landscape and provide a sense of enclosure. However, make sure to keep weep holes and drainage free of any vegetation and mulch. Consider adding path lighting or pedestrian-scale lamps for safety.

Bocce Court Best Practices



Bocce courts can be integrated into more urban-type environments and are often associated with a club-like atmosphere.



Riverview Sports Park in Truckee includes three courts and space for socializing, a key element for bocce.



Bocce is a social sport that is gaining in popularity for both active adults and younger generations.



Bocce surfacing is typically a loose surface material such as decomposed granite. Crushed oyster shell or a specialty bocce mix is the preferred surface for many players. Maintenance and removal of leaves and debris should be considered during site design.

“Great Park” Best Practices

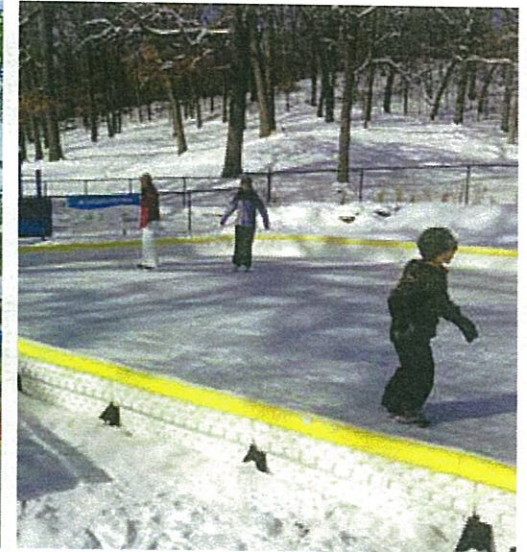
Planning at a Glance:

• Planning Considerations

- » Develop strategies to attract people during different seasons
- » Design the park layout for flexibility
- » Provide amenities for different groups of people
- » Create attractions and destinations throughout the park
- » Create an identity and image
- » Provide a variety of seating opportunities
- » Offer areas for socializing
- » Consider options for food and beverage to encourage and support park use throughout the day



Farmer's markets held in community parks reinforce its place as a community gathering space.



Elements like temporary ice rinks encourage year round park use.



Seating areas can be sited to take advantage of great views, provide places of rest, and encourage socialization. They can be designed for both functionality and visual interest to add to the park's identity and image.

“Great Park” Best Practices



Great Parks should be flexible in design to accommodate a variety of users and be adaptable to host large and small community events.



Open lawn areas can be used for both informal and formal play and sports activities and be programmed for fitness classes.



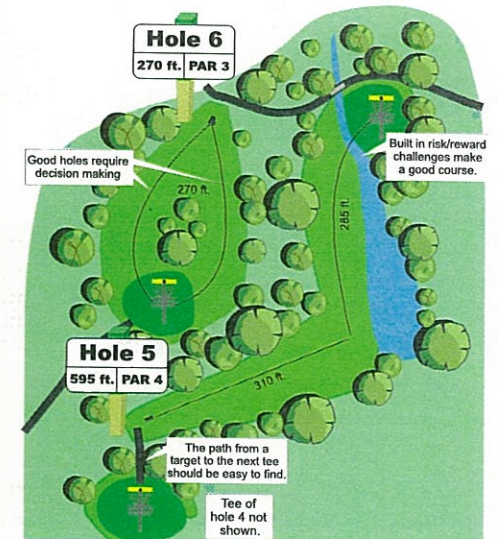
Disc Golf Best Practices

Planning at a Glance:

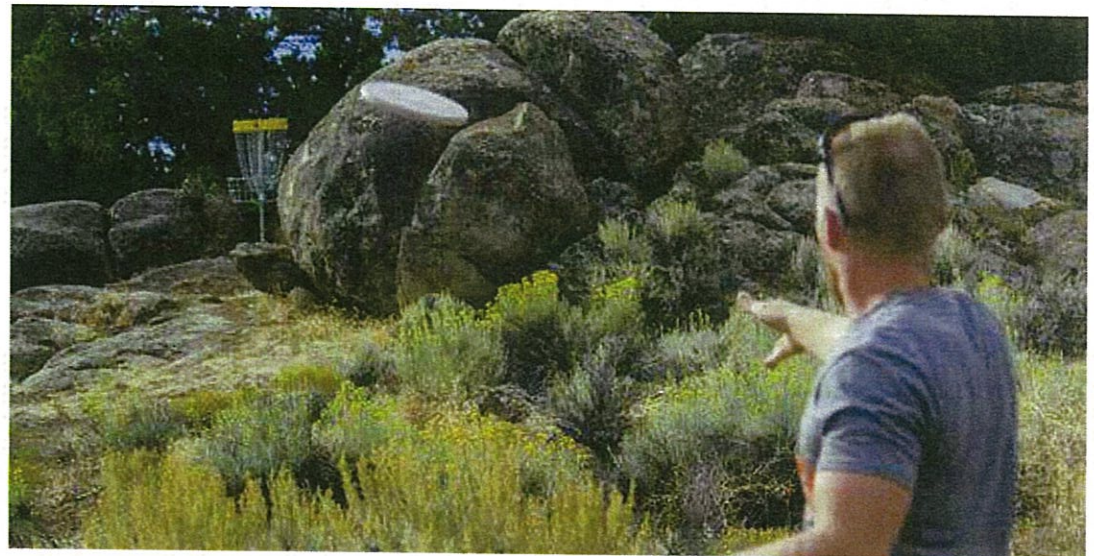
- **Site Location Considerations**
 - » Compatible with most adjacent land uses
 - » Consider locating adjacent to other amenities for shared use of parking and restroom facilities
- **Terrain and Site Conditions**
 - » Flat to moderate terrain
 - » Varied tree coverage for variety of course difficulty
 - » Challenging courses may have more varied terrain and other natural features
 - » Courses can be developed on almost any terrain
 - » Density of tree foliage influences buffer between holes: trees and understory can help contain errant throws
- **Spatial Requirements**
 - » 1 acres per hole minimum; 10-15 acres for 9-hole course; 20-25 acres for 18-hole course
 - » Holes vary from 200'-350' in length
 - » Set tee 20-50' from the last basket
 - » Downhill throws have a wider spray pattern and holes may require more land; uphill throws tend to minimize the spray pattern and can provide "power" holes in less space
- **Other Considerations**
 - » A mix of open areas, tree coverage & terrain for varied levels of difficulty
 - » Playing experience is most important and should include a variety of shot-making options and levels of risk
 - » Natural features such as rock outcrops, mature trees, terrain, creeks, and water bodies can enhance a course
 - » A course should be challenging, fun, safe, and fair



Working a course through a variety of landscape types enhances connection to the landscape.



Course layout should provide variety while being easy to navigate and see the next tee.



Integrating holes around mature trees and natural features such as boulder outcrops makes a course more interesting and fun.

Playground Trends and Opportunities

TRENDS AND OPPORTUNITIES

The Trust for Public Lands, the National Recreation and Parks Association, and the Center for Disease Control all emphasize the importance of parks within a walkable distance of neighborhoods. Walkability is especially important for lower income neighborhoods and for homes with children. In particular, playgrounds can stimulate physical development and provide opportunities for children to strengthen muscles, develop balance and coordination, and to learn social skills.

Two of the three playgrounds in the District are located in the beaches and the third is located in Preston Park. Not all residents have access to the beaches and for the majority of the community Preston Park is accessible only by car. A more centrally-located playground should consider proximity to families and provide a range of equipment to encourage use.

Play equipment and trends in outdoor play have expanded over the last decade. Adventure playgrounds can encourage exploration and greater connectivity with the outdoors. Equipment can be designed to relate to the surrounding environment and can also be considered art in the landscape. Rope play and other innovations in play equipment present the District with a number of opportunities to offer updated play equipment to the Incline Village/Crystal Bay community.



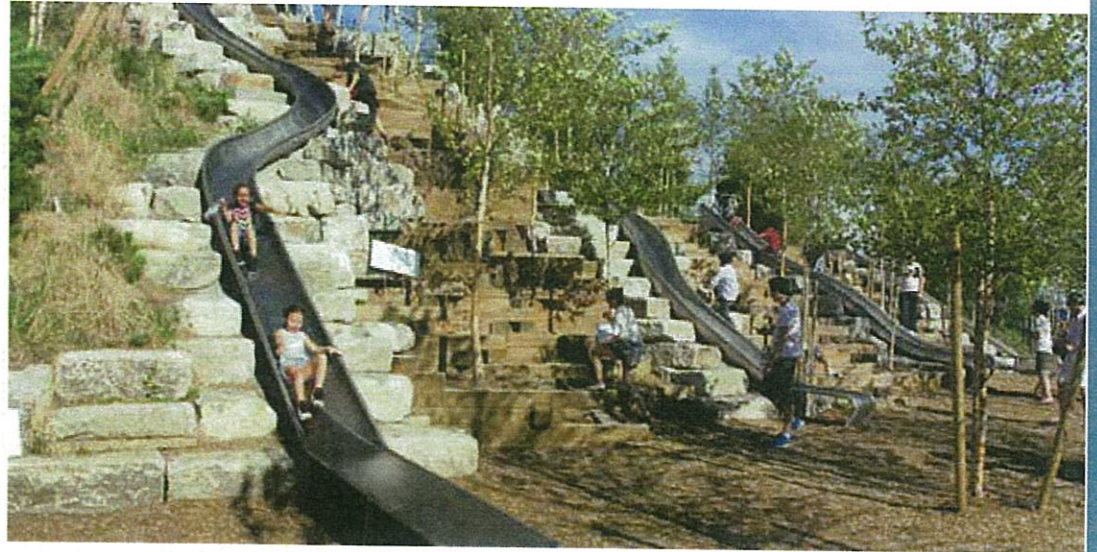
Small areas of splash play can be incorporated into a park to add variety and provide added value to nearby rentable pavilions



Rope play accommodates a variety of ages and abilities on one structure. Younger children tend to stay towards the bottom of the structure while more developed kids play at the top.



New play equipment includes different types of swings, climbers, and more.



Play equipment built into natural or constructed landscape elements are seen in more parks around the nation.

Skatepark Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Locate facilities in parks, near schools, or near existing recreation or community centers
 - » Provide access to restrooms, bike racks, shade, and a drinking fountain
 - » Site the park so it is highly visible and easily accessible for emergency vehicles
- **Terrain and Site Conditions**
 - » Provide perimeter tree canopy and plantings for shade
 - » Allow for open views into the skatepark
 - » Skate parks can navigate slight grade transitions, flat to moderately sloping terrain is preferred
- **Spatial Requirements**
 - » Size is dependent on the anticipated number of users, a general rule of thumb is 10 skateboarders can share 1,500 SF; quality is prioritized over size
 - » 6' maximum ramp height, generally
 - » Dividing a space into large areas or "rooms" allows users to skate in separate areas to increase capacity, but the rooms should be linked together so skaters can flow from one element to another within one run while minimizing
- **Other Considerations**
 - » Consider lighting for increased safety
 - » Involve user groups in the design and selection skateboarding structures to make sure they are challenged enough to continue using it
 - » Provide elements for skaters of differing abilities from beginner to experienced
 - » Structures include half-pipes, bowls, and street skating features
 - » Do not mix high speed and low speed features in common areas.

Elements to be considered in regards to the usability of skateparks:

- Flow
- Traffic
- Speed
- Difficulty
- Visibility (within the skating area)
- Stylistic discipline

Functional concerns to be considered as part of skatepark design:

- Capacity
- Seating/resting
- Access
- Visibility (into and around the park)
- Safety and drainage
- Aesthetic appeal
- Spatial and budgetary constraints/opportunities
- Security, operations, and maintenance

Better skateparks have several traffic "lanes" with varying degrees of difficulty that are grouped by room which is shared by the skaters staged near it.



Provide places for sitting and socializing as well as staging as skaters wait for their turn.



Provide a variety of elements to engage both beginner and experienced skaters.

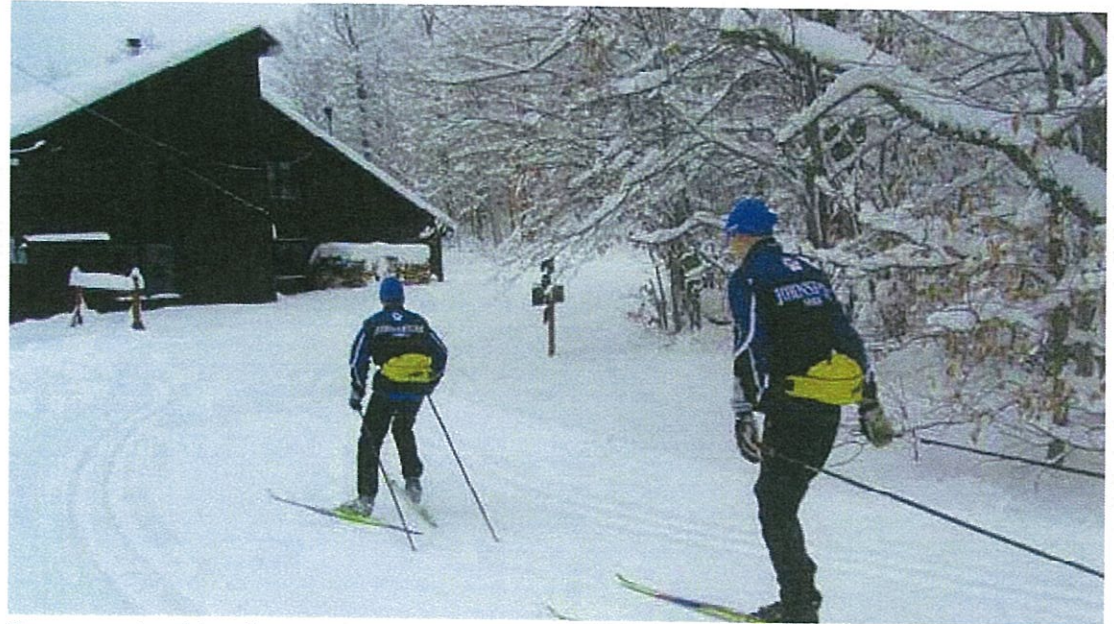
Nordic Ski Center Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Orient building South/Southeast for passive solar
 - » Consider locating building on same side of road as trails
- **Terrain and Site Conditions**
 - » Flat with good drainage
 - » Moderate to light tree coverage or shade structures
 - » Higher elevation is preferred for annual snow cover
- **Spatial Requirements**
 - » 3 acre footprint for building, parking, & support structures
 - » 2,000-15,000 sf for building
 - » 1,000-5,000 sf for outdoor gathering space
- **Other Considerations**
 - » Building will need full utility and sewage access
 - » Consider programming opportunities for summer use

A primary consideration for locating a Nordic center is the expectation of good annual snow cover to provide for a robust trail system. At lower elevations, trail grooming can occur at places such as IVGID's Mountain Golf Course. However, snow cover will likely vary from year to year depending on conditions. Local, non-profit Nordic groups have previously groomed Nordic trails at the Mountain Golf Course, and that opportunity should continue. Snow play at the Mountain Golf Course and the Championship Golf Course could include Nordic skiing, snowshoeing, and sledding as snow cover allows.

Higher elevation Nordic trail access points in the Incline Village/Crystal Bay area include Old Highway 431 (at the intersection of the Old Highway and Mt. Rose Highway) and Incline Meadows. Some informal roadside parking is located near both access points, but no additional amenities are provided. Incline Meadows presents the greatest opportunity for trail access and IVGID owns a small parcel that could provide parking. However, providing utilities to service a built facility would be a limiting factor. The U.S. Forest Service, Lake Tahoe Basin Management Unit (USFS-LTBMU) has also developed a management plan for the Incline Lake area and trail access would need to be coordinated with the USFS-LTBMU.



Cross-country ski trails associated with a visitor center or Nordic center provide restrooms, trail information, and other services.

Fields | Key Findings

EXISTING INVENTORY

IVGID has the following inventory of play fields:

- Incline Park 1, 2 , & 3: baseball/softball/multi-use fields (AYSO soccer)
- Preston Field: baseball/softball/multi-use field
- Village Green: common area/multi-use (lacrosse and AYSO soccer)
- Incline High Stadium: football/soccer/lacrosse
- Incline High Upper: multi-purpose

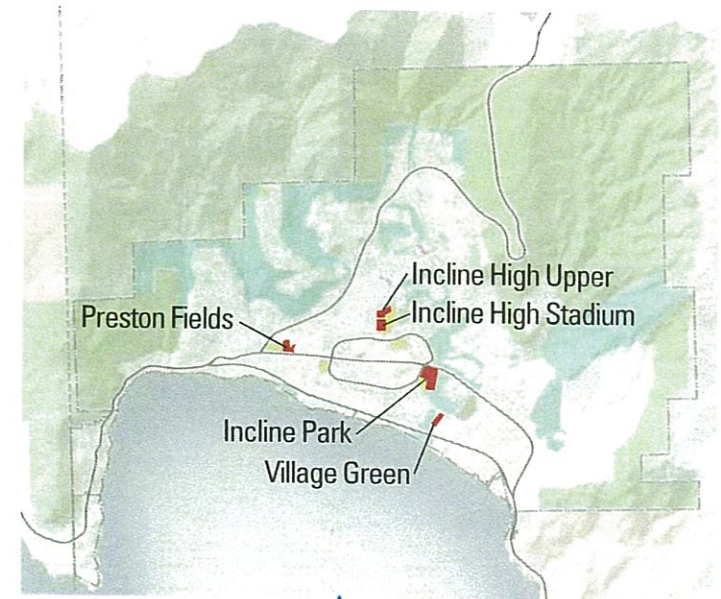
EXISTING USAGE DATA

There are several categories that drive a playing field's service level: physical condition, user expectations, and programming constraints. Cool season grass on native soil is a common surface found for many recreation playing fields and is used at all IVGID fields. This type of surface can generally handle up to 500 hours of use in a seven-month season which equates to about 72 hours per month or 2.4 hours per day. Any use above this threshold generally results in noticeable degradation of the playing surface and an increase in maintenance needs. ***IVGID observes a five-month season and thus the threshold would be 350 hours of use, the monthly and daily thresholds remain the same.***

Table 1 summarizes hourly field use data based on the 2016 season. As shown, two fields are currently above the recommended seasonal, monthly, and daily usage hours, while others are approaching the threshold. This data does not capture any potential service gaps in the IVGID scheduling system such as additional practices desired by teams or other desired public events. The usage data also does not capture:

- Open park times where fields are used
- School usage for recess and physical education classes
- Non-scheduled practices

IVGID's primary user group at the playing fields is youth sports. Because of this targeted user group, available hours for field usage are limited to approximately 3-7 PM during the weekdays (after school hours and avoiding late evening usage) with about 12 hours of available use on the weekends. During the focus groups sessions there was a reoccurring theme amongst user groups regarding the availability of fields. Scheduling constraints directly contribute to service level of fields because even if physical field conditions are acceptable, service levels are still low if you cannot meet the needs of your users. Although the amount of use shown in the table may not warrant additional fields, limited time versus space issues based on preferred scheduling windows for youth sports warrants consideration of additional fields (especially rectangular).



Play fields used by IVGID are located in the above park and school sites.

Fields | Key Findings

TABLE 1: IVGID RECREATION 2016 FIELD MONTHLY USAGE (HOURS)

AVERAGE FIELD USE HOURS PER DAY ¹								
	MON	TUES	WED	THUR	FRI	WEEKENDS	TOTAL	AVG. DAILY
PRESTON FIELD	3.7	3.0	2.6	2.3	2.4	10.9	24.9	3.6
INCLINE PARK 1	4.6	4.5	5.6	4.2	5.4	11.1	35.3	5.0
INCLINE PARK 2	4.4	5.9	4.4	4.0	5.6	10.3	34.5	4.9
INCLINE PARK 3	4.1	4.0	4.8	3.2	2.6	10.9	24.9	3.6
VILLAGE GREEN-U	3.8	4.7	4.6	4.5	3.9	6.9	28.4	4.1
VILLAGE GREEN-L	5.0	5.2	5.8	5.1	5.6	3.9	30.6	4.4

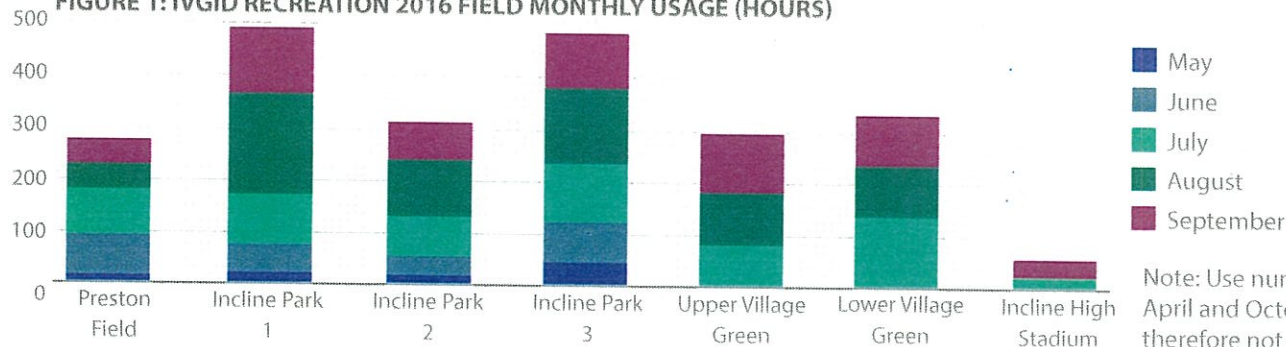
Limited time versus space issues based on preferred scheduling windows for youth sports warrants consideration of additional fields (especially rectangular).

Note 1: Figures do not include Washoe County School use or non-scheduled activities. Resident use includes activities and events mostly attended by IVGID residents. Tournaments are reserved to certain weekends only.

Additional information to be considered when evaluating current field usage versus available field time:

- Although Incline Park Field 2 currently shows availability for additional programming, the field is limited by its size which accommodates a limited amount of sports (e.g. U6 soccer and little league).
- Limited events are scheduled at Village Green until July.
- Usage hours for Village Green do not include the amount of time the fields are used as an open public park and a dog park. This data would likely lower the amount of time available for other programming such as youth sports.
- Washoe Schools control the scheduling at Incline High Stadium; no IVGID programs are currently scheduled.
- No IVGID programs are currently scheduled at Incline High Upper Field. The field is underutilized but has some schedule conflicts with High School programs. There are opportunities for IVGID to utilize this space further, contingent upon the physical condition and site access improvements.

FIGURE 1: IVGID RECREATION 2016 FIELD MONTHLY USAGE (HOURS)



Note: Use numbers were not tracked for April and October during 2016 and are therefore not shown.

Fields | Key Findings

PRIMARY ISSUES

The three main issues with the fields are as follows:

Scheduling: Not enough fields to meet scheduling windows.

- Sports programs are typically held in the afternoon and weekends. These scheduling windows are often not flexible due to school/work schedules.
 - » AYSO doesn't start until August. There are eight weekends in July/August where IVGID doesn't receive requests to use the fields. This provides an opportunity for IVGID to rent the fields and recoup costs as a benefit to the community.
- Fields: No dedicated rectangle fields (soccer, lacrosse, etc.)
 - » There are no dedicated rectangle fields. These field types currently utilize existing baseball/softball outfields and common areas, which has resulted in programming constraints and overuse of fields.
 - » The only true rectangle fields are at Village Green. This area also acts as open space for public park use and as a temporary dog park. There are potential hazards if animal waste is not continually picked up. Animal urination on fields adds to wear and conflicts with the need for children to play on the fields.

Use: Many fields are overused.

- Athletic fields support a finite hours of use before noticeable degradation of the playing surface occurs. This degradation reduces performance and increases maintenance costs. The existing field type generally supports 2.0-2.4 hours per day, which many of the fields meet or exceed. Table 1 provides a summary of the hours of field use per field.



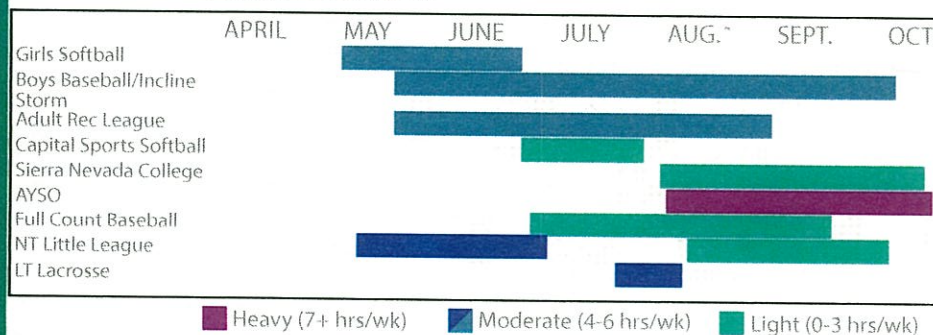
Focus group attendees, public workshop comments, and survey results showed the need and support for dedicated rectangular fields.



Best practices and stakeholder feedback support the findings that there are scheduling conflicts, not enough field availability, and field size issues given soccer is played on a softball field.

51% of respondents strongly or somewhat support the addition of rectangle fields. 10% of respondents did not know.

FIGURE 2: SPORTS SEASON TIMELINE



USE	DATES	NOTES
Girls Softball	5/1 - 6/10	Daily use through week
Incline Storm/Boys Baseball	5/16 - 10/1	Daily Use
Adult Rec League	5/16 - 8/31	Once per week with annual tournament
Capital Sports Tournaments	6/18 - 7/24	(3) 20-30 hour weekend tournaments (4 fields)
Sierra Nevada College	8/5 - 10/5	Daily Use
AYSO	8/8 - 10/8	Daily Use
Full Count Baseball	6/20 - 9/18	(2) Fall tournaments all fields
NT Little League	5/9 - 9/30	Daily Use
LT Lacrosse	7/15 - 7/31	July tournaments

Fields | Key Findings

TABLE 2: HOURS OF USE BY USER GROUP

HOURS OF FIELD USE BY USER GROUP (MAY - OCTOBER) ¹							
USER GROUP	INCLINE PARK FIELD 1	INCLINE PARK FIELD 2	INCLINE PARK FIELD 3	PRESTON	VILLAGE GREEN - L	VILLAGE GREEN - U	TOTAL
GIRLS SOFTBALL	7.5	10	0	0	0	0	17.5
ADULT SOFTBALL	91	0	118	0	4	4	217
BOYS BASEBALL/ INCLINE STORM	0	0	53.5	0	0	0	53.5
FULL COUNT SPORTS	48	48	87	48	0	0	231
CAPITAL SPORTS	80	80	67	80	0	0	307
AYSO	203	121.25	130.5	3	177.25	161.5	796.5
SIERRA NEVADA COLLEGE	27	0	0	12	0	22.5	61.5
NORTH TAHOE LITTLE LEAGUE	0	25	0	79.5	0	0	104.5
LAKE TAHOE LACROSSE	0	0	0	0	30	30	60
EVENTS	0	0	1.5	9	76.25	22	108.75
TOTAL							1,957.25

Note 1: Figures do not include Washoe County School use or non-scheduled activities. Resident use includes activities and events mostly attended by IVGID residents. Tournaments are reserved to certain weekends only.

Fields | Key Findings

TABLE 3: PERCENTAGE OF USER GROUP USE

PERCENTAGE OF FIELD USE BY USER GROUPS ¹			
USER GROUP	HOURS	PERCENTAGE	NOTES
IVGID & REC LEAGUES	1,249	64%	Girls Softball, Boys Baseball/Incline Storm, Rec League, AYSO, North Tahoe Little League, Lake Tahoe Lacrosse
SIERRA NEVADA COLLEGE	61.5	3%	Sierra Nevada College
TOURNAMENTS	538	27%	Full Count Sports, Capital Sports
EVENTS	108.75	6%	Private Events
TOTAL	1,957.25		

There are 8 weekends in July/August where IVGID doesn't receive requests to use the fields. This provides an opportunity for IVGID to rent the fields and recoup costs as a benefit to the community.

TABLE 4: PERCENTAGE OF RESIDENT USE IN COMPARISON TO NON-RESIDENT USE

COMPARISON OF RESIDENT AND NON-RESIDENT USE ²			
USER GROUP	HOURS	PERCENTAGE	NOTES
RESIDENT	1,419.25	73%	Girls Softball, Rec League, AYSO, North Tahoe Little League, Lake Tahoe Lacrosse, Sierra Nevada College, Events
NON-RESIDENT	538	27%	Tournaments
TOTAL	1,957.25		

Note 1: Figures do not include Washoe County School use or non-scheduled activities.

Note 2: Resident use includes activities and events mostly attended by Incline Village/Crystal Bay residents. Tournaments are reserved to certain weekends only.

Fields | Recommendations

GAP IN FIELD INVENTORY

As previously noted, the District's field inventory does not include dedicated rectangular fields which support sports such as soccer and lacrosse. The current softball fields at Incline Park and the Village Green are converted to rectangular fields as schedules permit. Table 5 lists the location of multi-use rectangle fields, the number available, and the relevant age group. The inventory of soccer fields for older youths is limited. Only a few fields within the District can accommodate competition play for those over 10 years old. These fields are primarily located on Village Green and compete with other scheduled programs. Dedicated rectangle fields are needed and should be sized to accommodate a range of age groups from beginner to more advanced, adult play.

TABLE 5: RECTANGLE FIELD INVENTORY

LOCATION	QUANTITY	AGE GROUP
INCLINE PARK		
FIELD 1	1	U12
FIELD 2	2	U5/U6
FIELD 3	2	U8
VILLAGE GREEN		
UPPER FIELD	1	U10
LOWER FIELD	1	U14/U16

NOTE: None of the field locations shown above are dedicated rectangle fields.

SYNTHETIC TURF | SHORT AND LONG TERM CONSIDERATIONS

There are many synthetic turf products and systems with a range of price points and uses. The most common systems consist of a sand and rubber infilled synthetic turf, often placed over a pad. The pads generally provide a safer playing surface and have drainage capabilities to assist in managing stormwater runoff and snowmelt. Alternative infill products have been developed such as cork, coconut fiber, walnut shell, polymer coated sands. All come at a premium price.

The below factors should be considered when evaluating synthetic turf and natural grass fields. The cost of ownership should be fully evaluated, especially the renewal cost which occurs every 8-10 years.

- **Use & Climate:** Synthetic turf can handle significantly more use than natural grass and can be utilized year-round with snow removal. This is especially important where heavy programming and lack of fields are present.
- **Cost:** The cost of ownership is an important factor to consider as the capital cost for synthetic turf can be three to four times greater than natural grass and synthetic turf should be replaced within 8 to 10 years after installation. The financial value of synthetic turf is realized when fields experience heavy use (more than 1,500 hours per year).
- **Maintenance:** While synthetic turf does require maintenance, it is less than that of natural turf.
- **Playability:** A well-engineered and constructed synthetic turf field will maintain exceptional playability and aesthetic value.

Synthetic turf construction costs range from \$12-\$15 per SF. Renewal costs (after 8-10 years) range from \$5-\$6 per SF. For a 100,000SF field, this equates to a capital construction cost of \$1.2-\$1.5M dollars with a renewal cost of \$500,000 - \$600,000 after 8-10 years.

Fields

Increase field inventory to accommodate scheduling for existing and future programs and continually review to identify needs and issues.

- Renovate Field 3 at Incline Park to a full baseball field.

Construct dedicated rectangle fields with a range of sizes to serve youth and adult needs.

- Utilize the baseball/softball outfields and common areas during overflow situations (i.e. tournaments, heavy practice schedules and other high use times). Likewise, if site constraints allow, the dedicated rectangle fields could have baseball/softball cutouts which would be used during overflow situations.

Consider both short- and long-term costs and benefits prior to the selection and utilization of synthetic turf and lighting.

- Recognize climate conditions and adjacent land uses when evaluating benefits and challenges. Alternate playing surfaces such as synthetic turf significantly can increase allowable use hours and season lengths if the fields have lighting and snow is removed. Proximity to residential areas may limit the opportunity for lighting in some instances. In addition, synthetic fields have substantial capital outlay costs and must be renewed every 8-10 years.

Opportunity Sites

OPPORTUNITY SITES

Priority park and field needs for the Incline Village/Crystal Bay community include dedicated rectangle fields, a dedicated dog park, regulation size bocce courts that can accommodate tournament play, and playground areas that provide a new range of play activities and are easy to walk or bike to for all residents. These needs are based on the site assessments, best practices, trends, and community input.

Through the site design and site testing process, the opportunity for other park improvements arose. After locations are found that can provide dedicated facilities for rectangle fields and a dog park, Village Green has an opportunity to be enhanced and become a "Great Park" which serves a variety of users. Adventure play facilities and group pavilions can help keep the park active. Flexible space allows for activities such as running, flying a kite, or hosting an event and listening to music.

Six summer recreation opportunity sites were evaluated: the Upper Fields at Incline High School, the U.S. Forest Service (Forest Service) Parcel, the Old Elementary School, the Incline Park/Recreation Center Complex, the Village Green, and Sierra Park (in Crystal Bay). Opportunities for accommodating the different uses were explored at each location. In some instances, this required an existing use to be relocated. Site studies were then conducted to evaluate how an existing use could be relocated and enhanced by providing it in a different location. Disc golf is an example of a use that was reevaluated to understand if it could be better accommodated in a different location.

Several sites were assessed but did not move forward as an opportunity sites or through site testing. Preston Field was considered as a potential site for a dog park. However, it is physically separated from the majority of the residential areas and the terrain and proximity to adjacent neighbors does not make it a preferred location. Therefore, it was not further evaluated. Potential winter uses, such as ice skating, sledding, and Nordic skiing, are also identified for opportunity areas. The lack of utilities at the parcel near Mount Rose constrains the development of a Nordic center, but the concept is supported by community groups.

PARK FACILITIES & FIELD NEEDS | BEST PRACTICES EVALUATION MATRIX

The best practices provided in the previous section are summarized on pages 68-69. The matrix identifies particular needs for each of the high priority park and field needs. The matrix on pages 70-71 takes into account the design parameters and relates them to the site conditions for each opportunity site in order to identify which site might best accommodate the park and field uses.

OPPORTUNITY SITE EVALUATION MATRIX

The Opportunity and Site Evaluation Matrix summarizes the site conditions, infrastructure, and unique elements of each opportunity site. Based on these physical and environmental conditions and adjacent land uses, the matrix identifies the potential park and field uses that could be accommodated at each site.

Following the matrices, a series of conceptual site plans illustrate how some opportunity sites could be designed to accommodate the different uses. High level costs are provided for the different scenarios and summarized at the end of the section. The Incline Village and Crystal Bay community can use the information to inform priorities and decision making for moving forward in order to get the best value out of their existing park system and identify what partnerships and acquisitions might be pursued to meet their needs.

Priority Park and Field Needs:

- *Dedicated Rectangle Fields*
- *Dedicated Dog Park*
- *Bocce*
- *Centralized, Easy to Access Playground*

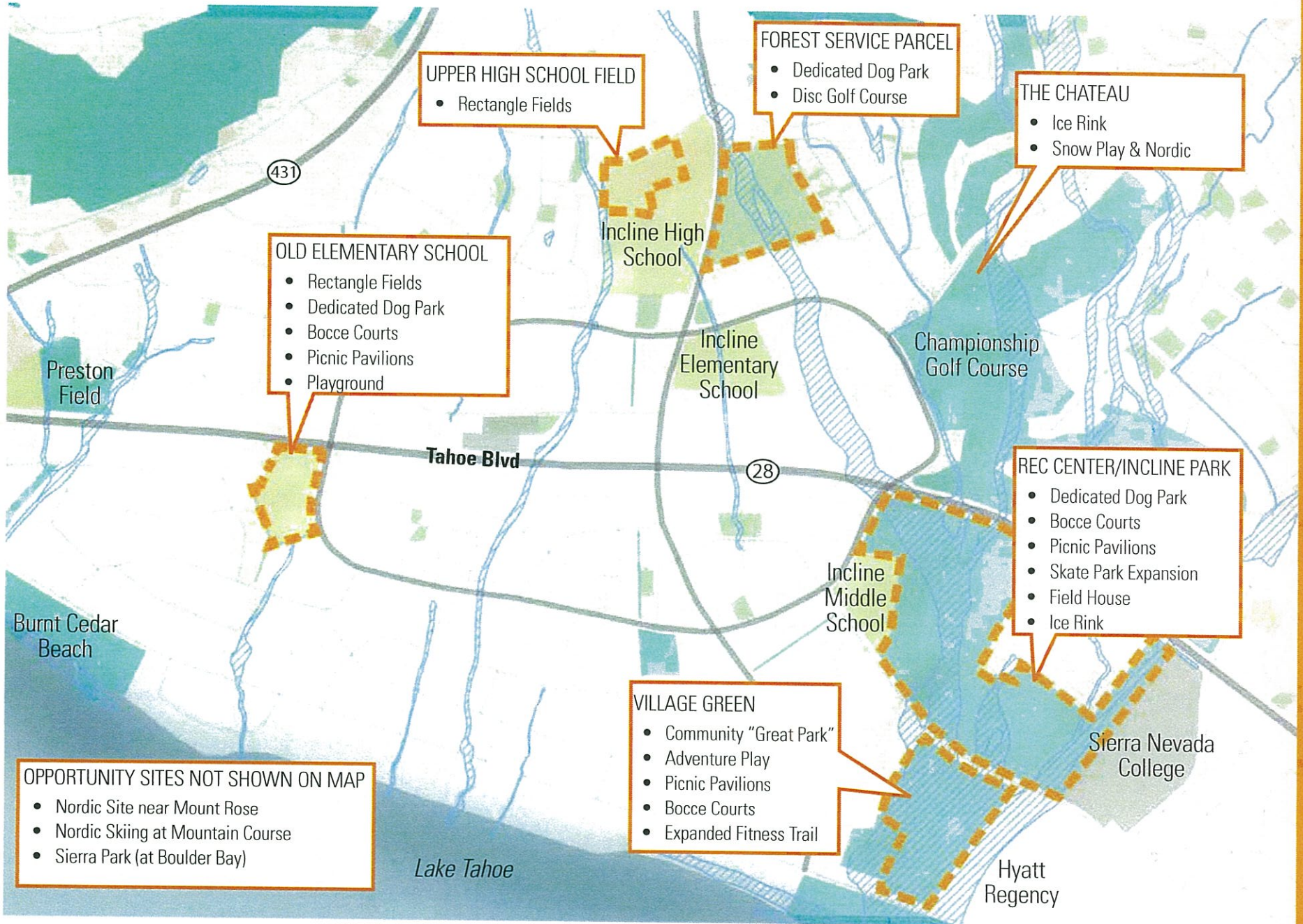
Park Opportunities:

- *Create a "Great Park" at the Village Green*
- *Centralized Group Pavilions*
- *Enhanced Disc Golf*

Winter Recreation Opportunities:

- *Ice Skating*
- *Nordic Skiing*
- *Snow Play*

Opportunity Sites and Potential Uses



Park Facilities & Fields Needs | Best Practices Evaluation Matrix

TABLE 6: PARK FACILITIES & FIELD NEEDS BEST PRACTICES EVALUATION MATRIX

		COMMUNITY DOG PARK	REGIONAL DOG PARK	SOCCER FIELD	BOCCE
SITE CONDITIONS	Size	2-10 acres	10+ acres	3 acre footprint for field and support space	0.25-0.5 acres for three courts and support/spectator space
	Terrain	Relatively flat with good drainage	Flat to moderate terrain	Flat with good drainage	Flat with good drainage
	Spatial Requirements	2 to 3 separated areas, 1 acre each Within each park, a minimum clear space of 100'x100' for ball retrieval	Large open space areas of 10 acres or more	110-120 x 70-80 yds regulation, 100 x 65 yds recreation, 80 x 50 yds youth	13' x 91' tournament, 8-14' x 60-91' recreation
	Site Orientation	Not a relevant consideration	Not a relevant consideration	North-South orientation to avoid playing into direct sunlight	North-South orientation or in shaded location
	Tree Canopy & Vegetation	Light to moderate tree coverage for dog run, vegetated buffer for noise reduction	Moderate to full tree coverage, vegetated buffer for noise reduction	No tree coverage on fields, perimeter planting at site entrances and edges	Light to moderate tree coverage around courts w/perimeter planting; limit tree litter onto courts
	Surfacing Material	Large open turf, decomposed granite, or native earth	Native earth or vegetation	Natural or artificial turf	Loose surface like crushed oyster shell or decomposed granite
	Adjacent Uses	Buffer between residential, schools, and children's play areas	Buffer between residential, schools, and children's play areas	Schools, residential areas, or proximity to existing rec. facility/complex	Proximity to existing rec. facility or club house for shared parking and restrooms
	Other Considerations	Separate fenced areas for small dogs and large dogs, double gated entries	Fenced perimeter, paved or soft surface trail network through site	Allow for space to rotate field layout for turf maintenance	Maintenance shed for regular watering and top-dressing
INFRASTRUCTURE	Vehicular Access & Parking	Between 20-30 spaces	Between 20-30 spaces	45 spaces per field minimum	Opportunity for shared parking
	Facilities/Utilities	Access to restroom, pet waste stations, and pet drinking fountain	Access to restroom, pet waste stations, and pet drinking fountain	Access to restrooms, trash receptacles, drinking fountain	Access to seating and shade
Add'l	Unique Opportunities	Access to natural water source, views of scenery, walkable location	Access to natural water source, views of scenery, walkable location	Opportunity for picnic tables and/or play area for gathering during games	Opportunity for spectators. Trail connections to residential areas

Park Facilities & Fields Needs | Best Practices Evaluation Matrix

		DISC GOLF	ADVENTURE PLAY	SKATEPARK	NORDIC SKI CENTER
SITE CONDITIONS	Size	1 ac per hole minimum; 10-15 ac for 9-hole; 20-25 ac for 18-hole course	0.15-0.3 acres for play area and support space	Generally, up to 10 skaters can share a 1,500 SF space	3 ac footprint for building, parking, & support structures
	Terrain	Flat to moderate terrain Challenging courses may have more varied terrain	Flat with good drainage	Flat to moderate terrain, park can navigate slight grade transitions	Flat with good drainage for building/parking site
	Spatial Requirements	Holes vary from 200' - 350' in length; set tee 20-50' from last basket	Separate play area for 2-5 year old and 6-12 year old children	Quality is prioritized over size; 6' max. ramp height	2,000-15,000 sf building w/ 1,000-5,000 sf outdoor space
	Site Orientation	Not a relevant consideration	Not a relevant consideration	Not a relevant consideration	Orient building south/south-east for passive solar
	Tree Canopy & Vegetation	Light-moderate for beginners; moderate-heavy for advanced play	Perimeter tree canopy & planting, 25% shade recommended	Perimeter tree canopy and planting	Open area near building w/ perimeter trees & planting
	Surfacing Material	Fairways as turf or low native vegetation, paved tee box, trail network	Rubber play surface or loose material like pea gravel, sand, mulch	9000 PSI prefabricated or cast-in-place concrete	Paved outdoor gathering space, plowed access to trails
	Adjacent Uses	Compatible with most uses: schools, residential, or rec facilities	Schools, residential, or proximity to existing rec. facility/complex	Schools, residential, or proximity to existing rec. facility/complex	Open space with trail network
	Other Considerations	A mix of open areas, tree coverage, & terrain for varied levels of difficulty	Buffer needed between potential hazards like roads or water	Consider posted rules and lighting for increased safety	Consider programming and uses during summer season
INFRASTRUCTURE	Vehicular Access & Parking	Between 10-20 spaces, or opportunity for shared parking	Opportunity for shared parking or trail connectivity for walkability	Opportunity for shared parking or trail connectivity for walkability	Between 40-60 spaces
	Facilities/Utilities	Little to no support facilities needed, restrooms or sanihuts preferred	Access to restrooms, drinking fountain, shade, and seating	Access to seating and shade	Electric/water/sewage, concessions, equipment storage
Add'l	Unique Opportunities	Could locate 9-hole beginners course in town, 18-hole course elsewhere	Provide interest w/natural site features like boulders or stumps	Provide elements for skaters of differing abilities	Seek partnership to site building on same side of road as trails

Opportunity Site Evaluation Matrix

TABLE 7: OPPORTUNITY SITE EVALUATION MATRIX

	RECREATION CENTER/ INCLINE PARK	VILLAGE GREEN	UPPER HIGH SCHOOL FIELDS	
SITE CONDITIONS	Total Site Size	55.2 acres	17.8 acres	3.5 acres
	Usable Site Size	13 undeveloped acres (depending on verified SEZ)	3.9 acres (depending on verified SEZ)	3.5 acres
	Terrain	Slope varies at usable site locations, approx. 3% north of tennis courts	Flat/Terraced	Flat
	Site Orientation	N/A	North-South	East-West
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Some, depending on expansion	None
	Visibility/Security	Poor - not visible from public roads or existing parking lots	Good - visible from public roads and parking lots	Poor - not visible from public roads or existing parking lots
	Adjacent Uses	Open Space, Residential	Open Space, Resort	Residential, Civic
INFRASTRUCTURE	Vehicular Access & Parking	Existing access at the Visit Center (North) and the Rec Center (South). Parking at both access points.	40 existing parking spaces in the Aspen Lot that is typically full from beach parking overflow.	Existing vehicular access. No existing parking.
	Existing Facilities/Utilities	Existing infrastructure at Rec Center building and Tennis and Pickleball Center.	Existing restroom w/ drinking fountains, power pedestal in center of fields. No lighting at night.	Access to utilities. No lighting.
	Trail Connectivity	Good - Adjacent to Bike Path and Lanes. Paved & unpaved trail network, connection to Village Green.	Good - Adjacent to Bike Path on Lakeshore Blvd. Unpaved trail network, connection to Rec Center.	Poor - Some user/informal paths to HS and neighborhood. Steep site access, no ADA route.
Add'l	Unique Opportunities	Potential to share or add parking with Visitor Center access off SR 28.	Link between Rec Center & lake, close to future Rec Center improvements. Adjacent to creek.	Tennis courts are under-utilized and could be repurposed as parking. The site can not be used by the general public during school hours.
Conclusions	Potential Uses	Adventure Play, Group Pavilions, Bocce Courts, Skatepark Expansion, Field House, Dog Park, Seasonal Ice Rink	Adventure Play, Picnic Pavilion, Bocce Courts, Dog Park, Informal Rectangle Fields	Dedicated Rectangle Fields, Dog Park

Opportunity Site Evaluation Matrix

		FOREST SERVICE PROPERTY	OLD ELEMENTARY SCHOOL	INCLINE LAKE PROPERTY	GOLF COURSES (FOR WINTER REC & SNOW PLAY)	SIERRA PARK (IN CRYSTAL BAY)
SITE CONDITIONS	Total Site Size	13 acres	6.5 acres	5 acres		5 acres
	Usable Site Size	10.5 acres	3 acres	5 acres	Varies with snow cover	5 acres
	Terrain	Slope at 7% or greater	Flat/Terraced	Flat to Moderate	Varies	Moderate with adjacent steep slopes
	Site Orientation	N/A	North-South	Northeast-Southwest	Varies	North-South
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Has open area, but may require some tree removal.	Undeveloped, tree removal likely	None	None
	Visibility/ Security	Moderate - trees filter view from roadway	Good - visible from public roads and parking lots	Moderate - some visibility from SR 431	Good	Moderate - some visibility from SR 431
	Adjacent Uses	Residential, Civic	Commercial, Residential	Open Space, Wilderness Land	Residential, Open Space, Civic	New Development
INFRASTRUCTURE	Vehicular Access & Parking	No existing vehicular access. No existing parking.	Approx. 45 existing parking spaces.	No public access. Informal roadside parking pull-out.	At each clubhouse area.	Small parking area.
	Existing Facilities/Utilities	No existing utilities or facilities.	Existing infrastructure. Requires demolition of existing building.	No existing utilities or facilities.	Existing infrastructure.	Picnic, path, and lawn.
	Trail Connectivity	Moderate - Adjacent to Bike Lanes on Village Blvd. Some user trails.	Moderate - Adjacent to existing Bike Path on Southwood Blvd and paved sidewalks on SR 28.	Moderate - Adjacent to existing FS trails. Across SR 431 from XC trail area.	Moderate	Planned connection to Stateline Bikeway.
Add'l	Unique Opportunities	Proximity to High School and residential areas.	Proximity to residential. Joint use opportunity as transit hub.	Year-round access to trails, open space, and wilderness.	Potential partnerships for snow play and Nordic.	Available funding source.
Conclusions	Potential Uses	Dog Park, Disc Golf Course	Dog Park, Bocce Courts, Adventure Playground, Senior/Community Center, Dog Park, Dedicated Rectangle Fields, Joint Use Opportunity with Other Development	Nordic Ski Center and Back-country Access	Snow Play: Nordic Skiing, Snowshoeing, Sledding Winter Rec: Seasonal Ice Skating	Group picnic, Bocce Courts, Picnic, Viewpoint, Open Lawn.

Opportunity Sites | Upper High School Fields

SUMMARY

- Existing Condition
 - » The upper High School fields currently accommodate informal use. The site previously included a diamond field. Tennis Courts are located on the eastern portion of the site.
- Opportunity
 - » The current rectangle field uses can be accommodated within the existing turf area.
 - » Discussions have occurred with Washoe County to allow IVGID to develop dedicated rectangle fields on the current turf area.
 - » The tennis courts could be repurposed to provide parking and vehicular access. A restroom could be developed to serve users.
- Drawbacks
 - » Previous discussions have not included the tennis courts as part of the area for potential reuse.
 - » Without the addition of parking and a restroom, accessible access is challenging. The fields are grade separated from existing parking, which is also limited in number.
 - » Locating the fields at the High School may lead to scheduling conflicts if the school district requires first rights to use.
 - » The fields would not be accessible during school hours to the general public. However, peak field needs for IVGID programs are after school hours.



KEY MAP



Opportunity Sites | Upper High School Fields

UPPER FIELDS – OPTION A



UPPER FIELDS – OPTION A (WITH LACROSSE SHOWN)



UPPER FIELDS – OPTION B



PROGRAM AND COST SUMMARY

OPTION A

- Field improvements and striping
- Access improvements

ESTIMATED COST: \$350,000 (in 2018 dollars)

OPTION B

- Field improvements and striping
- Restroom
- Parking and access road

ESTIMATED COST: \$1,700,000 (in 2018 dollars)

Opportunity Sites | Forest Service Property

SUMMARY

- Existing Condition
 - » The parcel is 13 acres, located off Village Boulevard. The site is undeveloped and has a creek corridor running through the western area. The terrain is relatively gently sloping along Village Boulevard with varied terrain within the parcel. Residential areas border the site to the north, east, and south. The High School is located to the west.
- Opportunity
 - » The site has been identified previously as a potential land transfer to IVGID from the U.S. Forest Service.
 - » The large acreage provides ample room for a dedicated dog park and can accommodate both more formalized dog run areas as well as a trail system within the natural open space. These zones mirror the types of uses at Village Green (large open lawn areas with access to a creek and trail areas).
 - » In the event the existing disc golf area at Incline Park is used for a different use, Disc Golf could be relocated to this site. The site could be designed for an 18-hole course.
 - » The site's landscape composition is similar to the existing disc golf location with a variety of forested area and stream environment zone. It is anticipated, that similar to the existing location, accommodations will be made to allow for disc golf to be compatible near a stream environment zone.
- Drawbacks
 - » Restrooms and parking would need to be provided for both a dedicated dog park and for disc golf.
 - » The dog park would be located near a residential area, but there is room for a vegetated buffer and the more active park can be located away from most residences.
 - » The 18-hole disc golf configuration may have space restrictions for optimal layout.



KEY MAP



Opportunity Sites | Forest Service Property

FOREST SERVICE PROPERTY – OPTION A. DOG PARK

PROGRAM AND COST SUMMARY

OPTION A: DOG PARK

- Formalized dog parks and dog run
- Native landscape dog park with trails
- Parking
- Restroom
- Fencing

ESTIMATED COST: \$3.4M



Opportunity Sites | Forest Service Property

FOREST SERVICE PROPERTY – OPTION B1: 18-HOLE DISC GOLF

PROGRAM AND COST SUMMARY

OPTION B1: 18-HOLE DISC GOLF

- Site improvements, baskets and paved tee box areas (outside of SEZ areas)
- Restroom
- Parking and access road

ESTIMATED COST: \$2M
(in 2018 dollars)

Parking for 52 Cars

Restroom/ Maintenance



Opportunity Sites | Forest Service Property

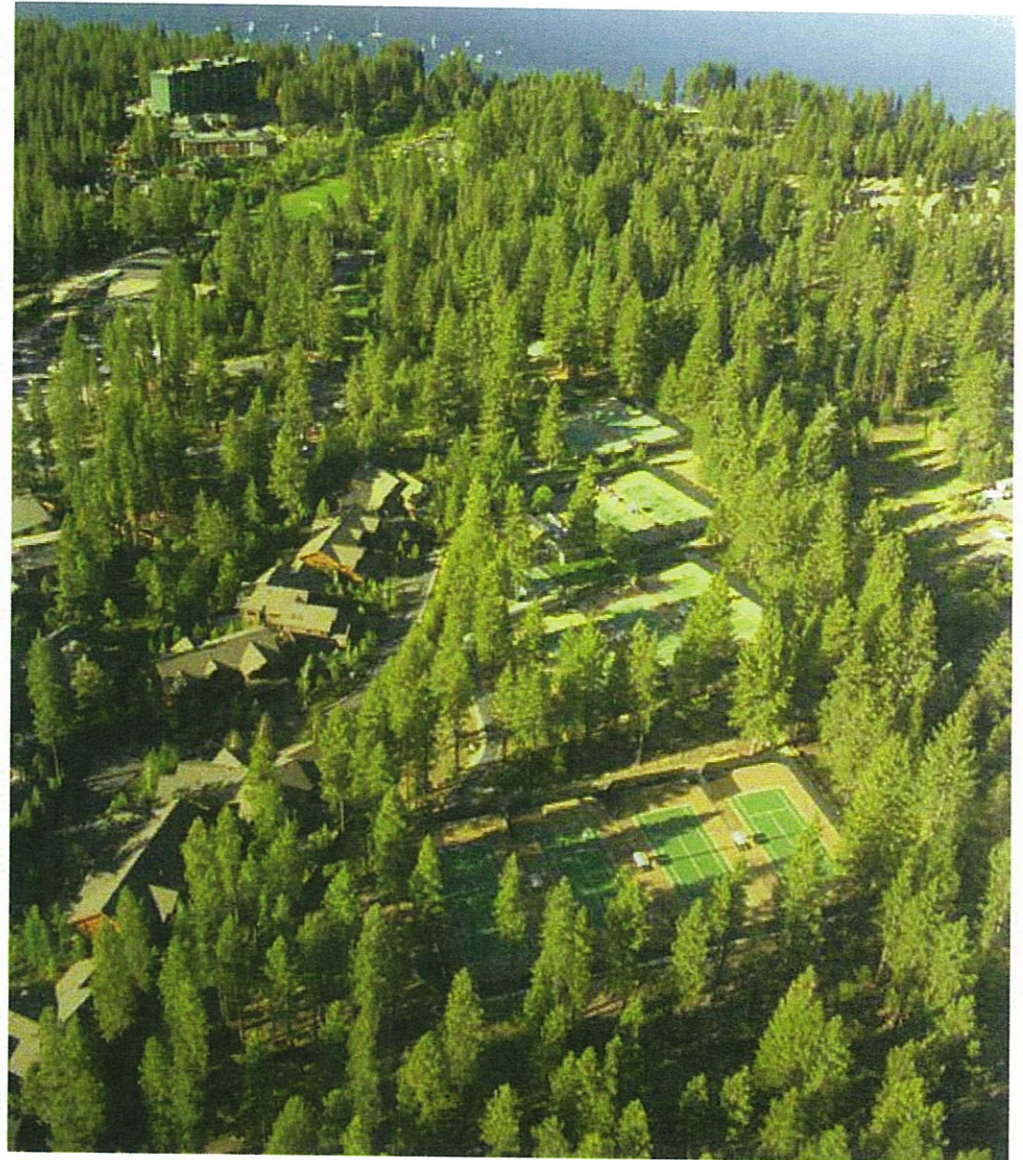


Opportunity Sites | Incline Park & Recreation Center

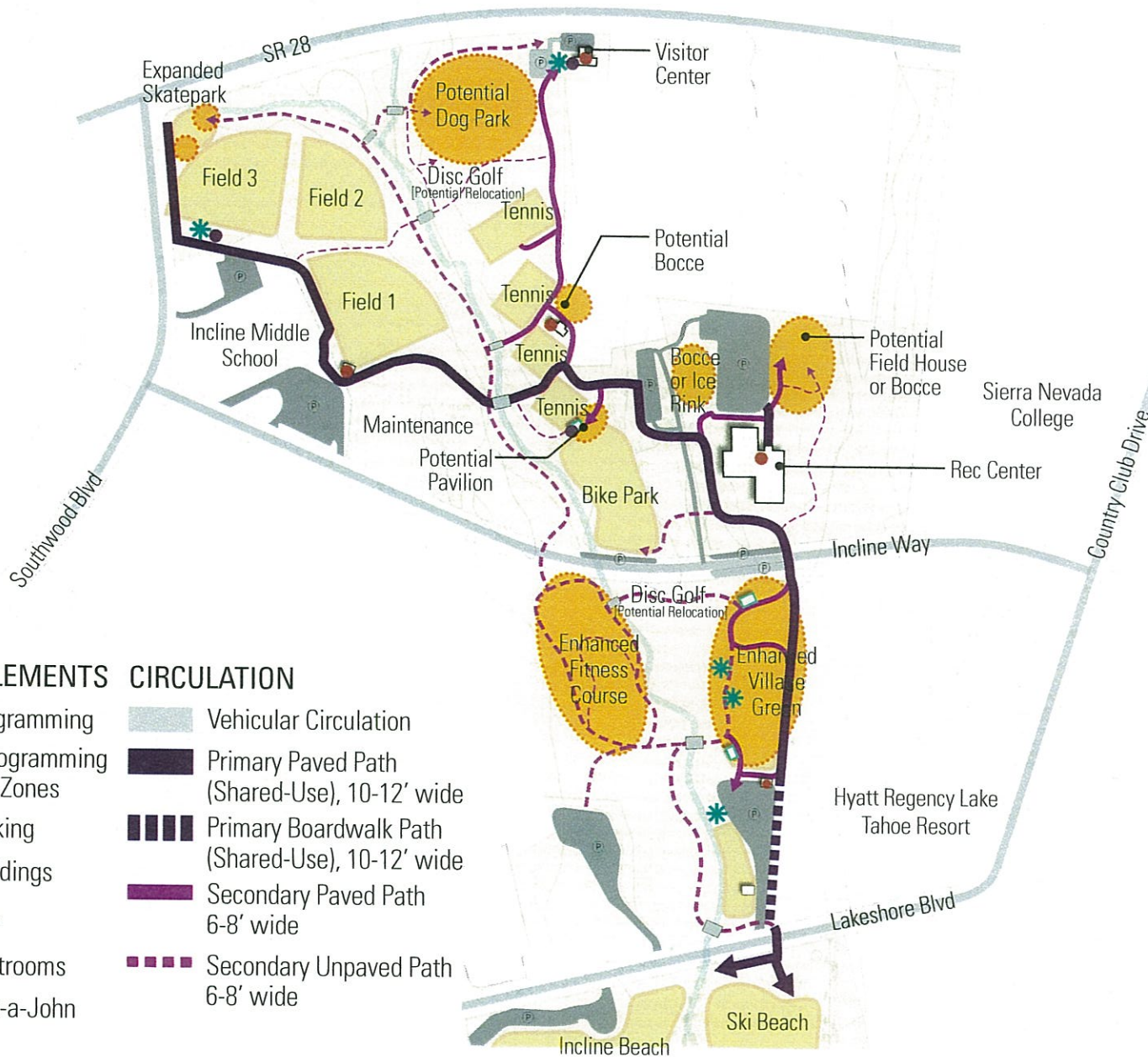
OPPORTUNITIES

- The lands and uses associated with Incline Park, the Tennis and Pickleball Center, Recreation Center, bike park, and the Village Green were evaluated to identify opportunities for uses to be accommodated within existing IVGID properties.
- Eight areas were evaluated. The opportunity to add a playground near the baseball fields was investigated. However, site conditions limit the ability to provide a meaningful playground in the available space.
- Trail connectivity between the sites was organized and simplified.

KEY MAP



Opportunity Sites | Incline Park, Recreation Center & Village Green



RECREATION ELEMENTS

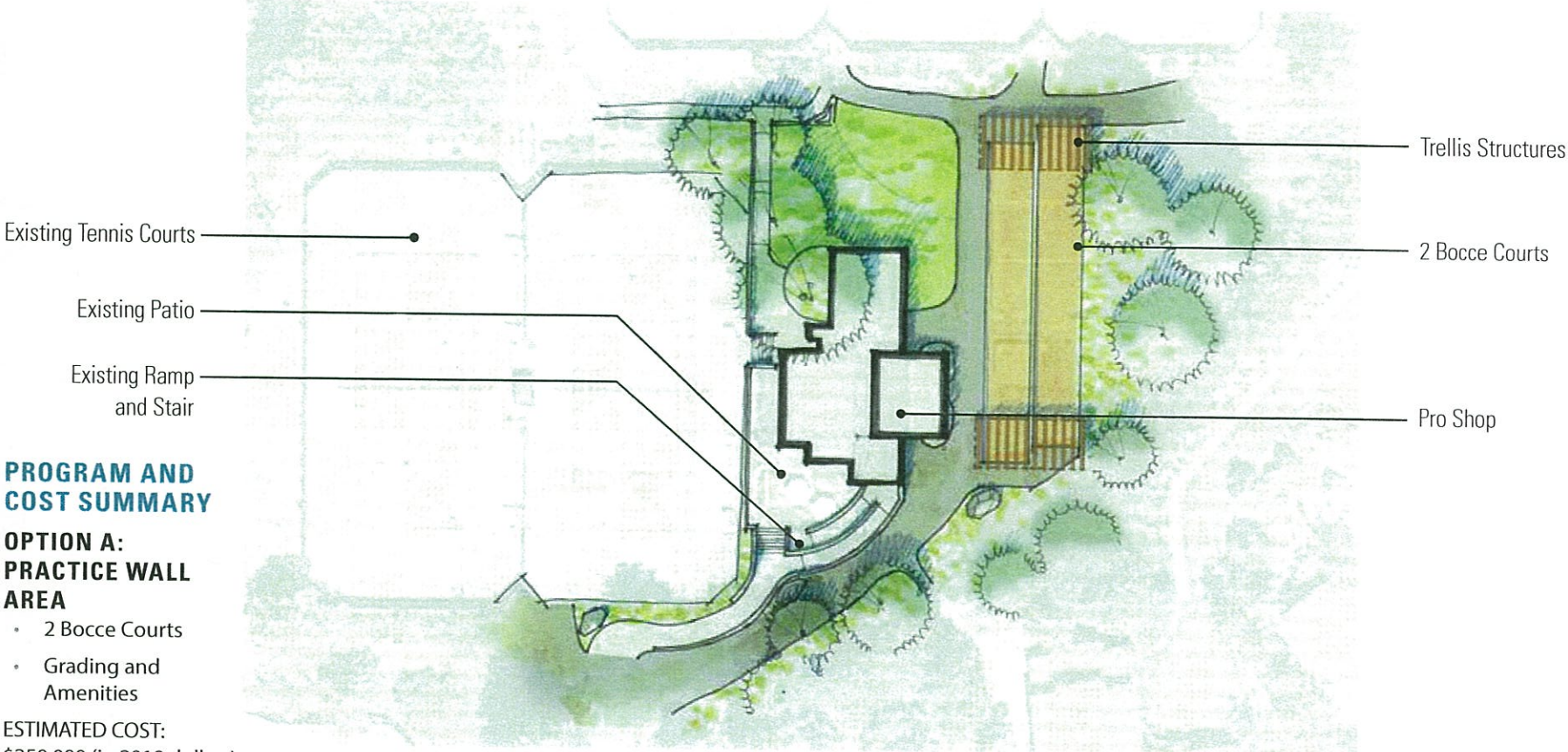
- Existing Programming
- Proposed Programming Opportunity Zones
- Existing Parking
- Existing Buildings
- Picnic Areas
- Existing Restrooms
- Existing Port-a-John Restrooms

CIRCULATION

- Vehicular Circulation
- Primary Paved Path (Shared-Use), 10-12' wide
- Primary Boardwalk Path (Shared-Use), 10-12' wide
- Secondary Paved Path 6-8' wide
- Secondary Unpaved Path 6-8' wide

Opportunity Sites | Incline Park & Rec Center – Bocce Alternatives

OPTION A



PROGRAM AND COST SUMMARY

OPTION A: PRACTICE WALL AREA

- 2 Bocce Courts
- Grading and Amenities

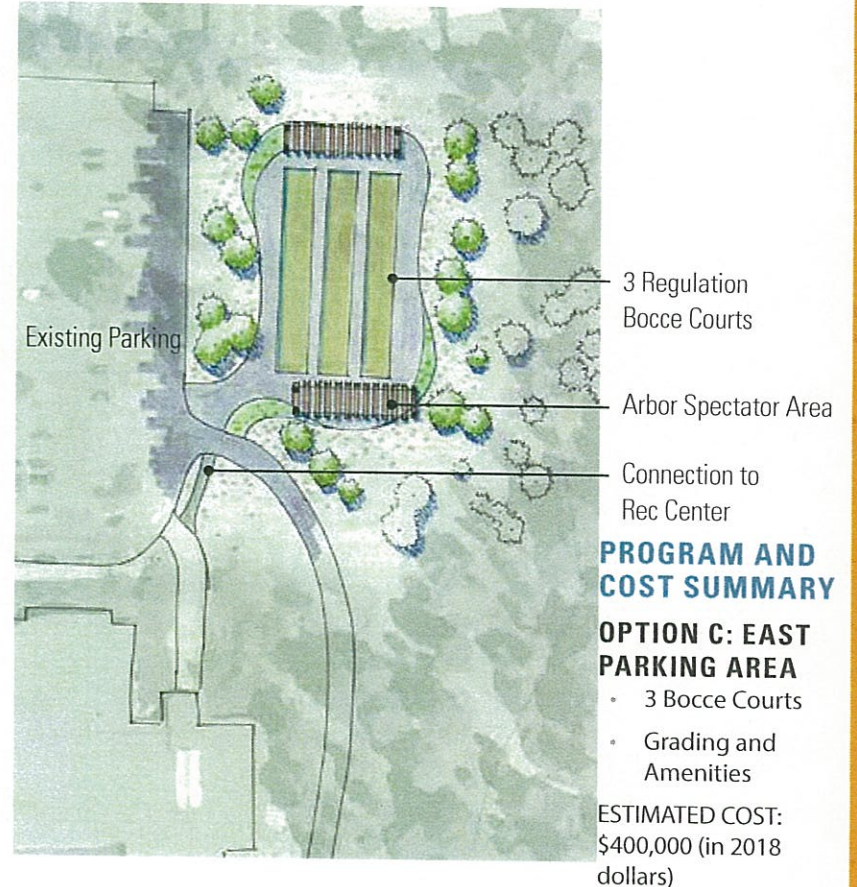
ESTIMATED COST: \$250,000 (in 2018 dollars)

Opportunity Sites | Incline Park & Rec Center – Bocce Alternatives

OPTION B



OPTION C



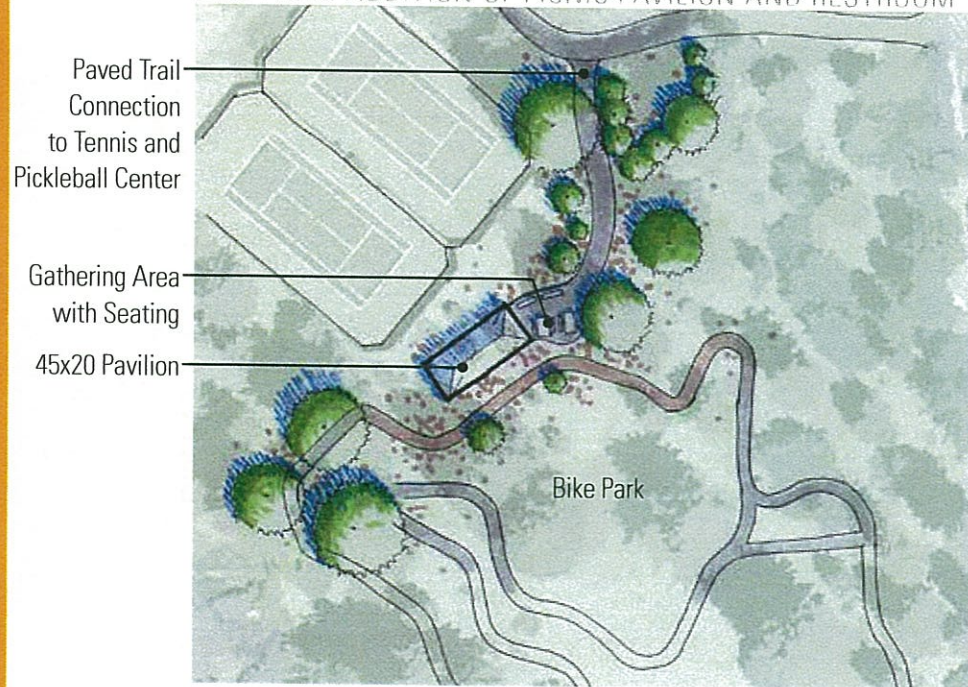
SUMMARY

- Three sites were identified within the Incline Park and Recreation Center campus for Bocce courts:
 - » Practice wall behind the Pro Shop
 - » Landscape island in the parking lot
 - » East of the existing parking lot
- Placing the courts in the Tennis and Pickleball Center integrates the courts as part of “club play” which is desirable for bocce.
- The courts would reduce available tennis courts.

- Placement of the courts near the Pro Shop has a beneficial relationship with existing facilities and is compatible with the Tennis and Pickleball Center uses. Per the 2016 Tennis Center Assessment, the practice wall is undersized and does not accurately replicate the size of an actual tennis court. It could be relocated to another site related to a court.
- Placement of the courts in the landscape island uses currently unused space, but construction could be more expensive due to the requirement for grading and tree removal.
- Placement of the courts east of existing parking separates the use from other park users, but it may take space that could be used for overflow uses from the over-programmed Recreation Center.

Opportunity Sites | Incline Park & Rec Center – Bike Park & Skatepark

BIKE PARK: ADDITION OF PICNIC PAVILION AND RESTROOM



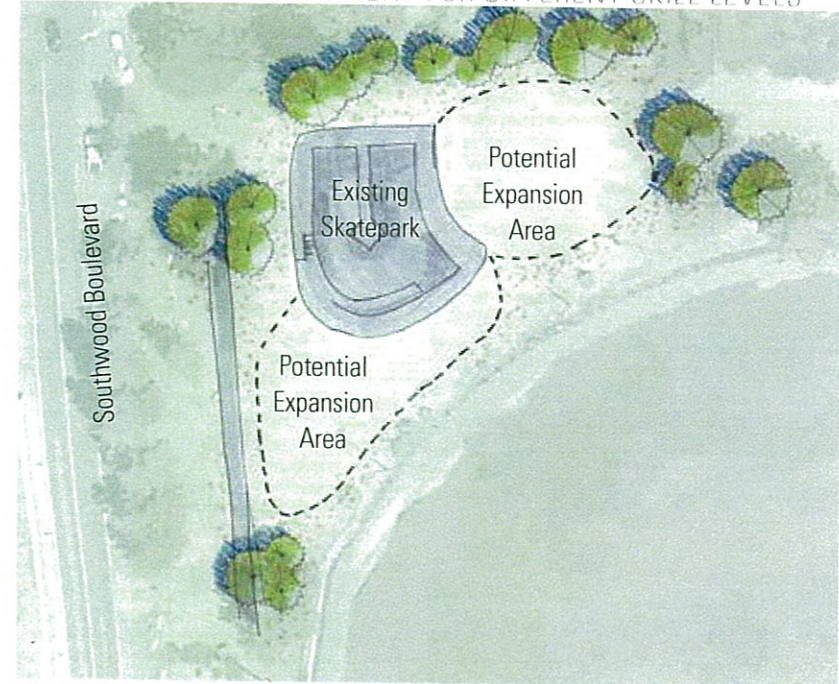
PROGRAM AND COST SUMMARY

BIKE PARK

- Group Pavilion, shade and seating areas
- Potential restroom (\$350,000)

ESTIMATED COST: \$600,000 (in 2018 dollars)

SKATEPARK: VARY EQUIPMENT FOR DIFFERENT SKILL LEVELS



PROGRAM AND COST SUMMARY

SKATEPARK

- Additional skatepark features, amenities, and shade

ESTIMATED COST: \$500,000 – \$1,000,000 (in 2018 dollars)

SUMMARY

- The addition of a group pavilion by the bike park provides a place for spectators and supports activities and events associated with the bike park.
- Bike park users could use the Tennis and Pickleball Center restroom or the Recreation Center restroom, but a restroom located closer to the bike park should be considered. The developable area near the site is constrained by SEZ, however.
- The skatepark has the potential to provide a better range of structures to meet both beginner and experienced user needs. The current design is focused more towards experienced users which reduces overall use.
- A dedicated dog park can be accommodated north of the tennis and pickleball courts. Parking access would be through the Visitor Center parking lot. Additional parking could be provided. Restrooms and a picnic pavilion could be located near the Visitor Center to allow for a shared use. Two large dog parks provide expansive areas to accommodate dog users while also allowing interaction with the creek. A vegetated buffer would be provided between the dog park and adjacent residential area.
- Locating the dedicated dog park north of the tennis and pickleball courts requires relocation of the disc golf course.

Opportunity Sites | Incline Park & Rec Center – Dedicated Dog Park



PROGRAM AND COST SUMMARY

DOG PARK @ INCLINE PARK

- Formalized dog parks and dog run
- Landscape buffer
- Parking
- Restroom, picnic pavilion, and amenities
- Fencing

ESTIMATED COST: \$2.7M
(in 2018 dollars)

Opportunity Sites | Village Green

VILLAGE GREEN – COMMUNITY “GREAT PARK”



Connection to Incline Park

Enhanced Fitness Stations

1/4 Mile Walking Loop

1/8 Mile Walking Loop

Walkway to Recreation Center

Angled Parking (~20 Stalls)

Interpretive Loop Boardwalk
Open Lawn Connection

Group Pavilion

Adventure Playground

Seating

Sloped Lawn for Play and Grass Amphitheater Seating

Picnic Sites

Open Lawn/
Play Field

Family Picnic

Event Pavilion

4 Regulation Bocce Courts

Existing Restrooms

Existing Parking

PROGRAM AND COST SUMMARY

VILLAGE GREEN ENHANCEMENTS

- Event Pavilion
- Group Pavilion
- Adventure Play
- Enhanced trails and fitness course
- Boardwalk, seating, picnic areas, amenities
- Bocce courts
- Parking

ESTIMATED COST:
\$2.6M (in 2018 dollars)

Opportunity Sites | Village Green

SUMMARY

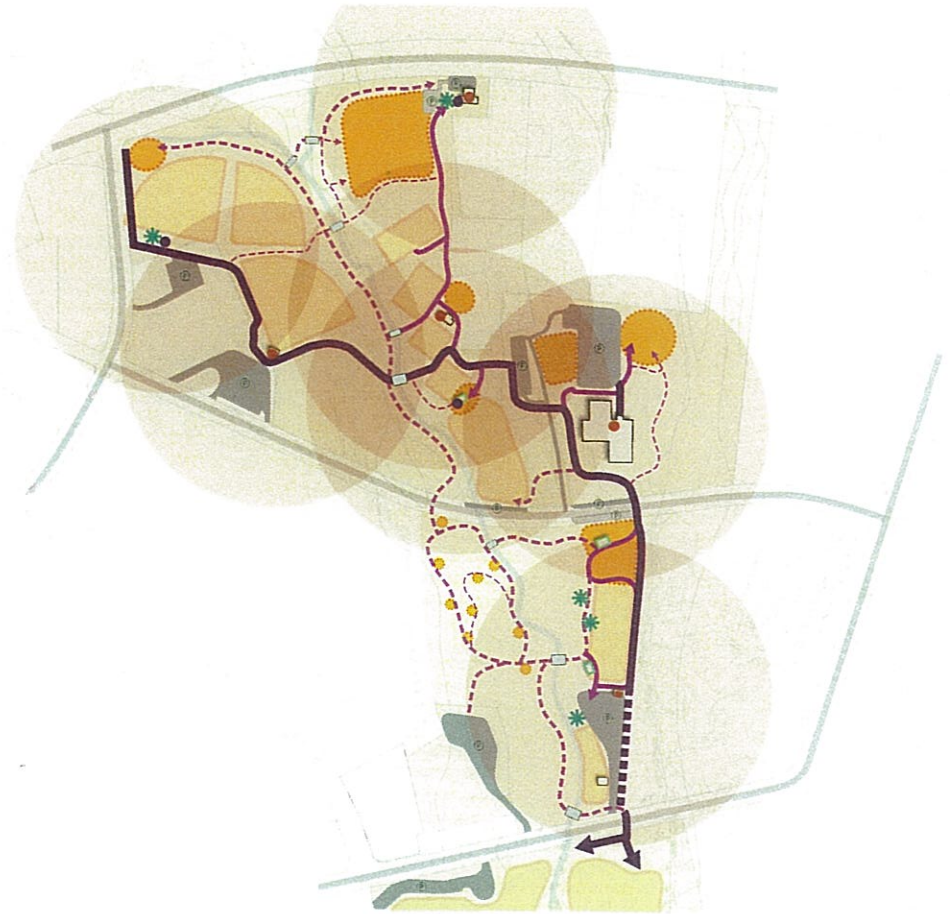
- Providing a dedicated dog park and rectangle fields in other locations allows the Village Green to be utilized for a multitude of community functions and park uses.
- Parking along Incline Way supports more uses of the park, including adventure or rope play, group pavilions, events, open lawn, and an enhanced fitness course and trail loop system.
- Bocce can be provided as part of the community park while still accommodating community events and informal play.
- A formalized trail loop system enhances the location of fitness stations.
- Overlooks and seating can be fun and engaging to encourage socializing.



Opportunity Sites | Incline Park, Rec Center & Village Green Synthesis

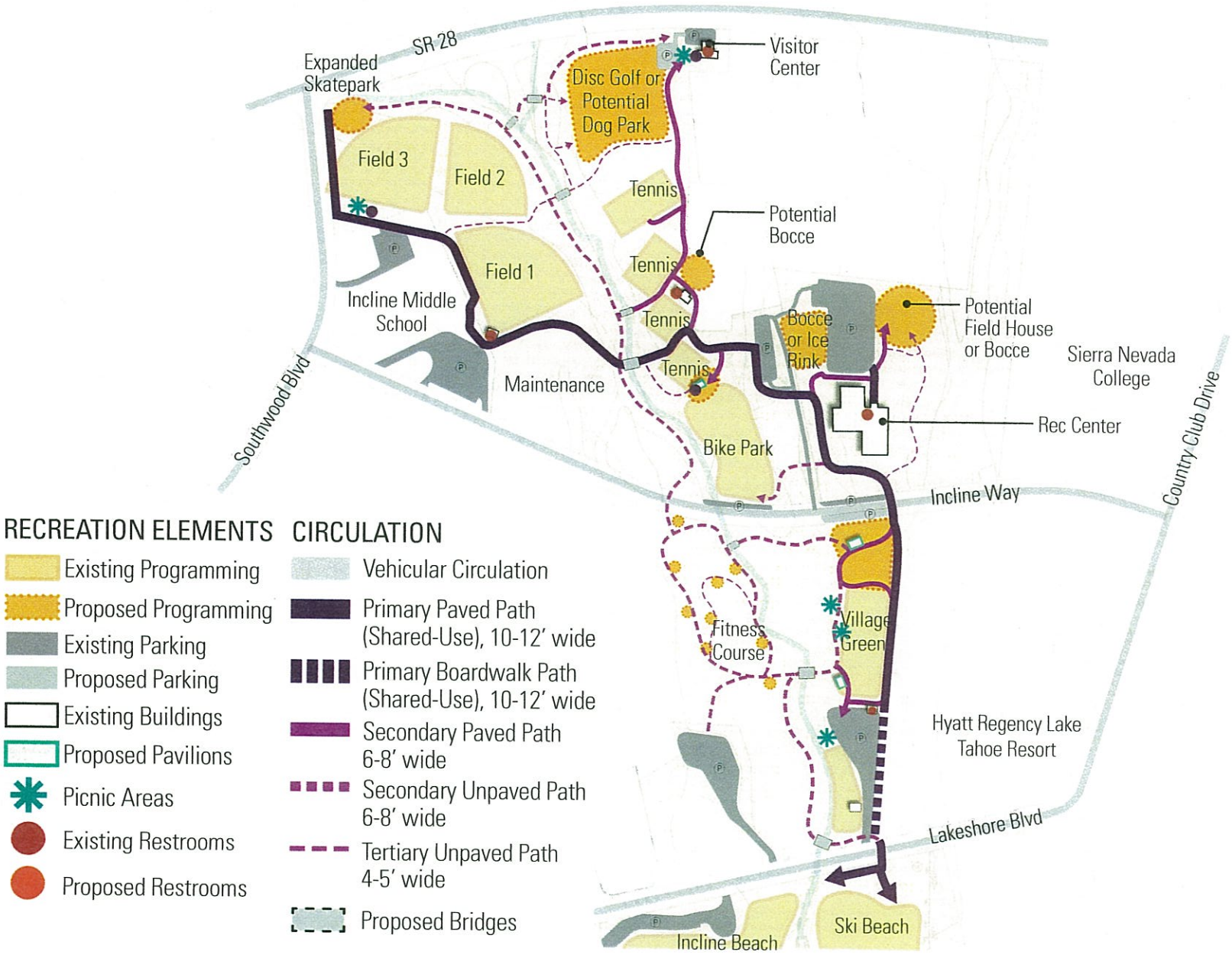
SUMMARY

- The synergies between Incline Park, the Tennis and Pickleball Center, Recreation Center, and Village Green suggest the area be treated as a recreation campus and not individual parks.
- The addition and reorganization of elements can allow for increased capacity on lands IVGID currently owns.
- Evaluating the proximity of support elements, such as restrooms, the majority of uses are within 600' of a publicly accessible restroom. The addition of a restroom near the bike park would increase restroom service levels.
- Trail connectivity between the sites, and extending to the beaches, enhances mobility and can promote walking or biking to the beaches from the recreation site.



Evaluating the proximity of support elements, such as restrooms, the majority of uses are within 600' of a publicly accessible restroom. The addition of a restroom near the bike park would increase restroom service levels.

Opportunity Sites | Incline Park, Rec Center & Village Green Synthesis



Opportunity Sites | Old Elementary School

OPTION A: DOG PARK

SR 28



OPTION B: DOG PARK & PLAY FIELD

SR 28



Opportunity Sites | Old Elementary School

OPTION C: PLAY FIELDS



SUMMARY

- Existing Conditions
 - » The Old Elementary School building and parking areas still exist on the parcel. The site slopes from SR 28 to the south. Current grading separates the site into three terraces with a drop-off area off Southwood Boulevard.
- Opportunities
 - » The site is located in the vicinity of low-income families with children who would have walkable access to park facilities.
 - » The site can physically accommodate a range of uses and activities.
 - » Existing disturbance reduces the tree removal required to accommodate large areas of open lawn for play fields or dedicated dog parks.
 - » In the event IVGID does not move forward with developing park facilities at the site, other entities could provide some level of park facilities with any future site uses. Under such an alternative, fewer park elements would be accommodated on the site.
- Drawbacks
 - » The building and parking would need to be removed for any alternatives, with an estimated cost of \$1 million.
 - » Terrain creates challenges for providing accessible access to all areas without the use of ramps, grade breaks and retaining which may increase construction costs.

PROGRAM AND COST SUMMARY (IN 2018 DOLLARS)

OPTION A: DOG PARK

- 3 dog parks
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

ESTIMATED COST: \$7.6M

KEY MAP



OPTION B: DOG PARK & PLAY FIELD

- 2 dog parks
- Junior soccer field
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

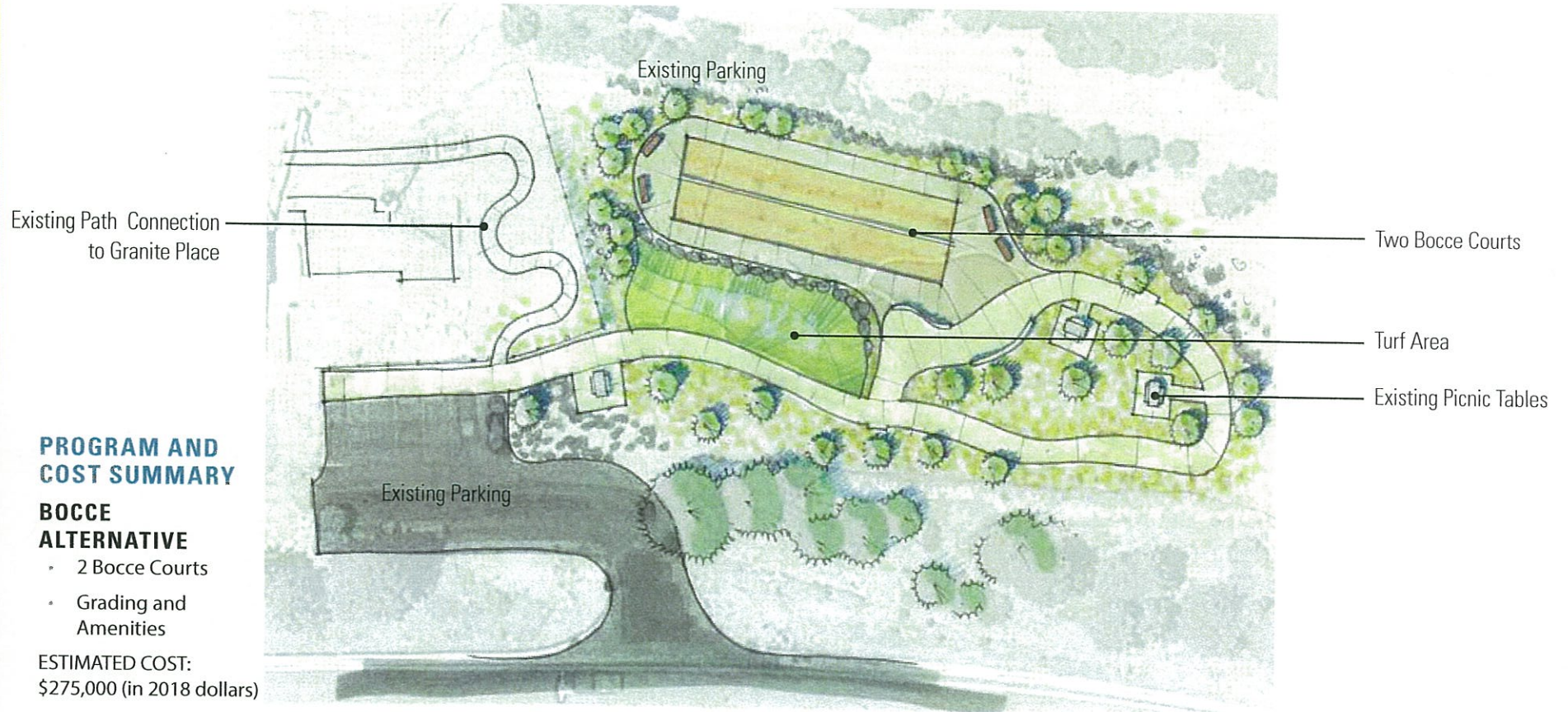
ESTIMATED COST: \$7.5M

OPTION C: PLAY FIELDS

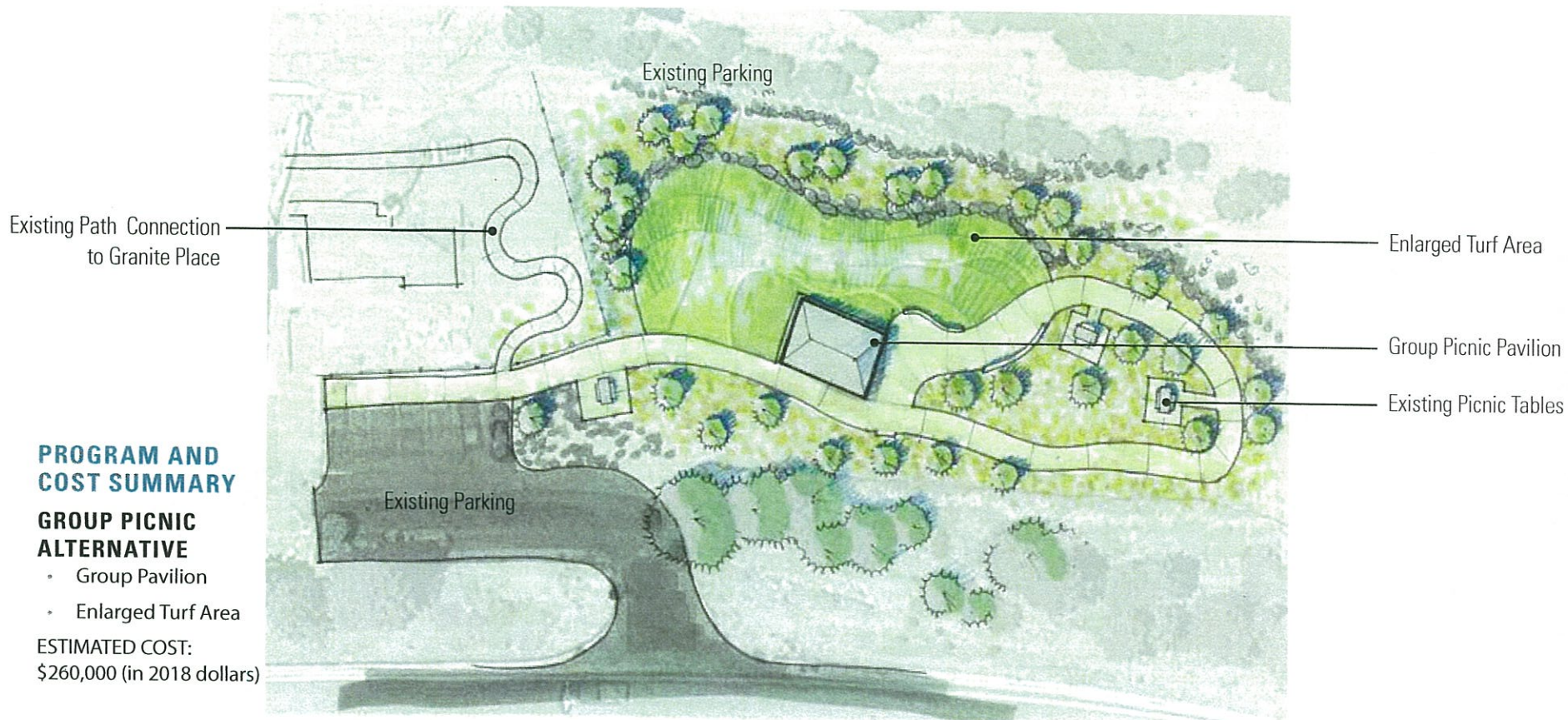
- Adult soccer field
- Junior soccer field
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

ESTIMATED COST: \$7.25M

Opportunity Sites | Sierra Park - Bocce Alternative



Opportunity Sites | Sierra Park - Group Picnic Alternative



PROGRAM AND COST SUMMARY

GROUP PICNIC ALTERNATIVE

- Group Pavilion
- Enlarged Turf Area

ESTIMATED COST:
\$260,000 (in 2018 dollars)

SUMMARY

- Existing Conditions
 - » Sierra Park in Crystal Bay includes a small grass area and picnic facilities.
- Opportunities
 - » Washoe County has dedicated funding that is earmarked to be used in Crystal Bay. There is an opportunity to provide some level of enhanced park amenities to serve the residents of Crystal Bay.
 - » Bocce, group picnic facilities, or an enlarged turf area could be provided.
- Drawbacks
 - » The site has limited parking.
 - » Steep slopes border the site.

Opportunity Sites | Scenarios

ALTERNATIVE SCENARIOS

IVGID's priority park and field needs can be accommodated by utilizing the community's opportunity sites and site testing shows how the uses can be designed for each. The diagrams on the following pages illustrate five scenarios for arranging the uses among the sites. In each scenario, dedicated rectangle fields and a dedicated dog park are provided which creates an opportunity for Village Green to be enhanced and become a Community "Great Park". Disc golf is only relocated in the scenarios where a dedicated dog park is located at Incline Park. Bocce and a centralized playground are included with improvements to Incline Park and the Village Green or with new park facilities at the Old Elementary School. Improvements to Sierra Park and winter recreation opportunities can occur in all scenarios.

PARK AND FIELD USES

- Dedicated Rectangle Fields
- Dedicated Dog Park
- Incline Park Enhancements (skatepark expansion, group pavilion, etc.)
- Village Green Enhancements to Community Great Park
- Relocated Disc Golf (if required)

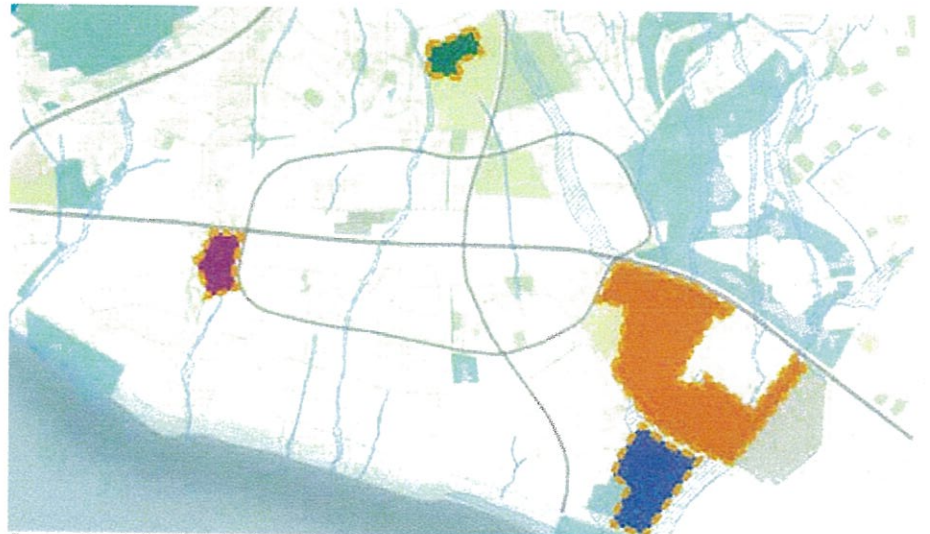
NOTE: Bocce and a central playground can be accommodated in either Incline Park, Village Green, or the Old Elementary School, depending on the scenario.



Scenario 1: Dedicated rectangle fields at the High School's upper fields, dedicated dog park at the Forest Service parcel, additional enhancements to Incline Park and Village Green.

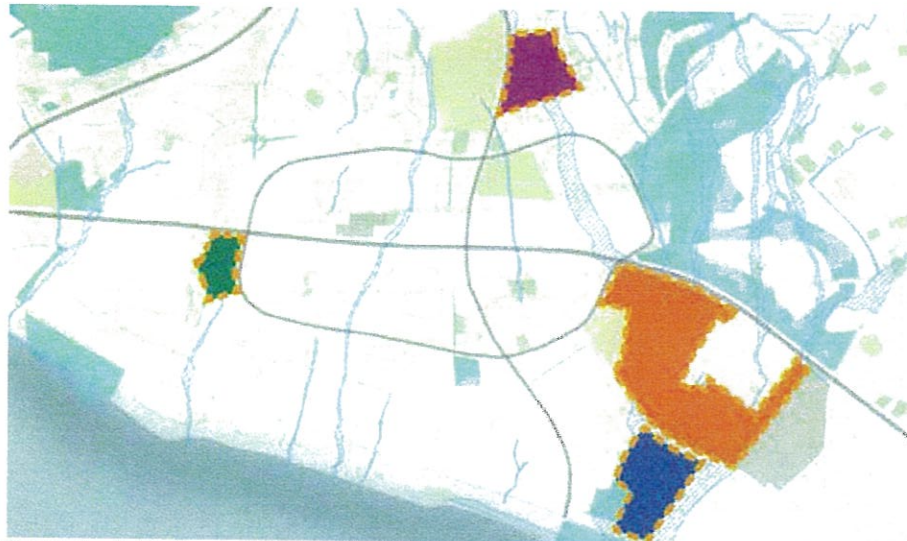


Scenario 2: Dedicated rectangle fields at the High School's upper fields, dedicated dog park at the Incline Park, disc golf relocated to the Forest Service parcel, additional enhancements to Incline Park and Village Green.



Scenario 3: Dedicated rectangle fields at the High School's upper fields, dedicated dog park and bocce at the Old Elementary School, additional enhancements to Incline Park and Village Green.

Opportunity Sites | Scenarios



Scenario 4: Dedicated rectangle fields at the Old Elementary School, dedicated dog park at the Forest Service parcel, additional enhancements to Incline Park and Village Green.



Scenario 5: Dedicated rectangle fields at the Old Elementary School, dedicated dog park at Incline Park, disc golf relocated to the Forest Service parcel, additional enhancements to Incline Park and Village Green.

TABLE 8: ALTERNATIVE SCENARIOS TO ACCOMMODATE PARK & FIELD NEEDS

PERCENTAGE OF FIELD USE BY USER GROUPS ¹		
USER GROUP	USES	HIGH LEVEL CONCEPTUAL COST ¹
SCENARIO 1	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at the USFS parcel Enhancements to Incline Park & the Village Green 	\$7.7M – \$9.75M
SCENARIO 2	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at Incline Park Relocated disc golf at the USFS parcel Enhancements to Incline Park & the Village Green 	\$9M – \$11.05M
SCENARIO 3	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at the Old Elementary School Enhancements to Incline Park & the Village Green 	\$11.8M – \$13.95M
SCENARIO 4	<ul style="list-style-type: none"> Dedicated rectangle fields at the Old Elementary School Dedicated dog park at the USFS parcel Enhancements to Incline Park & the Village Green 	\$14.6M – \$15.3M
SCENARIO 5	<ul style="list-style-type: none"> Dedicated rectangle fields at the Old Elementary School Dedicated dog park at Incline Park Relocated disc golf at the USFS parcel Enhancements to Incline Park & the Village Green 	\$15.9M – \$16.6M

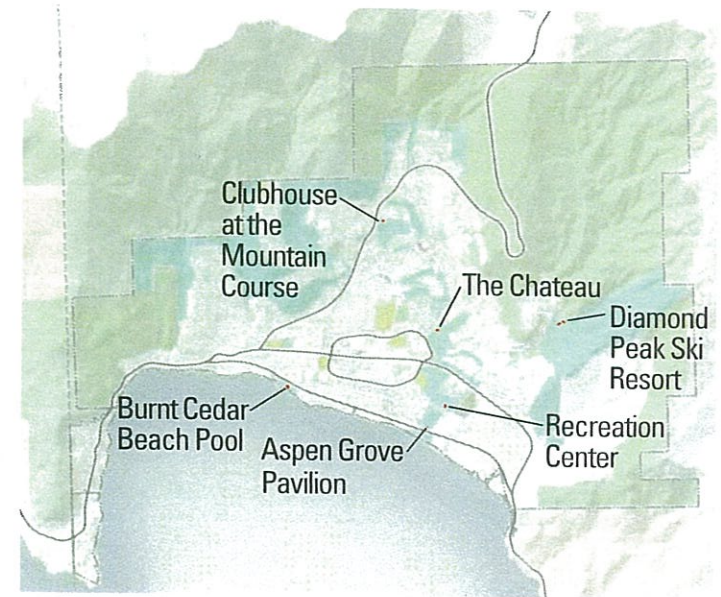
Note 1: All estimated costs are shown in 2018 dollars. Estimated costs are construction costs only and, unless otherwise indicated, do not include site development costs or soft costs such as A/E fees, sewer and tap fees, etc. A 30% contingency is included.

Built Facilities | Key Findings

EXISTING INVENTORY

IVGID has the following inventory of built facilities for recreation, events, and programming:

- Recreation Center
 - » The facility opened in 1992 and has undergone a number of small renovations since. It is 37,000 SF and includes a lobby area, pro-shop/snack bar, group exercise room, gym, weight cardio area, 8-lane by 25-yard lap pool, locker rooms, Kid Zone drop-in child care room and office space. The center is well utilized for many recreation activities.
- The Chateau
 - » The Chateau is a 13,500 SF building that was built in 2004. The structure is on two levels and supports the Championship Golf Course as well as other events and functions. The first level has the golf pro-shop, office space for food and beverage, golf locker rooms, a small snack bar, and storage areas. The upper level features three community rooms that can be opened into one large area, and outside deck space, entry lounge and office area, restrooms, two kitchens, and The Grille operation.
- Aspen Grove
 - » This 920 SF building is a smaller, older facility, that supports both indoor activities as well as the outdoor event space that is located behind the facility. The outdoor space can accommodate approximately 200.
- Diamond Peak Ski Resort (addressed in a separate master plan)
- The Clubhouse at the Mountain Course golf course (addressed in a separate master plan)
- The pool at Burnt Cedar Beach (addressed in a separate master plan)
- The Tennis and Pickleball Center (addressed in a separate master plan)



IVGID's built/recreation facilities are located in the above graphic.

Built Facilities | Key Findings

RECREATION CENTER

USES

- It is the primary location for indoor recreation programming.
- In the past Sierra Nevada College and Lake Tahoe School have used the gym for their athletic programs. The pool is used by Incline Village High School, Incline Aquatics Swim Team, and Northern Nevada Aquatics Swim Team.
- The front desk and concierges desk is the primary public contact point for most District business much of which is not directly related to activities at the Recreation Center.
- The hours of operation of the center are Monday-Friday from 6am-9pm and Saturday-Sunday from 7am until 8pm, which is typical for most public recreation centers across the nation.
- The center tends to serve an older demographic group but should be programmed to be more of a multi-generational facility and one that has a focus on families as well as other age groups.
- The center has a significant pro-shop operation that includes both food items and hard goods.

ISSUES AND NEEDS

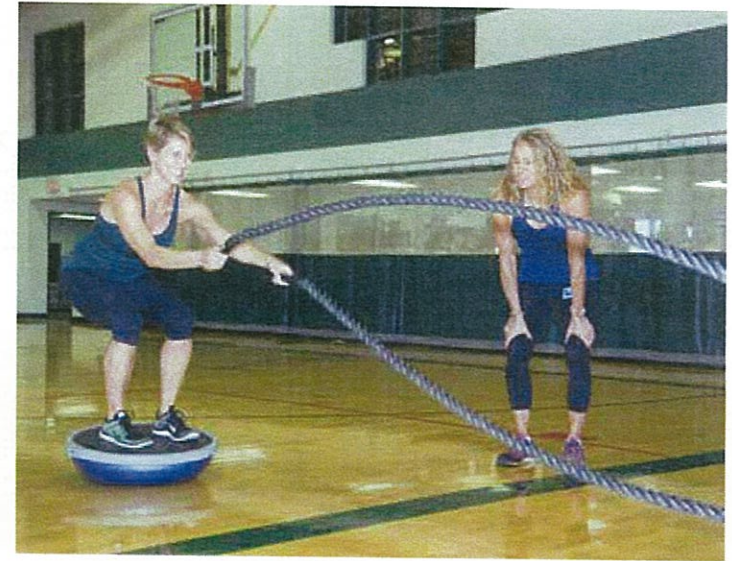
The greatest single issue facing the Recreation Center is the fact it is simply not large enough to handle all of the recreational needs and demands of the community. Following is a summary of the issues and needs relating to specific elements of the Recreation Center.

- General upgrades are needed.
 - » The interior is relatively dark and the lighting systems are inadequate in many areas.
 - » The building suffers from a general lack of storage space.
 - » Wi-fi should be available everywhere in the building.
- Inefficient design of the entry/lobby area.
 - » The design of the main entry area with the large concrete columns makes it difficult to effectively utilize the space and impacts basic sight lines.
 - » The lobby should function more as a community gathering area rather than as a space for activities, offices, or other functions. To accomplish this, the front desk should face the front door to greet patrons and all functions should occur at this one desk. The pro-shop should also be modified to provide a dedicated space that is next to the front desk and does not take up lobby space.



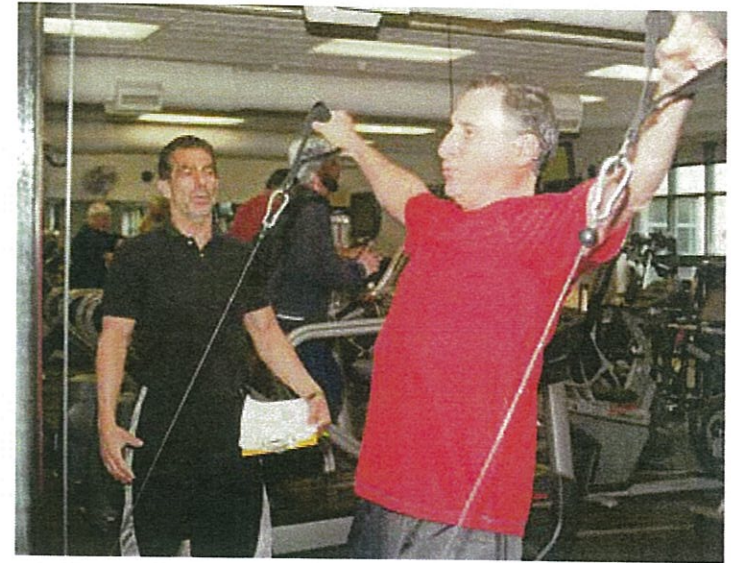
Built Facilities | Key Findings

- Limited space for staff offices.
 - » There is limited space for offices and some storage rooms are used for office space, which leaves inadequate space for storage.
 - » The entire office area needs to have finishes updated, as the carpet and painting is in poor condition.
- Lack of multi-use meeting rooms.
 - » It is highly unusual for a full-service recreation center not to have spaces that can support more general recreation programming.
 - » There are many programming opportunities for youth and seniors that could be provided if space were available. These programs were desired by community members but are not able to be offered due to space limitations.
 - » Lack of meeting rooms creates pressure on the Aspen Grove facility for senior and on-going recreation programming when Aspen Grove could be more utilized for group and wedding parties for revenue generation.
 - » Multi-use space could provide a location for smaller community meetings and rentals that are not appropriate for the Chateau.
- Overuse of the gymnasium.
 - » The gym is used for more traditional activities such as basketball, volleyball, etc.
 - » There is only one group exercise room, so some of those classes take place in the gym.
 - » Fitness and personal training uses also occur in the gym because of limited space in the fitness studio.
 - » There is very little time when the gym is available for drop in use due to these and other programmed uses.



Built Facilities | Key Findings

- Inadequate weights and fitness studio.
 - » The weights and fitness room is too small and is not adequate to meet the current demands. The use has bled into the corridor between the studio and the gym.
 - » There is no space for personal trainers to work from.
 - » The area lacks free weights and functional training space which would greatly expand the market for this amenity.
 - » The room is not compliant with ADA regulations.
 - » Massage works out of a converted laundry room that is inadequate. The use should have a space that is better located and designed for massage use.
- Lack of warm water recreation pool.
 - » A warm water recreation pool would better serve Learn to Swim programs and provide facilities for family recreational swimming. The water temperature of the lap pool is not ideal for these recreational uses for small children and seniors. The current lap pool limits the market for other aquatics programs and recreational swimming.
 - » The upstairs seating area for the aquatic center is used to store spin cycles. The use of this space in the pool environment is less than ideal and requires moving equipment through the lobby for each class.



Built Facilities | Key Findings

RECREATION CENTER TRENDS | GENERAL

- **General**

- » Adopting an open design concept with the use of natural light, sustainable materials, and green building concepts.
- » Creating a strong multi-generational appeal.
- » Partnering with other providers, health care, non-profits, school districts, and the private sector.
- » Promoting multi-use and flexible spaces that can easily be converted for a variety of uses.
- » Greater emphasis on revenue production and operational efficiency.
- » Building a stronger appeal toward active seniors and youth.
- » Integrating indoor spaces with outdoor amenities.
- » Providing more office and administrative space to house staff that is operating the facility. This is one of the most consistently heard complaints regarding existing facilities.
- » Expanding storage space to accommodate a variety of programs, services, and events that occur at a center. This is also one of the more common complaints from other existing facilities.
- » Reducing the size of conventional men's and women's locker rooms while increasing dramatically the number of family changing rooms.
- » Expanding drop-in child care services to support fitness related classes and programs.

Built Facilities | Key Findings

RECREATION CENTER TRENDS | ACTIVE & PASSIVE SPACES

• Active Recreation Space

- » A steady increase in the size and magnitude of weight-cardiovascular equipment areas. This is especially true of cardio equipment areas. This area is consistently undersized in most centers.
- » Development of a second group exercise studio that can support more specialty activities such as yoga, Pilate's, and group cycling.
- » Establishment of functional training areas as part of the overall fitness/weight/cardio area.
- » Development of small group/individual fitness rooms where on-demand classes can be offered through video.
- » Larger and more sophisticated leisure pools with a variety of elements including slides, current channels/lazy rivers, interactive play features, zero depth entry, and other specialty features.
- » Inclusion of water playgrounds either indoors or immediately outdoors on the pool deck.
- » Development of dedicated therapy pools to support medically-based therapy programming.
- » Larger and more sophisticated climbing walls including bouldering walls.
- » Longer, elevated, walk/jog tracks that have 10 laps or less to a mile.
- » Development of multipurpose activity courts (MAC) to replace or be built in addition to conventional gyms. These courts have true multi-use flooring as well as walls that allow balls and other game instruments to be played from the surface. This allows for the more non-traditional sports to be played and most of these amenities have a strong youth orientation.
- » Indoor fieldhouses with artificial turf to support field sports such as football, lacrosse, soccer, field hockey, and even softball and baseball.
- » Specialty spaces for personal training, massage therapy, and fitness assessments.
- » Conversion of indoor tennis and racquetball courts to other active spaces that can accommodate a larger number of users and generate a stronger income stream.

• Passive Recreation Space

- » A stronger focus on youth and senior program space.
- » Development of themed indoor playgrounds.
- » Establishment of program space for youth activities, camps and other programs.
- » Development of two or more birthday party rooms usually placed in close proximity to the indoor leisure pool.
- » Development of high end event space for rentals, community events and other activities.

Built Facilities | Key Findings

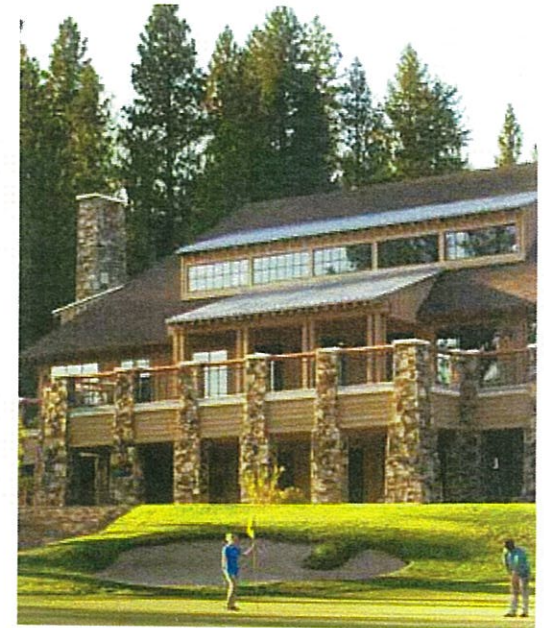
THE CHATEAU

USES

- The primary use of The Chateau (especially the lower level) is to support the golf course.
- The upper level of The Chateau is utilized for meetings, events, and wedding receptions.
- There is limited use of the building for on-going recreation programs. This is appropriate for the types of uses that primarily are the focus of this facility.
- The facility is serving as a community resource and serves visitors and non-residents.
- The building is open year-round and supports a golf simulator, events and activities year round.
- The Grille is open from early May to late October. Finding an appropriate use of this space for the off season needs to be determined.
- The Championship Golf Course sees informal use for sledding and snow play when snow is adequate.

ISSUES AND NEEDS

- Stacked partitions make the banquet room less attractive and less marketable for receptions.
 - » The movable partition system does not have a recessed pocket for storage of the panels. This has been a continuous complaint by users of the facility. The original building showed the panels to be pocketed in a recess next to the corridor. This pocket could be used if a different panel system was employed. Use of a single panel system would allow the track to offset the panels into the existing pocket. The track would need to be lowered to below the elevation of the steel beam seats and new soffits may need to be created for the track assembly.
 - » The technology equipment for the community rooms could be improved.
- Difficult to maintain comfortable temperatures in the banquet hall.
 - » The HVAC system is inconsistent and should be evaluated by a professional mechanical engineer for enhancements.
- Inadequate storage.
 - » The storage area for the banquet room is across the hall and is not adequate for all of the tables and chairs needed for the venue. As a result, additional storage is used on the lower level and must be brought up by the elevator as needed. This process puts a lot of wear and tear on the elevator cab and increases the labor to set up for events. More proximate storage is needed.
 - » The support and storage areas for the kitchen areas is inadequate for the magnitude of the operation.
- Missed opportunity for outdoor space and winter use.
 - » The development of a true, permanent, outdoor wedding venue on the same site would help to increase use of The Chateau for receptions.
 - » Both The Grille operation and the use of the community rooms would benefit from the expansion of the outdoor deck area.
 - » Formalizing winter use of the driving range for snow play could present an opportunity to activate the Chateau in the winter months and generate revenue.



Built Facilities | Key Findings

ASPEN GROVE

USES

- One of the primary functions of the building is to support the outdoor events and weddings that take place on site.
- Community meetings and other small gatherings use the indoor space.
- Limited recreation programs utilize the space. It serves as a location for a weekly senior program.
- It is estimated that the building and grounds are only utilized to about 25% of capacity.

ISSUES AND NEEDS

- Limited space.
 - » The venue is used for a variety of gatherings, but the size of the meeting room restricts its ability to be used for many of the community's programming needs.
 - » There is very limited storage in the building.
- Aging facilities.
 - » The building needs a significant update and renovation. The finishes and furnishings are older and not inviting. The main room can only accommodate 50 people and there is only a small kitchen area attached.
- Lack of parking.
 - » Aspen Grove shares parking with the beaches and park goers. During the summer the parking is typically full and no parking is available to serve Aspen Grove users.

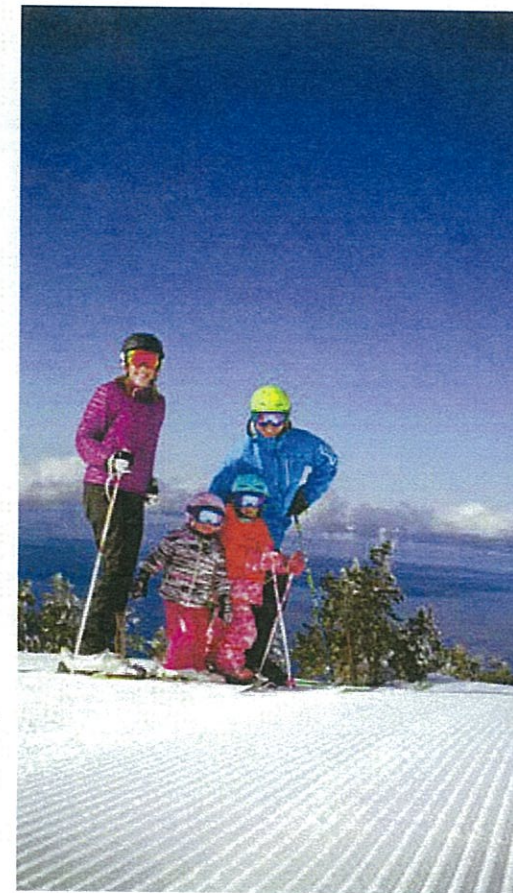
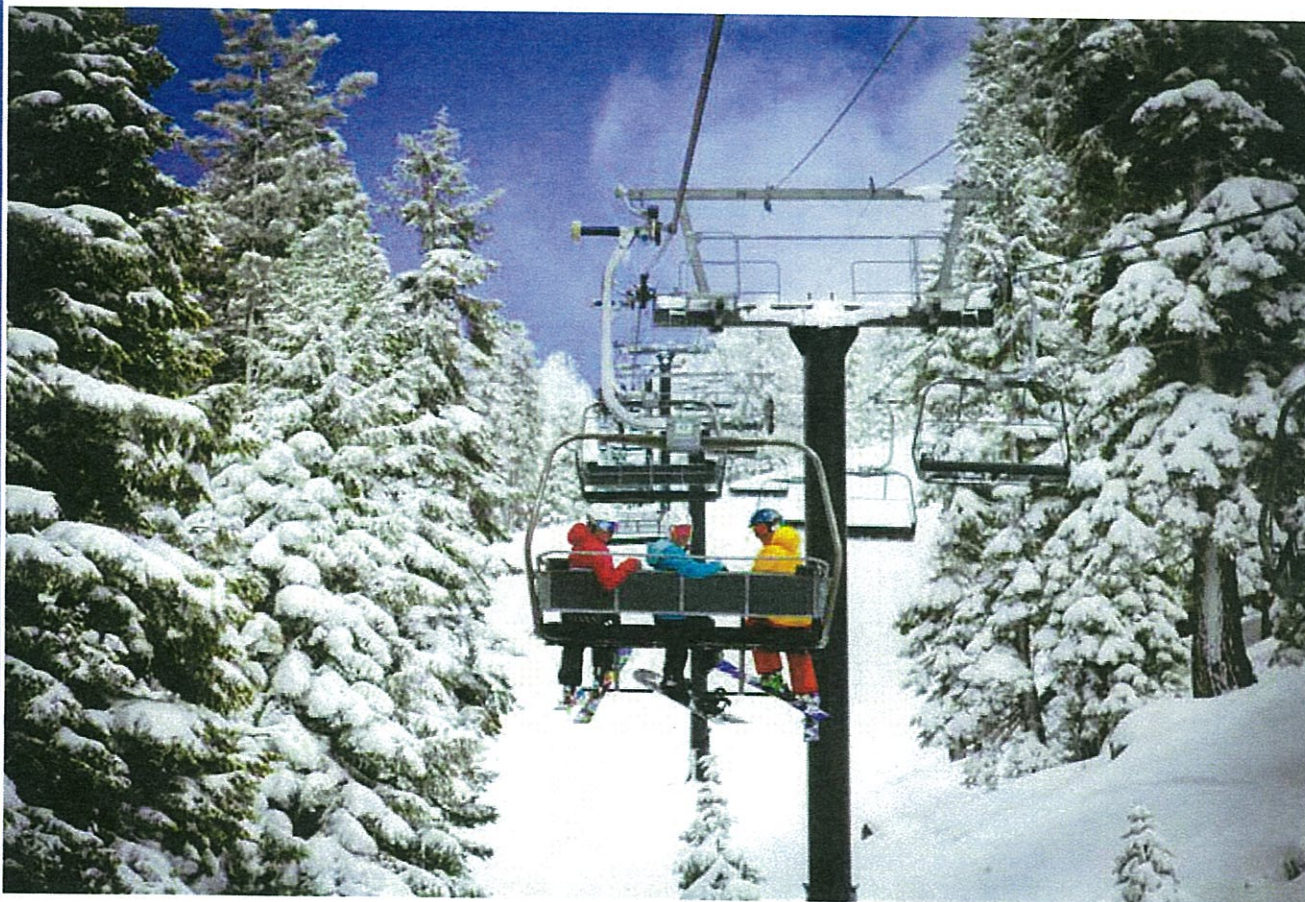


Built Facilities | Key Findings

DIAMOND PEAK SKI RESORT

The District has a special recreation amenity in the ski area. The area has a base lodge as well as a skier services building that have been used on a limited basis for indoor recreation purposes during the off-season. This primarily amounts to youth summer camp programs in the skier services building and fitness related activities in the base lodge. In addition, hiking, endurance runs, and other outdoor activities occur at the ski area.

The ski area master plan calls for adding off-season outdoor activities and activities that have more of an adventure sports orientation. Recreation programming should be complimentary and a secondary priority to these efforts. Programming that is not outdoor-based should ultimately be located at the Recreation Center.



Built Facilities | Key Findings

FUTURE RECREATION-BASED FACILITIES

Based on the analysis of the current indoor recreation facilities, the future direction for delivery of recreation services should take one of the three options noted below (in priority order):

- 1. Renovation and expansion of the Recreation Center as the primary location for most indoor recreation programming.** Attempting to consolidate indoor recreation programming at one facility is the optimum approach. It is the most cost effective approach from both a capital and operational perspective. It would allow for the greatest rate of participation in activities and the best revenue production. This option will require a renovation and expansion of the existing building.
- 2. Develop additional recreation buildings on the existing Recreation Center campus.** This would allow for the use of other buildings that are contiguous to the existing recreation campus or the development of other new facilities on the campus. This approach places all of the primary indoor recreation facilities at one central location but does not have them all in the same building. This option is likely to be more expensive to develop and will be more expensive to operate and maintain. It will also have a small negative impact on overall revenue production, but it is a viable option.
- 3. Distribute indoor recreation facilities throughout the community.** While this option brings indoor recreation amenities to different areas of the community, it is much more expensive to develop and maintain, and it will have a strong negative impact on overall revenue production. This option is not recommended.



Stakeholders, public workshop attendees, and Recreation Center users confirmed that the current space does not meet programming and fitness needs.

Additions to the Recreation Center would support additional programming. Survey responses in support of programming include:

90% strongly or somewhat agree providing activities for children and teens as one of IVGID's primary purposes

68% support or somewhat support the addition of programs for seniors and teens

63% support or somewhat support the addition of programs for special needs and youth sports

Built Facilities | Recommendations

Built Facilities

Renovate and/or expand the Recreation Center or develop additional recreational buildings on the existing Recreational Center campus in order to address the lack of meeting room space, over use of the gymnasium, inadequate exercise and fitness studios, and conflicting needs of aquatic users.

- Recreation Center
 - » Renovate the existing reception desk to be more visible, improve customer service, and better utilize space.
 - » Reorganize the retail sales area to be secure and consolidated.
 - » Provide an addition that would include space for expanded staff offices. If closure of the IVGID administration office building takes place, then administration offices may need to be accommodated as part of an addition to the Recreation Center.
 - » Provide additional stationary bike storage adjacent to the group exercise room.
 - » Improve lighting in the child watch room to make it more inviting. Existing lighting is dim.
 - » Construct a multi-use meeting room as an addition to the Recreation Center. Consider an addition of a 2,500-3,000 SF with movable partitions that will allow it to be segregated into three smaller classroom spaces.
 - » Construct a new gymnasium space as an addition to the Recreation Center
 - » Construct additional space for the weights and fitness studio as part of any addition. This expansion should double the studio's current size and include space for additional staff and personal fitness assessment space.
 - » Consider the addition of a recreation pool in order to handle more family recreation and provide learn to swim programs with warmer water temperatures than the existing lap pool can provide.
 - » Consider parking needs as part of any improvements.

Built Facilities | Recommendations

Built Facilities

Continued

Reinvest in existing facilities such as the Chateau and Aspen Grove to better support rentals and outdoor uses.

- Chateau
 - » Make small improvements to The Chateau to improve operations.
 - » Add an outdoor wedding venue and develop a winter recreation and snow play area.
 - » Construct a permanent enclosure partition to screen the stacked panels in order to make the space more attractive and marketable for potential guests.
 - » Evaluate and balance the existing HVAC system by a professional mechanical engineer to ensure it is operating as originally intended. This will provide rental users with a more comfortable environment and help market to future users.
 - » Expand the existing chair and table storage spaces adjacent to the upper level meeting rooms. There is space directly adjacent to the existing chair storage room near the service yard that could be utilized for this purpose. The desired outcome will be lower labor costs in setting up the rooms for events. This will also save wear and tear on finishes in the hallways.
 - » Due to limited office space we recommend that the existing office space be expanded to the north and could be combined with the chair and table storage expansion.
- Aspen Grove
 - » Make specific improvements to Aspen Grove to better support rentals and outdoor uses of the facility. Limit the use of the building for on-going recreation programming (by expanding the Recreation Center). This should ultimately increase the use and revenue from rentals and outdoor events.
 - » Parking is and will continue to be, a challenge for this venue. The limited parking that is available is shared by several popular facilities: Village Green park, Aspen Grove meeting room, Beach users, and boat parking. It is particularly challenging in the summer months when the beaches are crowded.
- Implement recommendations for the golf courses and the Championship Course clubhouse.

Implement the Diamond Peak Master Plan.

- The ski area master plan calls for adding off-season outdoor activities and those that have more of an adventure sports orientation. This Master Plan recommends the implementation of the Diamond Peak Master Plan. Recreation programming should be complimentary to these efforts and a should be a secondary priority. Programming that is not outdoor-based or associated with the Diamond Peak Master Plan should ultimately be located at the Recreation Center.

Implement recommendations from the *Tennis Center Facilities Assessment and Master Plan*.

Built Facilities | Recreation Center Floorplan Opportunities

RECREATION CENTER OPPORTUNITIES

As previously stated, Incline Village/Crystal Bay needs for recreation programming and built recreation center space can be met in three ways:

1. Renovating and expanding the Recreation Center
2. Developing additional recreation facilities on the existing Recreation Center campus
3. Distribute indoor recreation facilities throughout the community

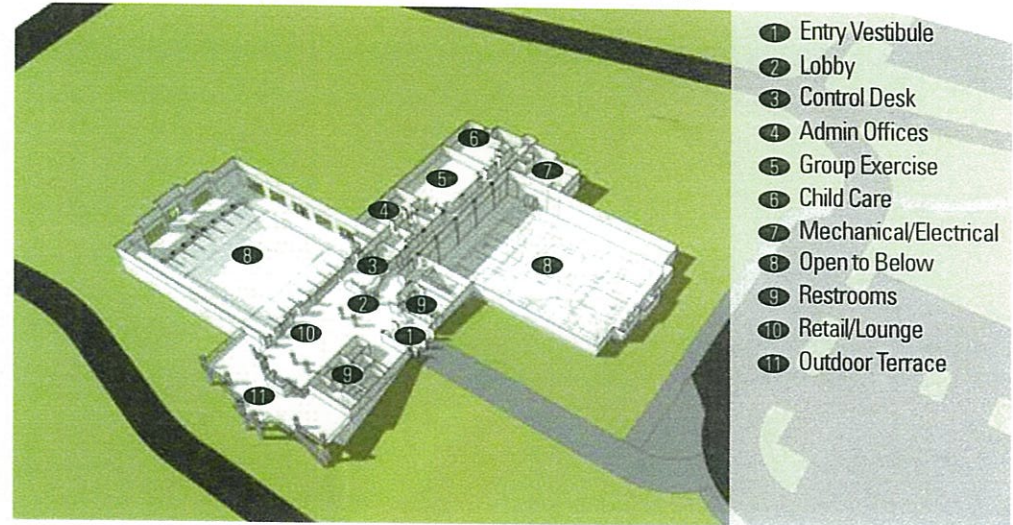
Option 3 is much more expensive to develop and maintain and is not recommended. The following diagrams illustrate how additions to the existing Recreation Center could provide the space needed to accommodate programming and administrative needs.

IVGID's administrative offices have outgrown their space on Southwood Boulevard and they need to be relocated. Incorporating the administrative office program into the Recreation Center renovations creates operational efficiencies. Therefore, in addition to providing space to meet community recreation needs, the following diagrams accommodate administrative office space needs as well. A summary of the spaces provided and a conceptual estimate of construction costs is provided.

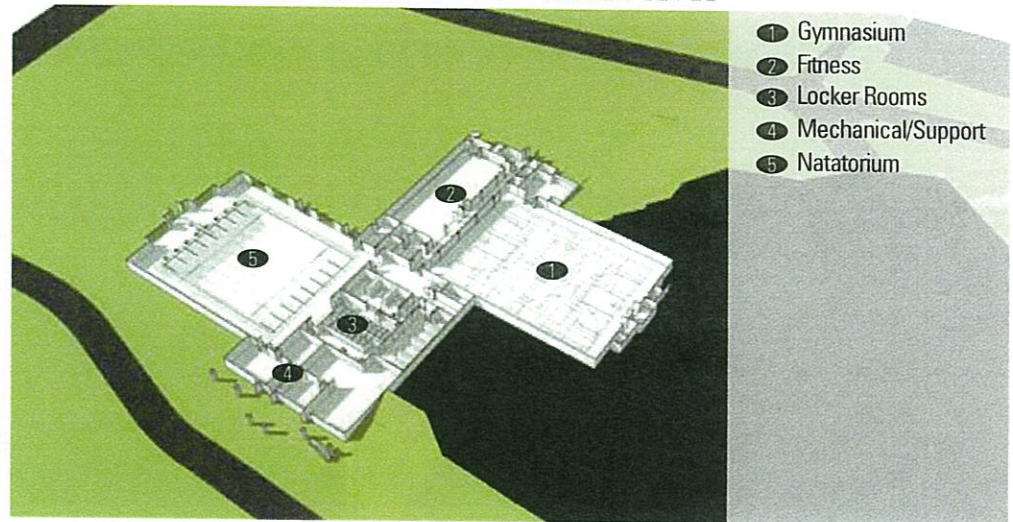
In addition to Recreation Center renovations and/or expansions, the District could develop a recreation facility nearby on the Recreation Center campus. Following the floorplan layout examples of potential Recreation Center expansions, imagery is provided to convey how a donated Sprung structure could be sited to help meet the community's recreation and programming needs and alleviate pressure on the Recreation Center.

Note: All estimated costs on the following pages are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

EXISTING RECREATION CENTER LAYOUT: MAIN LEVEL

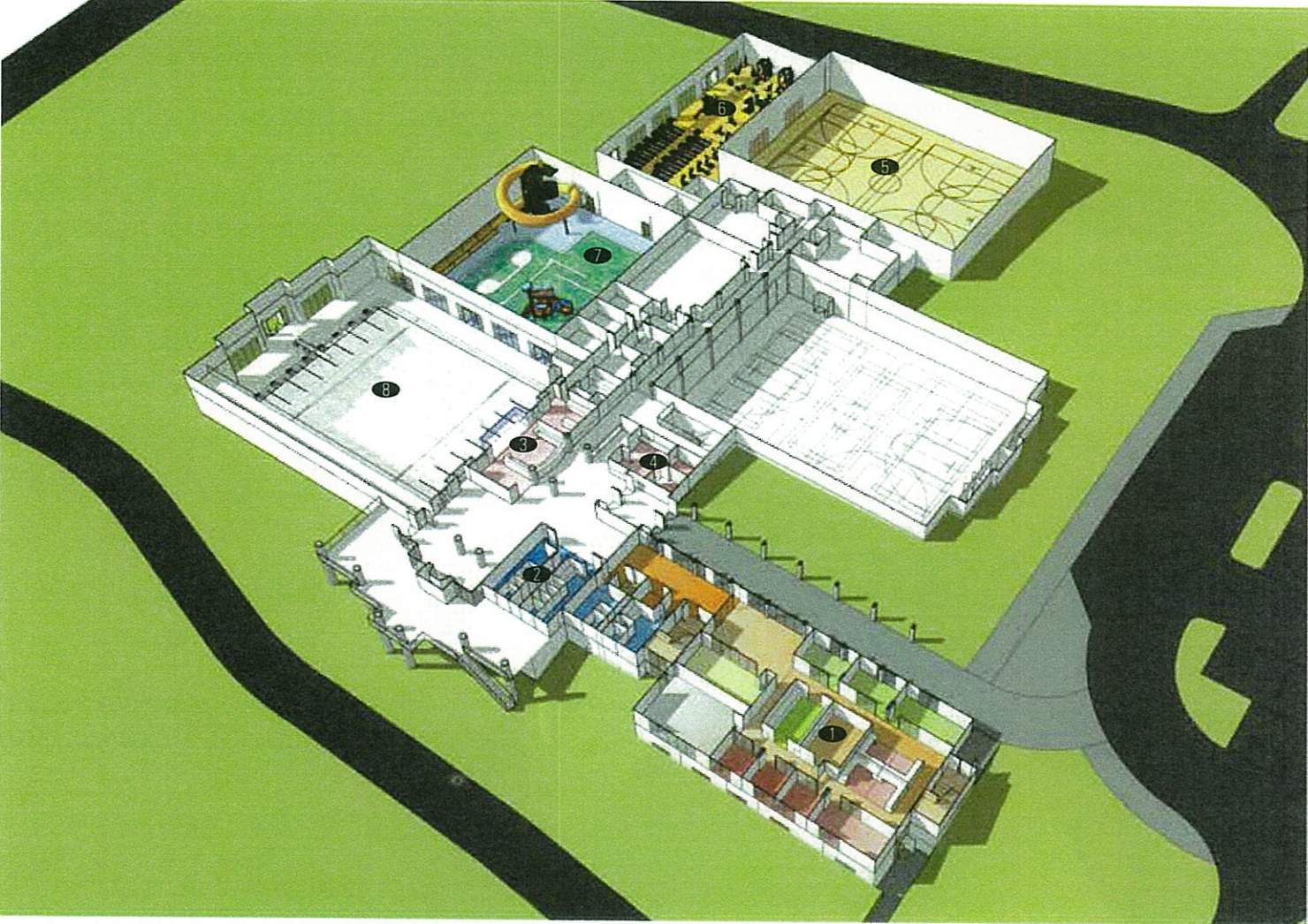


EXISTING RECREATION CENTER LAYOUT: LOWER LEVEL



Built Facilities | Recreation Center Floorplan Opportunities

RECREATION CENTER WITH ALL ADDITION OPPORTUNITIES MAIN LEVEL



- 1 IVGID Offices
- 2 Restrooms
- 3 Control Desk and Retail
- 4 Staff Office Expansion
- 5 Open to Gym Expansion Below
- 6 Open to Fitness Expansion Below
- 7 Open to Leisure Pool Expansion Below
- 8 Open to Existing Lap Pool Below

SPACE AND COST SUMMARY

- 17,186 SF Admin/Multi-use Rooms
- 16,692 SF Gym & Fitness
- 5,723 SF Aquatics

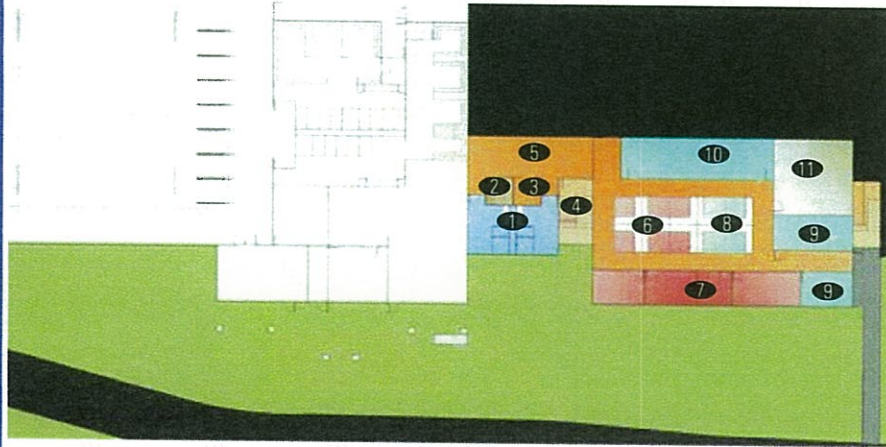
TOTAL: 39,601 SF

ESTIMATED COST: \$19,625,000
(in 2018 dollars)

NO POTENTIAL NET REVENUE

Built Facilities | Recreation Center Floorplan Opportunities

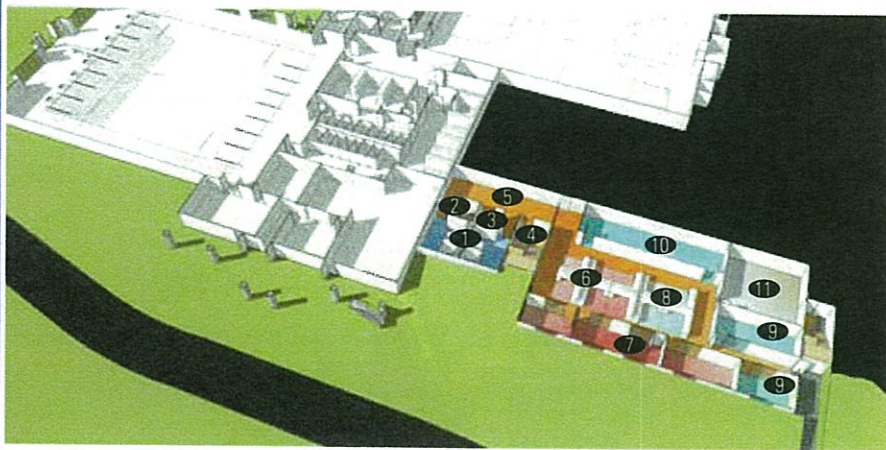
ADMIN OFFICES & MULTI-USE MEETING ROOMS: LOWER LEVEL



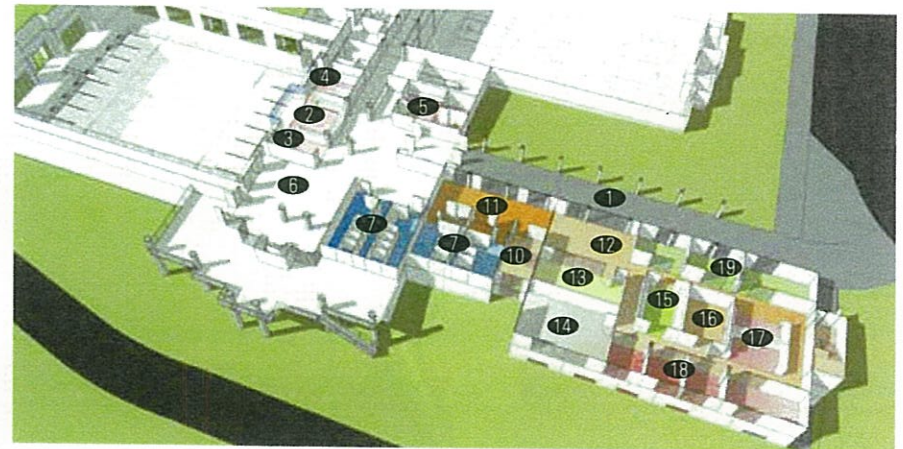
ADMIN OFFICES & MULTI-USE MEETING ROOMS: MAIN LEVEL



ADMIN OFFICES & MULTI-USE MEETING ROOMS LOWER LEVEL



ADMIN OFFICES & MULTI-USE MEETING ROOMS: MAIN LEVEL



Legend

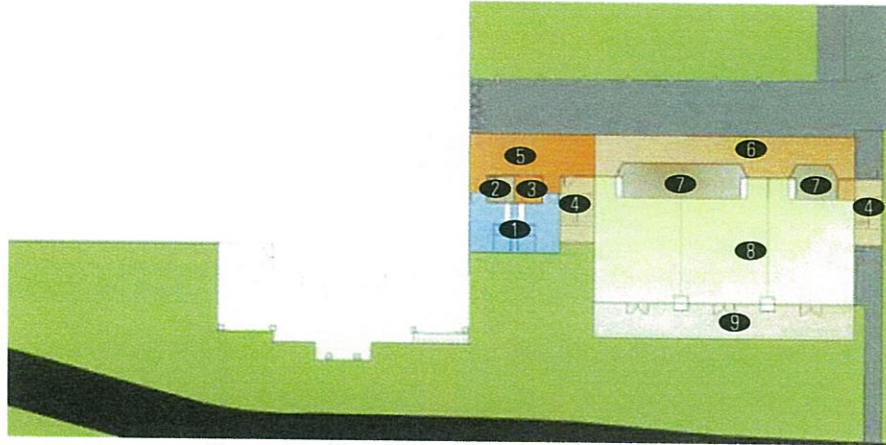
- | | |
|-------------|-----------------------|
| 1 Restrooms | 8 IT Cube |
| 2 Janitor | 9 IT Director Offices |
| 3 Elevator | 10 IT Server Room |
| 4 Stair | 11 Mechanical |
| 5 Lobby | |
| 6 Acct Tech | |
| 7 Finance | |

Legend

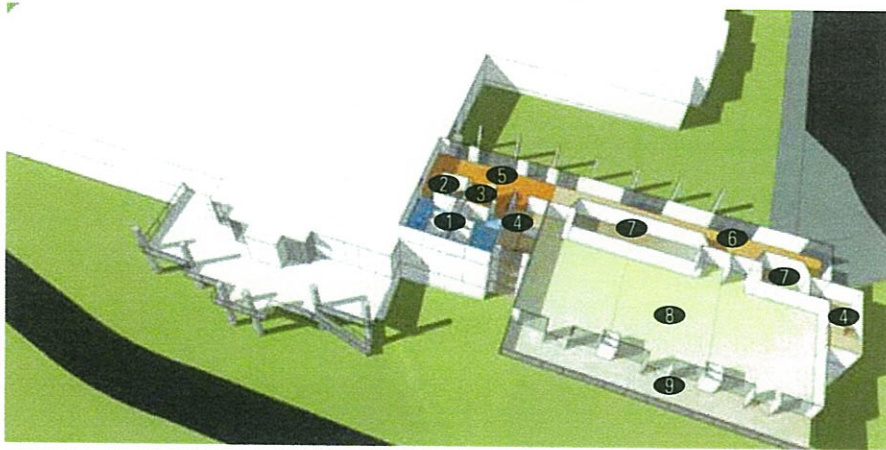
- | | | |
|-------------------|--------------------|------------------------------------|
| 1 Entry Colonnade | 8 Janitor | 14 Kitchen/Breakroom |
| 2 Control Desk | 9 Elevator | 15 Mail/Copy Room |
| 3 Retail Sales | 10 Stair | 16 HR Storage |
| 4 Workroom | 11 Lobby | 17 HR Clerk |
| 5 Admin Expansion | 12 Reception | 18 HR Offices |
| 6 Lounge | 13 Conference Room | 19 Clerk Board, Trustee, GM Office |
| 7 Restrooms | | |

Built Facilities | Recreation Center Floorplan Opportunities

ADMIN OFFICES & MULTI-USE MEETING ROOMS. UPPER LEVEL



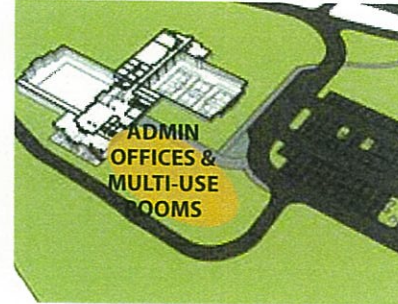
ADMIN OFFICES & MULTI-USE MEETING ROOMS UPPER LEVEL



Legend

- | | |
|---------------|--|
| 1 Restrooms | 8 Multi-use Meeting Rooms/
Community Events Hall/
Board Room |
| 2 Janitor | 9 Outdoor Terrace |
| 3 Elevator | |
| 4 Stair | |
| 5 Lobby | |
| 6 Prefunction | |
| 7 Storage | |

LOCATION KEY



SPACE AND COST SUMMARY

- 11,235 SF Administrative Offices Space
- 2,711 Lobby and Support Space
- 3,240 Multi-Use Meeting Room Space

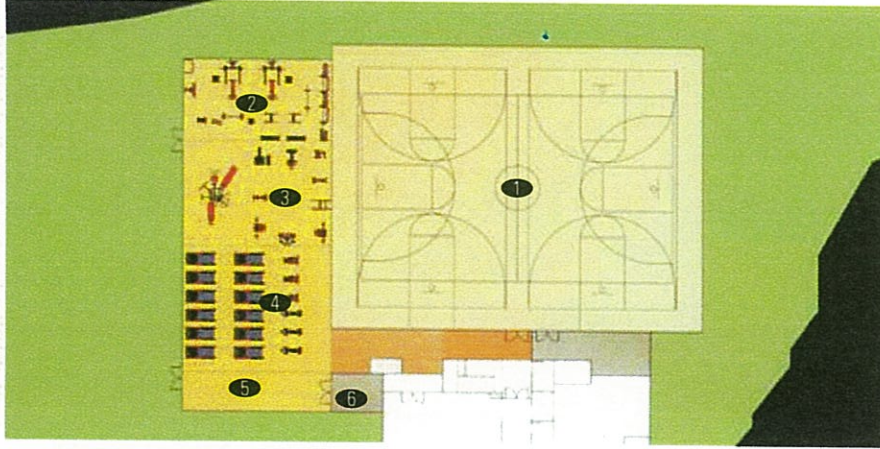
TOTAL: 17,186 SF

ESTIMATED COST: \$7,500,000

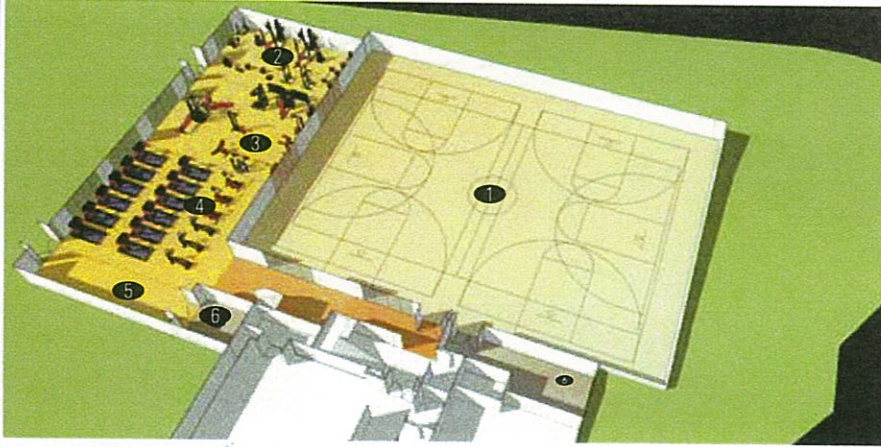
POTENTIAL NET REVENUE:
\$5,000 - \$25,000 net annually

Built Facilities | Recreation Center Floorplan Opportunities

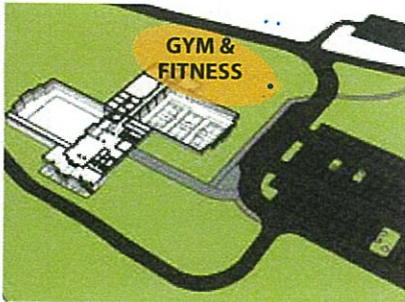
GYMNASIUM: PLAN VIEW



GYMNASIUM: BIRDSEYE VIEW



LOCATION KEY



SPACE AND COST SUMMARY

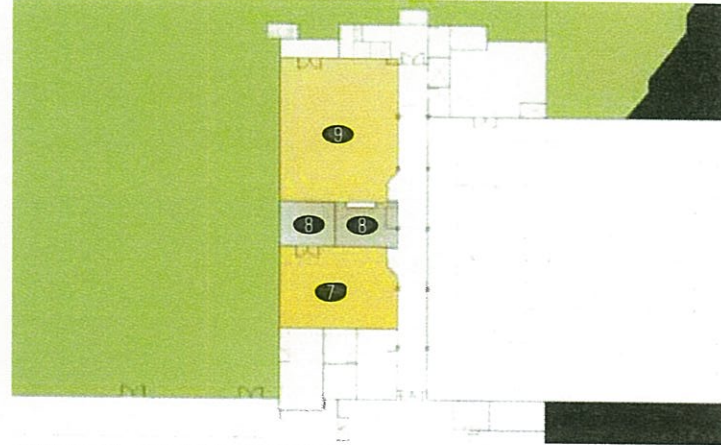
- 9,925 SF Gymnasium
- 690 SF Wellness/Therapy/Fitness Testing Room
- 4,565 SF Fitness & Weights
- 1,512 SF Aerobics/Dance Studio

TOTAL: 16,692 SF

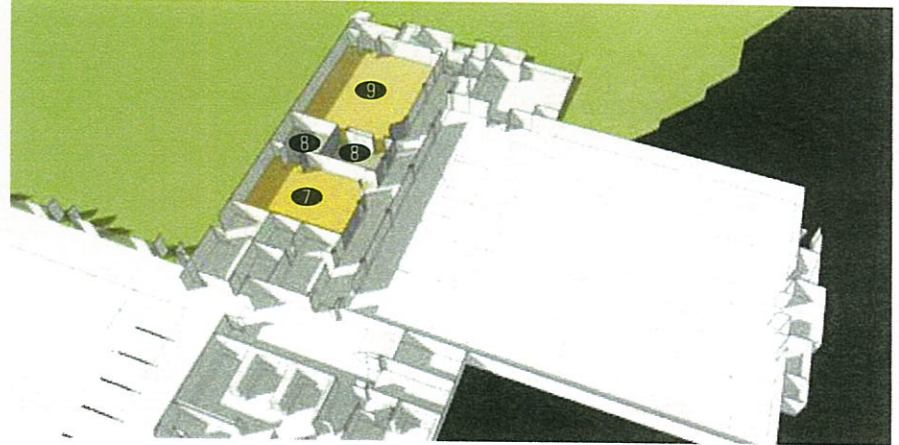
ESTIMATED COST: \$7,725,000

POTENTIAL NET REVENUE:
\$45,000 - \$80,000 annually

FITNESS: PLAN VIEW



FITNESS: BIRDSEYE VIEW

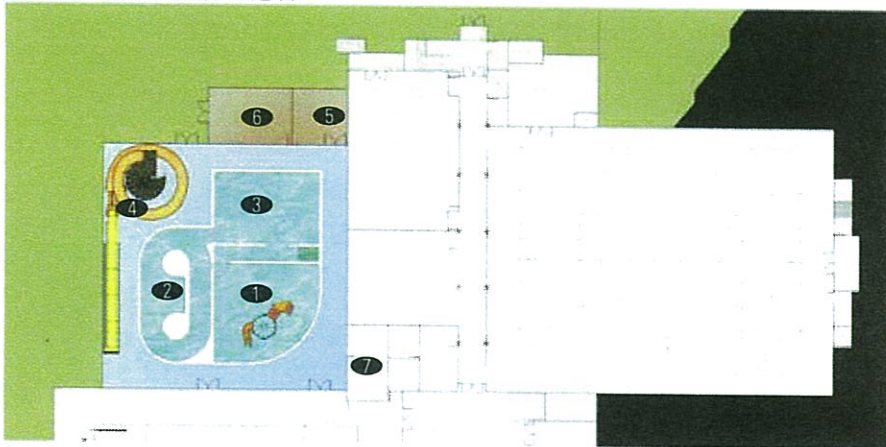


Legend

- | | |
|----------------|---------------------------|
| ① Gymnasium | ⑧ Storage |
| ② Free Weights | ⑨ Aerobics/Group Exercise |
| ③ Circuit | |
| ④ Cardio | |
| ⑤ Stretching | |
| ⑥ Storage | |
| ⑦ Spinning | |

Built Facilities | Recreation Center Floorplan Opportunities

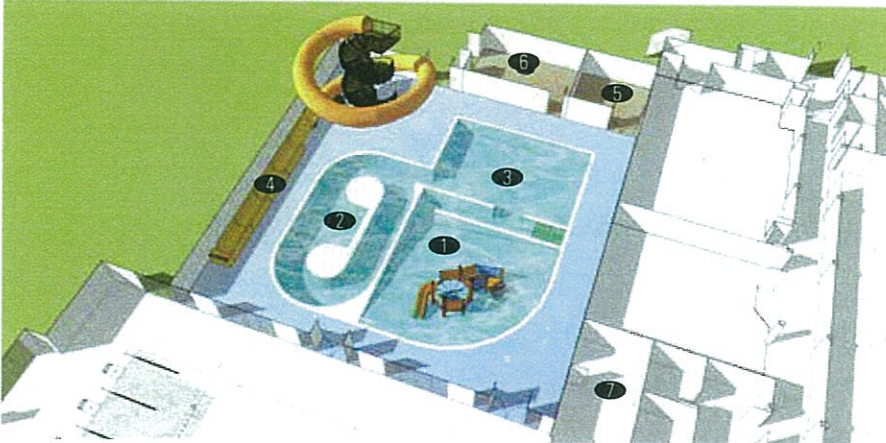
AQUATICS. PLAN VIEW



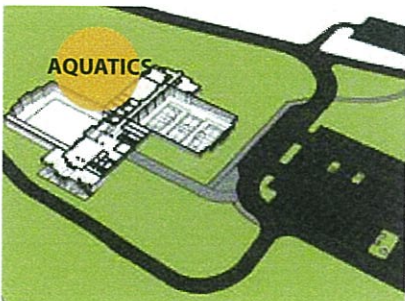
Legend

- ① Zero Depth Entry
- ② Lazy River
- ③ Exercise Pool
- ④ Water Slide
- ⑤ Pool Storage
- ⑥ Pool Mechanical
- ⑦ Existing Pool Office

AQUATICS. BIRDSEYE VIEW



LOCATION KEY



SPACE AND COST SUMMARY

- 4,960 SF Natatorium
- 2,250 SF Rec Activity Pool
- Slides, Spray Features, Whirlpool

TOTAL: 5,723 SF

ESTIMATED COST: \$4,400,000

NO POTENTIAL NET REVENUE

Built Facilities | Sprung Structure/Fieldhouse Opportunities

SPRUNG STRUCTURE OPPORTUNITY

Reuse of a donated Sprung structure presents the Incline Village/Crystal Bay community with an opportunity to help address their need for additional indoor recreation space. The structure can be located in relatively close proximity to the existing Recreation Center, providing efficiencies for staff and operations. Existing parking is available to provide access.

Sprung structures are tensioned fabric structures. The structure could be used for a number of recreation uses. The plan view and birdseye view images on this page illustrate one of the many configurations the District could consider. Alternative recreation uses could include indoor batting cages, indoor pickleball, track and field, fitness, indoor soccer, community pools, ice arenas, and more.

Note: All estimated costs are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

SPACE AND COST SUMMARY

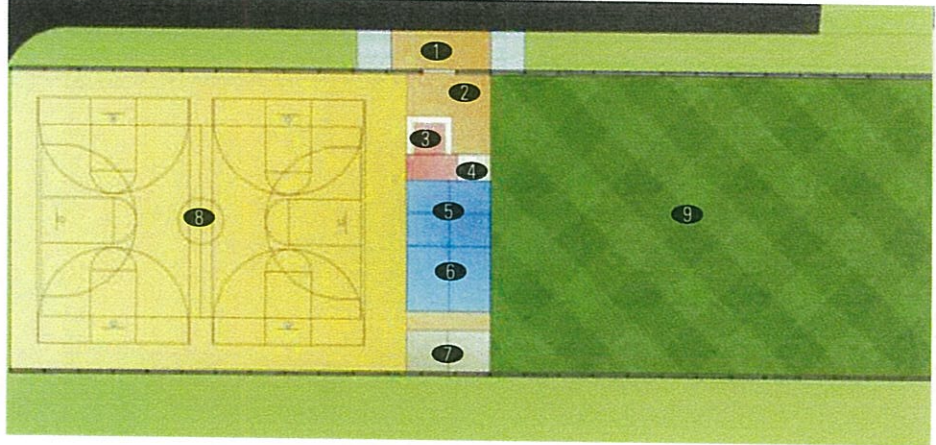
- Reuse of Sprung Structure: 80'x252'
- 1 High School Basketball Court; 2 Youth
- Practice Turf
- Restrooms
- Office, Storage, Changing Room

TOTAL: 21,196 SF

ESTIMATED COST: \$2,250,000

POTENTIAL NET REVENUE:
\$5,000 - \$10,000 annually

FIELD HOUSE: PLAN VIEW



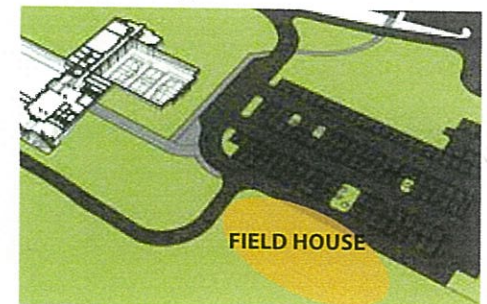
FIELD HOUSE: BIRDSEYE VIEW



Legend

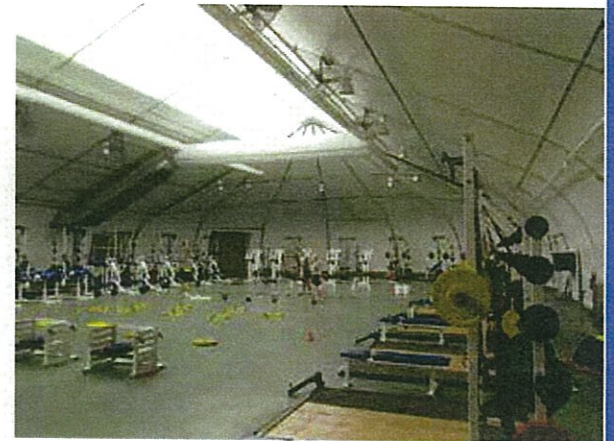
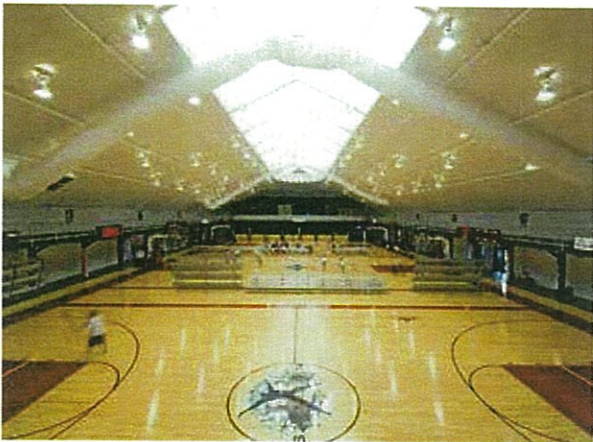
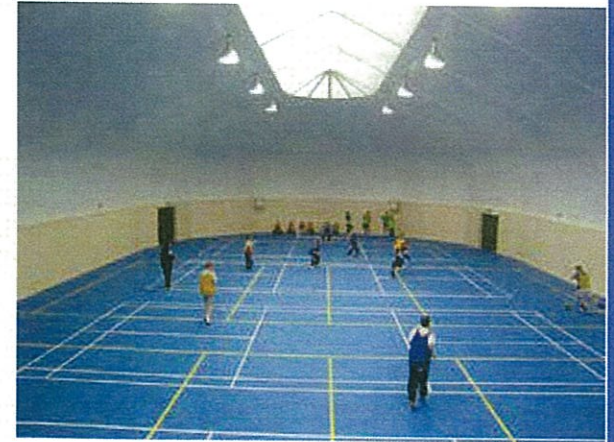
- ① Entry Vestibule
- ② Lobby
- ③ Control Desk/Office
- ④ Stair to Seating/Viewing Area
- ⑤ Team Rooms
- ⑥ Lockers and Restrooms
- ⑦ Storage/Mechanical Room
- ⑧ Basketball Courts
- ⑨ Fieldhouse

LOCATION KEY



Built Facilities | Sprung Structure/Fieldhouse Opportunities

EXAMPLES OF RECREATION USES ACCOMMODATED IN A SPRUNG STRUCTURE



Built Facilities | Capital Costs and Net Annual Revenue

BUILT FACILITIES | CAPITAL COSTS & REVENUE SUMMARY

The table below summarizes the estimated capital costs and potential net annual revenue for each built facility renovation, expansion, and new facility.

TABLE 9: SUMMARY OF POTENTIAL CAPITAL COSTS AND REVENUE GENERATION

EXPANSION OR NEW FACILITY	Estimated Capital Cost ¹	Estimated Net Annual Revenue
ADMINISTRATION OFFICES & MULTI-USE MEETING ROOMS	\$7,500,000	\$5,000 - \$25,000
GYMNASIUM & FITNESS/ WELLNESS/THERAPY ROOMS	\$7,725,000	\$45,000 - \$80,000
AQUATICS LEISURE & RECREATION POOL	\$4,400,000	PENDING INFO
TOTAL RECREATION CENTER EXPANSION/RENOVATION	\$19,625,000	PENDING REC POOL INFORMATION
SPRUNG STRUCTURE/FIELDHOUSE	\$2,250,000	\$5,000 - \$10,000

Note 1: All estimated costs are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

Programming & Operations

Programming & Operations

Programming | Key Findings and Recommendations

ASSESSMENT AND KEY FINDINGS

The strengths and weaknesses of IVGID's current recreation programs, based on the number of offerings, include:

- Strengths
 - » Seniors
 - » Youth
 - » Aquatics
 - » Fitness
 - » Sports
- Weaknesses
 - » Cultural Arts
 - » Special Needs
 - » Education
 - » General Interest
 - » Outdoor

Based on information gathered through the public input process, IVGID should grow program opportunities for:

- Children: Enrichment and specialty camps and programs
- Youth: Wellness, sports, enrichment
- Seniors: Wellness, sports, cultural arts, education
- Wellness/Fitness

These program needs should be considered in context with the demographics of the market that shows an older, relatively affluent, white population that is well educated but has fewer households with children. The financial goal of any new programs should be to cover 100% of direct costs.

IVGID's existing programs are sorted by type based on three categories: core, secondary, and support.

PROGRAM	CORE	SECONDARY	SUPPORT
YOUTH SPORTS	●		
ADULT SPORTS	●		
FITNESS/WELLNESS	●		
CULTURAL ARTS		●	
AQUATICS	●		
YOUTH	●		
GENERAL INTEREST			●
EDUCATION			●
SPECIAL NEEDS			●
SPECIAL EVENTS		●	
OUTDOOR RECREATION		●	
SENIORS	●		
TEENS		●	
SELF-DIRECTED	●		

Programs

Grow opportunities for children, youth, seniors, and wellness/fitness.

Develop a Recreation Program Plan to identify program priorities and track trends to adjust programming and leverage services offered by other individuals or organizations.

Consolidate indoor programs and services into the Recreation Center, as appropriate.

Increase emphasis on partnerships with other community groups and organizations.

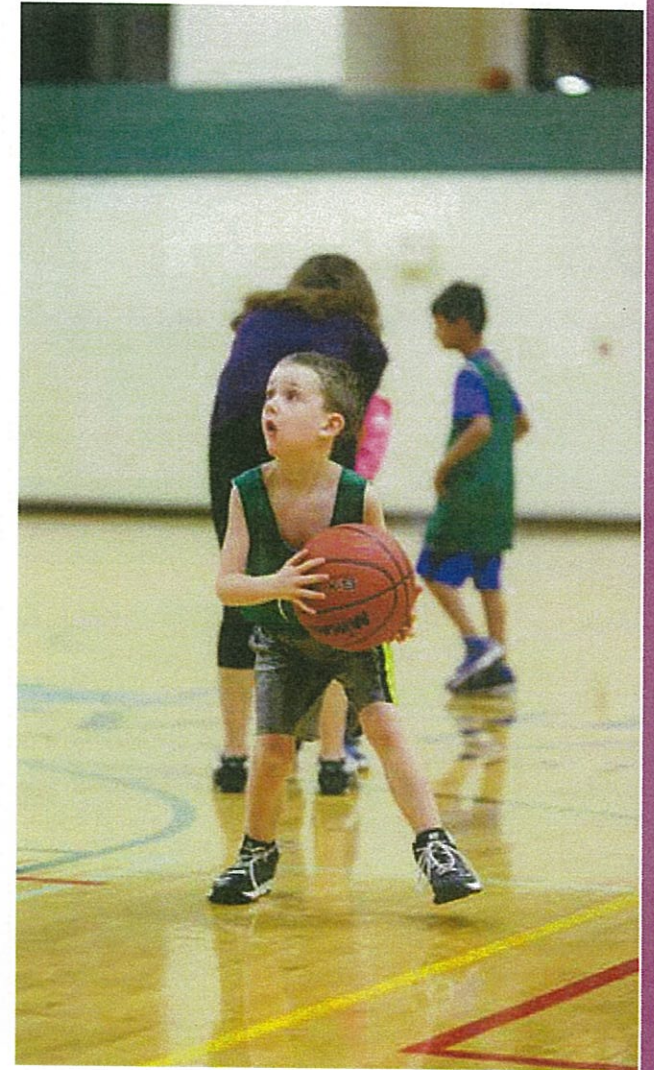
Programming | Recommendations

PROGRAMMING RECOMMENDATIONS

RECREATION PROGRAM PLAN

Establish a basic recreation program plan for the District that emphasizes areas of program focus for the next five years. This plan needs to take into consideration the needs of the community, the role of the District, and the expectations and role of other organizations and recreation providers in the area. There should be clearly identified areas of programmatic responsibility to ensure that there is not overlap in resource allocation or that gaps in services are not present. This should be a relatively simple, straight forward plan that is updated at least every other year. Key elements to include in this recreation program plan:

- Respond to identified community needs and demographic characteristics along with the recognition that the needs of seasonal/second homeowners and visitors also need to be met.
- Include specific program priorities, a time line for development, the responsible staff, and necessary financial resources.
- Track program trends on a regional and national basis to ensure offerings are current and reflect available opportunities.
- Evaluate individual programs and services as well as the overall program plan.
- Develop a well-articulated marketing plan that supports and promotes the goals.
- Require District contract service providers register their participants through the District and pay a minimum of 30% of gross revenues to the District. If this is not possible, develop straight rental agreements based not only on the space being used but also the number of participants and class fee.
- Determine program priorities by sorting programs into the categories of core programs, secondary programs, and support program areas. The placement of programs into these three categories does not indicate the overall importance of these activities in the community but rather the role of the District in providing these programs.
 - » **Core Programs:** Programs that are a primary responsibility of the District to provide as in-house based activities.
 - » **Secondary Programs:** Programs that are a lower priority to be provided directly by the District but may be offered by other organizations through contract with the District.
 - » **Support Programs:** Programs that are not a priority for the District to be providing directly to the community but where the District may provide support through facilities and promotion of activities for other organizations.



Programming | Recommendations

LEVERAGE SERVICES BY OTHERS

Determine what programs and services will be offered directly by the recreation staff and which will be contracted to other individuals or organizations. Before making these decisions, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- » Will this be the most cost effective method to obtain the program, service or function?
- » Does the District have the knowledge and equipment to provide the program, service or function?
- » Will the quality of the program, service or function suffer if it is contracted to other organizations?
- » Are there other more qualified organizations that should provide the program, service or function?
- » Is the service, program or function only available from a contract provider?
- » Are the safety and liability risks too high to provide the program or service in-house?

LIFECYCLE ANALYSIS

- Complete a lifecycle analysis for all programs offered by the District. Programs should be classified in three categories and the District should strive to have program offerings distributed equally among each category. This results in a healthy program plan.
 - » **New:** Programs in the start-up phase that are just starting to build in popularity.
 - » **Mature:** Programs that have consistent high levels of registrations and are still growing in popularity.
 - » **Old:** Programs that are seeing a decline in popularity.

CONSOLIDATE PROGRAMS

Attempt to consolidate most all indoor recreation programs and services into the Recreation Center campus. This will take an expansion of the center or development or reuse of other buildings on or near the campus. Consolidation will reduce operating and program costs and should increase overall program participation and revenues through cross-marketing and the reduction of travel time for participants.

Programming | Recommendations

PARTNERSHIPS

Due to the ever-increasing recreation program demands there will need to be an increased emphasis on partnerships with other groups and organizations in the community. Match District programming efforts with available staff and financial resources. When there are not sufficient resources to provide additional programming, the role of other providers will need to be more prominent.

Partnerships should involve (at minimum) the following groups:

- **Sierra Nevada College:** The college should continue to partner with the District on special events, life-long learning, and other activities but should also provide possible program instructors, coaches and other staff.
- **Lake Tahoe School:** They are a user of District facilities but could be asked to assist with youth sports programming.
- **Washoe County School District:** Coordination with the school district to provide some youth-based programs and services, education classes for youth (and even adults), as well as youth sports (location for practices and games), should be enhanced.
- **Other Government Organizations:** There needs to continue to be strong efforts to partner with other governmental agencies in the area to develop programs and services. This is most likely to occur with the County and neighboring communities but also includes the library. Program areas that could be enhanced by other organizations through a partnership include senior activities, education, special events, outdoor recreation, special needs activities, and social services.
- **Non-Profit Providers:** Pursue coordinating with a variety of non-profit providers to deliver recreation services.
- **Boys & Girls Club:** Continue coordinating with the organization as they help provide youth-based programs.
- **Youth Sports Organizations:** Should continue to be responsible for providing team sports for youth. However, the District will still need to provide most if not all the facilities for these activities.
- **Community Organizations:** Developing working relationships with community organizations and service clubs could provide much needed support for programs as well as facilities. They could also be sponsors.
- **Private Providers:** Since there are a considerable number of private recreation, sports, and fitness providers located in the area, these entities should be counted on to provide more specialized activities that are not easy for the public sector to conduct.
- **Medical Providers:** If the District is going to continue to focus on fitness and wellness, then establishing formal partnerships with one or more medical providers will be essential.
- **Business and Corporate Community:** It is important to approach the corporate community with a variety of sponsorship opportunities to enhance the revenue prospects of the District's programs and facilities.
- **Faith-Based Organizations:** With a number of churches and other faith-based institutions in the community, these organizations need to continue to be seen as possible providers of some basic community based recreation services and facilities as well.

Operations | Recommendations

OPERATIONS RECOMMENDATIONS

DEVELOP GUIDANCE PLANS

- Develop an updated **operations plan** for each facility. This should detail out basic operations policies and procedures, staffing roles and expectations, financial management tasks, programming integration, emergency procedures and opening/closing procedures. This document becomes an important tool for all facility staff and provides for consistent and safe management and operation of the District's assets. This is a parks and recreation industry "best practice".
- Create updated **business plans** for the Recreation Center and the Chateau. A business plan deals with the financial management of the facilities and details specific staffing requirements and the financial implications. The business plan also identifies other operational requirements from a financial perspective as well as identifying revenue sources, participation, and use targets. The business plan serves as the basis for the actual operating budget and ensures that the facilities are being operated in an efficient and cost effective manner. This is a parks and recreation industry "best practice".
- Establish an overall **emergency action plan** for each individual facility as needed. This starts with utilization of the overall policies for the District as a whole, with specific procedures being developed in conjunction with North Lake Tahoe Fire Protection District and Washoe County's and State of Nevada's Office of Emergency Management guidelines and mandates. This is a parks and recreation industry "best practice".
- Develop an overall **marketing plan** for the District's facilities and programs as well as a specific plan for the Recreation Center (a plan currently exists for the golf course). It must be recognized that an individual's decision to utilize a parks and recreation facility or its services is a discretionary use of their time and financial resources. So, having a concise but focused marketing plan is essential. This plan needs to recognize the need to appeal to full-time residents, seasonal/second homeowners, and visitors; as well as different age and interest groups. The plan should be a simple document that determines marketing priorities, strategies and mechanisms for promotion, time frames, financial requirements, the responsible parties for implementation, and the method for measurement of results. The goal of the marketing plan should be to increase the awareness of the parks and recreation facilities and the corresponding programs and services and ultimately increasing usage and revenues. This is a parks and recreation industry "best practice".
- Establish basic **priorities of use** for each space in the Chateau and the Recreation Center as well as an overall priority of use for Aspen Grove. Establishing priorities of use by time of day, day of the week, seasonally, and annually ensures that there is a clear prioritization for program, drop-in, and rental use of facilities. The goal of this process should be to maximize utilization of facilities during high use times as well as low times of use. This task should be accomplished by the staff that is responsible for managing these facilities.
- Update the existing **maintenance plans** for the Chateau, Recreation Center, and Aspen Grove. These plans should continue to focus on routine maintenance tasks, their frequency and methodology, but also place more emphasis on preventative maintenance requirements and frequency; lifecycle costs for major equipment; and custodial requirements and frequency. The Next Gen software program should continue to be use for tracking work orders and equipment inventory and could be expanded to include in-house custodial tasks. This is a parks and recreation industry "best practice".

Operations | Recommendations

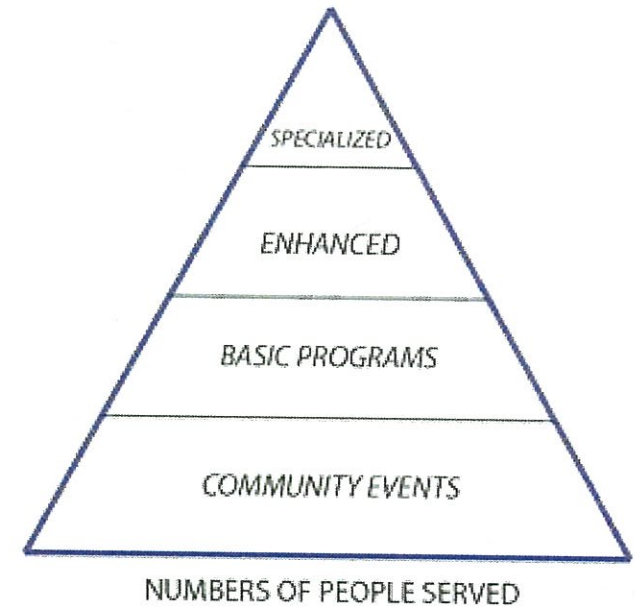
REFINE THE OVERALL FEE POLICY

While the District has a basic approach to setting fees, establishing an overall fee policy to formalize the methodology for determining specific user fees for facilities and programs is advised. The policy should outline the parameters for how fees are determined, establish cost recovery goals, scholarship program guidelines, and determine fee differentials by age group, resident/non-resident, economic status, and other classifications. A fee policy ensures that the revenue goals and expectations of the District are met. This is a parks and recreation industry "best practice".

As part of an overall fee policy, many parks and recreation agencies are now tiering their facilities and programs into different categories with differing levels of cost recovery.

In the example Fee Continuum shown to the right, programs in the community events category would have the lowest cost recovery level (usually 25% or less), while specialized activities would have the highest (often over 100% of direct and indirect costs). The exact percentage of cost recovery is established for each program or facility category noted and then individual programs are slotted in the appropriate category. It is important that there are programs available for most demographic groups (youth and seniors especially) in each of the categories and not just in the basic or community events classifications.

One of the primary concerns with fee setting is the variety of fee options that are available at the Recreation Center. There are simply too many and they are confusing to the general public. There is a conscious decision being made with most public recreation centers to reduce these options to only those that have significant use or sales attached to them.



FEE CONTINUUM

Operations | Recommendations

REFINE PERFORMANCE MEASURES

Increase the number of performance measures that are tracked on an annual basis to assess facility operations and programs. For the District these should include:

Facilities

- » Admissions by fee categories and revenue by fee category.
- » For annual passes, the annual rate of retention.
- » Capacity analysis by time of day, day of the week, month, and year. This should only be done for facilities where use and admissions are tracked electronically.

Programs

- » Numbers of programs offered by program area categories (aquatics, fitness, youth, etc.) by session/season per year with the percentage of programs that are actually held.
- » Rates of fill (percentage of registrations vs. capacity).
- » Registration numbers by program for each session/season a year.
- » Rate of program cancellations.
- » Financial performance measured by cost per participant, cost recovery by program area as well as individual programs.
- » Scholarship utilization rates. Numbers of scholarships granted and dollar value.
- » Evaluations from participants using numeric scoring for easy tracking and comparisons.

Comparisons for each of these performance measures should be tracked over a 3- to 5-year period. These performance measures will provide staff with critical data to make informed decisions regarding the future delivery of recreation services in the most efficient and cost effective manner. Most of this data should be available from reports run from the Vermont Systems RecTrac recreation management software system that the District is currently utilizing. These are parks and recreation industry "best practices".

Operations | Recommendations

EXPAND PARTNERSHIPS

- Work to expand and enhance the number of partnerships with other providers for facilities and programs. It is nearly impossible for most parks and recreation agencies to meet all the recreation needs of a community by themselves. As a result, forming key partnerships with other organizations and agencies to expand both facility and program opportunities is now the norm. The District has existing partnerships with the Washoe County School District, Boys & Girls Club, Sierra Nevada College, Washoe County, and other organizations.
- The District should need to take on the role of being a “clearinghouse” for recreation services that are available by other organizations in the community and the surrounding area. The District is the primary public parks and recreation agency in the area, and the largest single provider of recreation services. As a result, the District is best positioned to take on the clearinghouse role. This means tracking and inventorying the various recreation service providers, their programs and services that are offered, and actively promoting these opportunities to the community in an effort to maximize recreation resources in the area.

REVIEW DEMOGRAPHIC CHANGES

- A least every 5 years, review the demographic characteristics of the market that is being served for any changes. This review should examine the characteristics of the permanent population, seasonal/second homeowners as well as visitors to the North Lake Tahoe area.

Prioritization

Prioritization

Prioritization Criteria



A set of criteria is needed for community members and IVGID staff to work with the Board of Trustees to guide the organization and prioritization of potential projects and improvements for funding and implementation. Best practices in recreation and park planning has shown that prioritization criteria should reflect the needs and desires of residents while being forward-thinking to evaluate and consider operational and maintenance costs in addition to capital costs.

Moving forward, as new projects and needs arise, the following criteria can be used to evaluate the prioritization of parks, open space, trails, and recreation projects in Incline Village/Crystal Bay. Projects that meet the criteria may rise in priority, depending on funding and timing. As funding becomes available and partnerships occur, projects may advance in priority. However, those opportunities should still be evaluated to understand long-term costs and to understand community support. Projects with highest levels of community interest and fill a community need should rank higher in priority than those with low community support.

- Has a funding source or a funding source can be identified.
- Fills a gap in the current system. Provides parks or park facilities in an area that is needed.
- Has moderate to low impact on maintenance and operations expenses.
- Improves facilities that have reached end-of-life usability.
- Aligns with District partners' planning efforts. IVGID will work with partners to prioritize future projects that overlap and align with regional planning efforts.
- Offers a high return on investment or maximizes public resources.
- Addresses needs associated with growth and increased demand.
- Provides multiple benefit for both parks and recreation and other community and environmental needs.

NEXT STEPS

To implement projects over the next 10-15 years, IVGID staff and the Board of Trustees will continue to work with the Incline Village/Crystal Bay community to make choices on implementing improvements. The list of prioritization criteria described above can be a guide for those conversations. The recommendations and best practices set forth in the Community Services Master Plan should also be used as decision-making tools to direct conversations between the community, Board, and IVGID staff.

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Gerald W. Eick, CPA CGMA
Director of Finance

SUBJECT: Review, discuss, and possibly adopt Resolution No. 1869 authorizing a Medium-Term Installment Purchase Agreement in the amount not to exceed of \$800,000.00, through a Master Equipment Lease/Purchase Agreement California First National Bank to procure one (1) fairway mower for the Championship Golf Course, fifty-eight (58) golf carts for the Mountain Golf Course, and one (1) Piston Bully PB400 Park Model Snow Cat for Diamond Peak Ski Resort, as proposed under the 2019-2020 budget.

STRATEGIC PLAN: Long Range Principle #2 - Service
Long Range Principle #5 - Assets and Infrastructure

DATE: April 24, 2019

I. RECOMMENDATION

Staff recommends that the Board of Trustees makes a motion to:

1. Adopt Resolution 1869 authorizing a Medium-Term Installment Purchase Agreement with a principal amount not to exceed \$800,000.00, with an annual interest rate not to exceed an adjustable interest rate formulated at 220 basis points plus an index tied to the Federal Reserve Statistical Release H - 15 and repaid over five years, for the acquisition of three individual equipment items, with each having its own payment scheduled based on date of delivery, with the final purchase option or residual value paid at the conclusion of the five year period for each equipment item.
2. Authorize Staff to execute all documents based on a review by General Counsel and Staff, and after determining compliance with the State of Nevada Department of Taxation Guidance Letter 16-004 relative to leasing and installment purchase agreements.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #2 – Finance – The District will ensure fiscal responsibility and sustainability of service capacities by maintaining effective policies for operating budgets, fund balances, capital improvement and debt management.

Develop and maintain a long term plan to sustain financial resources

Long Range Principle #4 - Service - The District will provide superior quality service and value to its customers considering responsible use of District resources and assets.

Provide well defined customer centric service levels consistent with community expectations.

Long Range Principle #5 - Assets and Infrastructure - The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

Maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.

III. BACKGROUND

The Board of Trustees are expected to authorized the acquisition of the Championship Golf Course Fairway Mower Project 3142LE1760, the Mountain Golf Course Golf Carts Project 3241LV1899 and the Ski Resort Snow Cat Project 3463HV1727 as a part of the final 2019-2020 Budget adoption on May 22, 2019. At the March 18, 2019 Board of Trustees meeting, an agenda item discussed capital improvement projects and the method for providing resources for the 2019-2020 expenditures. During that meeting it was agreed to consider the use of time payments for three items scheduled for that fiscal year as a way to fit all intended purchases into that budget. Using time payments allows the District to acquire replacement equipment to maintain service levels while spreading the rate of expenditure over more of the useful life of the assets. In the case of the golf carts, the District does not expect to pay the residual as it will become part of the trade for the next fleet, which we expect to be completed ahead of the required payment. This results in not using cash for a cost we do not incur. There is an interest cost, but overall the savings can cover it. Staff has sought to identify willing leasing and bank entities capable of providing qualified transactions that meet the District's intentions and meet the compliance with Nevada Department of Taxation

requirements. The District has previously worked with California First National Bank and they have proposed a Master Equipment Lease/Purchase Agreement having seen an outline of transactions not to exceed \$800,000 for the 2019-20 purchases. They are willing to consider additional purchases in future years, however Staff is reluctant to extend agreements to budget years not authorized. A bank qualified municipal lease agreement will result from the requested Resolution No. 1869. The quote for terms and pricing from California First National Bank was based on funding the identified equipment items.

Staff has formulated the requested action to follow terms and the process established by the State of Nevada Department of Taxation guidance Letter 16-004. This process included public notice which was published April 19, 2019. The Staff has referred to the funding process as a municipal lease agreement, this Guidance states they are installment purchase agreements, because they include a purchase option.

During the Board of Trustee's meeting April 10, 2019 for the approval of filing a Tentative 2019-2020 Budget, Staff was directed to also address alternatives including the use of Fund Balance or to further discuss other forms of funding. A schedule has been prepared for that portion of the conversation which includes an illustration of the possible consequences of the Community Services Master Plan. At the March 18, 2019 meeting, this was identified as a possible need for using resources once the Community Services Master Plan is adopted as it could include pre-design or design work ahead of any actions for implementation. Staff has used updated figures for several projects that will also use fund balance.

IV. BID RESULTS

There is no bid requirement for this portion of the transaction. Staff did contact four entities who have previously indicated interest in leasing. Only California First National Bank is able to meet the guidance on a tax exempt basis. This qualification results in the use of interest rate under the prime rate.

V. FINANCIAL IMPACT AND BUDGET

The benefits of using leasing over the useful life of the asset versus outright payment conserves cash flow and make resources available for a broader schedule of purchases. The Governmental Accounting Standards Board (GASB) has issued Statement 87 *Leases*, which makes lease transactions the equivalent of a purchase because it is exchanging a stated schedule of payments for use of equipment over a stated period. The stated purchase versus the first fiscal year

payments for each item demonstrates the significance of this opportunity. The mower is estimated to cost \$92,000 while the first year payments are \$20,582. The golf carts have cost of \$288,000, while the first fiscal year payments are \$10,738 and \$64,428 annually thereafter. The Snow Cat has a cost of \$390,000, while the first year payments are \$58,166 and \$87,249 annually thereafter. All three items will have 60 months of payments. At the end of the term, the District may retain the equipment or trade it for its replacement under a 15% purchase option.

VI. ALTERNATIVES

During the General Business item discussed on March 18, 2019, the alternative to the use of time payments was reviewed. The direction was given to use time payments as opposed to further reductions of fund balance or an increase to the facility fee. It would take approximately \$95 per parcel to provide resources for the outright purchase of these three items in 2019-2020.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

VIII. COMMENTS

The Nevada Department of Taxation issued Guidance Letter 16-004 on September 27, 2016 relating to lease agreements that could be considered alternative financing. Under that guidance, the District will be filing a request for approval of the agreement as the Board authorizes. Once approval is received from the State, Staff will notify the Board of Trustees, at their next regular meeting, and proceed with executing the remaining portion of the transaction. The Guidance Letter is also coordinated with the now issued GASB statement on lease accounting. The State guidance for applying the GASB statement is effective December 15, 2018.

Attachments

- A. California First National Bank Master Equipment Lease/Purchase Agreement.
- B. Federal Reserve H.15 Selected Interest Rates for the five days covering April 4, 2019.
- C. Buy versus Lease example for Mountain Golf Carts.
- D. Fund Balance Projection relative to possible other uses.
- E. Resolution 1869

ATTACHMENT A

California First National Bank

MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT

This Master Equipment Lease/Purchase Agreement No. ^ dated as of , and entered into between California First National Bank ("CalFirst"), a California corporation ("Lessor"), and || , a body corporate and politic existing under the laws of the State of ("Lessee").

1. Agreement. Lessee agrees to lease from Lessor certain "Equipment" as described in each Equipment Schedule (Exhibit A), which together with a Rental Payment Schedule (Exhibit A-1) constitute a "Schedule", subject to the terms and conditions of and for the purposes set forth in each Lease. Items of equipment may be added to the Equipment from time to time by execution of additional Schedules by the parties hereto and as otherwise provided herein. Each Schedule and the terms and provisions of this Agreement (which includes all exhibits hereto, together with any amendments and modifications pursuant thereto) which are incorporated by reference into such Schedule shall constitute a separate and independent lease and installment purchase of the Equipment therein described and are referred to herein as a "Lease".

2. Term. The "Commencement Date" for each Lease is the date when interest commences to accrue under such Lease which date shall be the earlier of (i) the date on which the Equipment listed in such Lease is accepted by Lessee in the manner described in Section 11, or (ii) the date on which sufficient monies to purchase the Equipment listed in such Lease are deposited for that purpose with an escrow agent, or (iii) the date sufficient monies are set aside for acquisition of Equipment as evidenced in Exhibit D, if applicable. The "Lease Term" for each Lease means the Original Term and all Renewal Terms therein provided and for this Agreement means the period from the date hereof until this Agreement is terminated. The "Original Term" means the period from the Commencement Date for each Lease until the end of Lessee's fiscal year or biennium (as the case may be) (the "Fiscal Period") in effect at such Commencement Date. The "Renewal Term" for each Lease is each term having a duration that is coextensive with the Fiscal Period.

3. Representations and Covenants of Lessee. Lessee represents, covenants and warrants for the benefit of Lessor on the date hereof and as of the Commencement Date of each Lease as follows: (a) Lessee is a public body corporate and politic duly organized and existing under the constitution and laws of the State with full power and authority under the constitution and laws of the state where the Lessee is located ("State") to enter into this Agreement and each Lease and the transactions contemplated hereby and to perform all of its obligations hereunder and under each Lease; (b) Lessee has duly authorized the execution and delivery of this Agreement and each Lease by proper action of its governing body at a meeting duly called and held in accordance with State law, or by other appropriate official approval, and all requirements have been met and procedures have occurred to ensure the validity and enforceability of this Agreement and each Lease; (c) Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a body corporate and politic; (d) Lessee has complied with such public bidding requirements as may be applicable to this Agreement and each Lease and the acquisition by Lessee of the Equipment as provided in each Lease; (e) during the Lease Term, the Equipment will be used by Lessee solely and exclusively for the purpose of performing essential governmental or proprietary functions of Lessee consistent with the permissible scope of

Lessee's authority; (f) Lessee will annually provide Lessor with current financial statements, budgets, proof of appropriation for the ensuing Fiscal Period, and such other financial information relating to the ability of Lessee to continue each Lease as may be requested by Lessor; and (g) Lessee has an immediate need for the Equipment listed on each Schedule and expects to make immediate use of the Equipment listed on each Schedule.

4. Tax and Arbitrage Representations. Lessee hereby represents as follows: (a) the estimated total costs of the Equipment listed in each Schedule will not be less than the total principal portion of the Rental Payments listed in such Rental Payment Schedule; (b) the Equipment listed in each Schedule has been ordered or is expected to be ordered within 6 months of the Commencement Date, and all amounts deposited in escrow to pay for the Equipment, and interest earnings, will be expended on costs of the Equipment and the financing within 3 years of Commencement Date; (c) no proceeds of any Lease will be used to reimburse Lessee for expenditures made more than 60 days prior to the Commencement Date or, if earlier, more than 60 days prior to any official action taken to evidence an intent to finance; (d) Lessee has not created or established, and does not expect to create or establish, any sinking fund or similar fund (i) that is reasonably expected to be used to pay the Rental Payments, or (ii) that may be used solely to prevent a default in the payment of the Rental Payments; (e) the Equipment listed in each Schedule has not been and is not expected to be sold or otherwise disposed of by Lessee, either in whole or in part, prior to the last maturity of Rental Payments; (f) Lessee will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended ("Code"), including without limitation Sections 103 and 148 thereof, and the applicable regulations of the Treasury Department to maintain the exclusion of the interest components of Rental Payments from gross income for purposes of federal income taxation; and (g) Lessee intends that each Lease not constitute a "true" lease for federal income tax purposes.

5. Lease of Equipment. Upon the execution of each Lease, Lessor demises, leases, transfers, and lets to Lessee, and Lessee acquires, rents, leases and hires from Lessor, the Equipment in accordance with the terms thereof. The Lease Term for each Lease may be continued, solely at the option of Lessee, at the end of the Original Term or any Renewal Term for the next succeeding Renewal Term up to the maximum Lease Term set forth in such Lease. At the end of the Original Term and at the end of each Renewal Term the Lease Term shall be automatically extended upon the successive appropriation by Lessee's governing body of amounts sufficient to pay Rental Payments and other amounts payable under the related Lease during the next succeeding Fiscal Period until all Rental Payments payable under such Lease have been paid in full, unless Lessee shall have terminated such Lease pursuant to Section 7 or Section 22. The terms and conditions during any Renewal Term shall be the same as the terms and conditions

during the Original Term, except that the Rental Payments shall be as provided in the applicable Lease.

6. Continuation of Lease Term. Lessee currently intends, subject to Section 7, to continue the Lease Term of each Lease through the Original Term and all Renewal Terms and to pay the Rental Payments thereunder. Lessee reasonably believes that legally available funds in an amount sufficient to make all Rental Payments during the maximum Lease Term of each Lease can be obtained. Lessee currently intends to do all things lawfully within its power to obtain and maintain funds from which the Rental Payments may be made, including making provision for such payments to the extent necessary in each budget or appropriation request submitted and adopted in accordance with applicable provisions of law. Notwithstanding the foregoing, the decision whether or not to budget and appropriate funds or to extend the applicable Schedule for any Renewal Term is within the discretion of the governing body of Lessee.

7. Nonappropriation. Lessee is obligated only to pay such Rental Payments under each Lease as may lawfully be made from funds budgeted and appropriated for that purpose. Should Lessee fail to budget, appropriate or otherwise make available funds to pay Rental Payments under any Lease following the then current Original Term or Renewal Term, such Lease or Leases shall be deemed terminated at the end of the then current Original Term or Renewal Term. Lessee agrees to deliver notice to Lessor of such termination at least 30 days prior to the end of the then current Original Term or Renewal Term, but failure to give such notice shall not extend the term beyond such Original Term or Renewal Term. If any Lease is terminated in accordance with this Section, Lessee agrees to peaceably deliver the Equipment to Lessor at the location(s) to be specified by Lessor.

8. Conditions to Lessor's Performance. This Agreement is not a commitment by Lessor to enter into any Lease not currently in existence, and nothing in this Agreement shall be construed to impose any obligation upon Lessor to enter into any proposed Lease, it being understood that whether Lessor enters into any proposed Lease shall be a decision solely within Lessor's discretion. Lessee will cooperate with Lessor in Lessor's review of any proposed Lease. Lessee understands that Lessor requires certain documentation and information necessary to enter into any Lease and Lessee agrees to provide Lessor with any documentation or information Lessor may request in connection with Lessor's review of any proposed Lease. Such documentation may include, without limitation, documentation concerning the Equipment and its contemplated use and location and documentation or information concerning the financial status of Lessee and other matters related to Lessee.

9. Rental Payments. Lessee shall promptly pay "Rental Payments" as described in Exhibit A-1 to each Lease, exclusively from legally available funds, to Lessor on the dates and in such amounts as provided in each Lease. To the extent permissible by law, Lessee shall pay Lessor a one-time late charge equal to five percent (5%) of the amount of the past due Rental Payment. Each month thereafter, until paid, past due amounts remaining unpaid hereunder shall bear interest at the lesser of one and one-half percent (1.5%) per month or the maximum rate permitted by law. Rental Payments consist of principal and interest portions. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments under each Lease shall constitute a current expense of Lessee and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory

limitation or requirement concerning the creation of indebtedness by Lessee, nor shall anything contained herein or in a Lease constitute a pledge of the general tax revenues, funds or monies of Lessee.

10. RENTAL PAYMENTS TO BE UNCONDITIONAL. EXCEPT AS PROVIDED IN SECTIONS 7 AND 9, THE OBLIGATIONS OF LESSEE TO MAKE RENTAL PAYMENTS AND TO PERFORM AND OBSERVE THE OTHER COVENANTS AND AGREEMENTS CONTAINED IN EACH LEASE SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS WITHOUT ABATEMENT, DIMINUTION, DEDUCTION, SET-OFF OR DEFENSE, FOR ANY REASON, INCLUDING WITHOUT LIMITATION ANY FAILURE OF THE EQUIPMENT TO BE DELIVERED OR INSTALLED, ANY DEFECTS, MALFUNCTIONS, BREAKDOWNS OR INFIRMITIES IN THE EQUIPMENT OR ANY ACCIDENT, CONDEMNATION OR UNFORESEEN CIRCUMSTANCES.

11. Delivery; Installation; Acceptance. Lessee shall order the Equipment, cause the Equipment to be delivered and installed at the location specified in each Lease and pay any and all delivery and installation costs in connection therewith. When the Equipment listed in any Lease has been delivered and installed, Lessee shall immediately accept such Equipment and evidence said acceptance by executing and delivering to Lessor an Acceptance Certificate (Exhibit B). Lessor shall provide Lessee with quiet use and enjoyment of the Equipment during the Lease Term.

12. Location; Inspection. Once installed, no item of the Equipment will be moved from the location specified for it in the Lease on which such item is listed without Lessor's consent, which consent shall not be unreasonably withheld. Lessor shall have the right at all reasonable times during regular business hours to enter into and upon the property of Lessee for the purpose of inspecting the Equipment.

13. Use; Maintenance. Lessee will not install, use, operate or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by the related Lease. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative or judicial body. Lessee agrees that it will, at Lessee's own cost and expense, maintain, preserve and keep the Equipment in good repair and working order. Lessee will enter into a maintenance contract for the Equipment that is acceptable to Lessor.

14. Title. Upon acceptance of the Equipment under a Lease by Lessee, title to the Equipment shall vest in Lessee subject to Lessor's rights under the Lease; provided that title shall thereafter immediately and without any action by Lessee vest in Lessor, and Lessee shall immediately surrender possession of the Equipment to Lessor, upon (a) any termination of the applicable Lease other than termination pursuant to Section 22 or (b) the occurrence of an Event of Default. Transfer of title to Lessor pursuant to this Section shall occur automatically without the necessity of any bill of sale, certificate of title or other instrument of conveyance. Lessee shall, nevertheless, execute and deliver any such instruments as Lessor may request to evidence such transfer.

15. Security Interest. To secure the payment of all of Lessee's obligations under each Lease, upon the execution of such

Lease, Lessee grants to Lessor a security interest constituting a first and exclusive lien on the Equipment applicable to such Lease and on all proceeds therefrom. Lessee agrees to execute such additional documents, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain its security interest in the Equipment. Lessee hereby authorizes Lessor to file all financing statements, affidavits, notices and similar instruments, in form and substance satisfactory to Lessor, which Lessor deems necessary or appropriate to establish, maintain and perfect a security interest in the Equipment in favor of Lessor and its successors and assigns. Lessee hereby authorizes Lessor to file all financing statements that Lessor deems necessary or appropriate to establish, maintain and perfect such security interest. The Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated.

16. Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all levies, liens and encumbrances except those created by each Lease. The parties to this Agreement contemplate that the Equipment will be used for governmental or proprietary purposes of Lessee and that the Equipment will therefore be exempt from all property taxes. If the use, possession or acquisition of any Equipment is nevertheless determined to be subject to taxation, Lessee shall pay when due all taxes and governmental charges lawfully assessed or levied against or with respect to such Equipment. Lessee shall pay all utility and other charges incurred in the use and maintenance of the Equipment. Lessee shall pay such taxes or charges as the same may become due.

17. Insurance. At its own expense, Lessee shall during each Lease Term maintain (a) casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State and any other risks reasonably required by Lessor, in an amount at least equal to the then applicable "Purchase Price" of the Equipment as described in Exhibit A-1 of each Lease; (b) liability insurance that protects Lessee from liability in all events in form and amount satisfactory to Lessor; and (c) workers' compensation coverage as required by the laws of the State; provided that, with Lessor's prior written consent, Lessee may self-insure against the risks described in clauses (a) and (b). Lessee shall furnish to Lessor evidence of such insurance or self-insurance coverage throughout each Lease Term. Lessee shall not materially modify or cancel such insurance or self-insurance coverage without first giving written notice thereof to Lessor at least 10 days in advance of such cancellation or modification. All such insurance described in clauses (a) and (b) above shall contain a provision naming Lessor as a loss payee and additional insured.

18. Advances. In the event Lessee shall fail to keep the Equipment in good repair and working order, Lessor may, but shall be under no obligation to, maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by Lessor shall constitute additional rent for the then current Original Term or Renewal Term and Lessee agrees to pay such amounts so advanced by Lessor with interest thereon from the advance date until paid at the rate of 12% per annum or the maximum rate permitted by law, whichever is less.

19. Damage, Destruction and Condemnation. If (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be

taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds to be applied to the prompt replacement, repair, restoration, modification or improvement of the Equipment to substantially the same condition as existed prior to the event causing such damage, destruction, or condemnation, unless Lessee shall have exercised its option to purchase the Equipment pursuant to Section 22. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee. For purposes of this Section, the term "Net Proceeds" shall mean (y) the amount of insurance proceeds received by Lessee for replacing, repairing, restoring, modifying, or improving damaged or destroyed Equipment, or (z) the amount remaining from the gross proceeds of any condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys' fees, incurred in the collection thereof. If the Net Proceeds are insufficient to pay in full the cost of any replacement, repair, restoration, modification or improvement referred to herein, Lessee shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, or (b) pursuant to Section 22 purchase Lessor's interest in the Equipment and in any other Equipment listed in the same Lease. The amount of the Net Proceeds, if any, remaining after completing such replacement, repair, restoration, modification or improvement or after purchasing Lessor's interest in the Equipment and such other Equipment shall be retained by Lessee. If Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefor from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under Section 9.

20. DISCLAIMER OF WARRANTIES. LESSOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF THE EQUIPMENT, OR WARRANTY WITH RESPECT THERETO WHETHER EXPRESS OR IMPLIED, AND LESSEE ACCEPTS SUCH EQUIPMENT AS IS AND WITH ALL FAULTS. IN NO EVENT SHALL LESSOR BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGE IN CONNECTION WITH OR ARISING OUT OF ANY LEASE OR THE EXISTENCE, FURNISHING, FUNCTIONING OR LESSEE'S USE OF ANY ITEM, PRODUCT OR SERVICE PROVIDED FOR IN ANY LEASE.

21. Vendor's Warranties. Lessor hereby irrevocably appoints Lessee as its agent and attorney-in-fact during each Lease Term, so long as Lessee shall not be in default under the related Lease, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that Lessor may have against Vendor. The term "Vendor" means any supplier or manufacturer of the Equipment as well as the agents or dealers of the manufacturer or supplier from whom Lessor purchased or is purchasing such Equipment. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against Vendor of the Equipment, and not against Lessor. Any such matter shall not have any effect whatsoever on the rights or obligations of Lessor with respect to any Lease, including the right to receive full and timely payments under a Lease. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties

whatsoever as to the existence or the availability of such warranties by Vendor of the Equipment.

22. Purchase Option. Lessee shall have the option to purchase Lessor's interest in all of the Equipment listed in any Lease, upon giving written notice to Lessor at least 60 days before the date of purchase, at the following times and upon the following terms: (a) on the Rental Payment dates specified in each Lease, upon payment in full of the Rental Payments then due under such Lease plus the then applicable Purchase Price as referenced in Exhibit A-1; or (b) in the event of substantial damage to or destruction or condemnation of substantially all of the Equipment listed in a Lease, on the day specified in Lessee's notice to Lessor of its exercise of the purchase option upon payment in full to Lessor of the Rental Payments then due under such Lease plus the then applicable Purchase Price plus accrued interest from the immediately preceding Rental Payment date to such purchase date.

23. Initial Administrative Fee. With respect to any Schedule annexed to this Agreement, upon Lessee's execution of the Schedule, Lessee shall pay to Lessor an Initial Administrative Fee in the amount set forth in the related Schedule, as consideration for Lessor's services in connection with the preparation, review and execution of such Schedule.

24. Assignment. Lessor's right, title and interest in and to each Lease, including Rental Payments and any other amounts payable by Lessee thereunder and all proceeds therefrom, may be assigned and reassigned to one or more assignees or subassignees by Lessor without the necessity of obtaining the consent of Lessee; provided that any such assignment shall not be effective until (a) Lessee has received written notice, signed by the assignor, of the name and address of the assignee, and (b) it is registered on the registration books. Lessee shall retain all such notices as a register of all assignees in compliance with Section 149(a) of the Code, and shall make all payments to the assignee or assignees designated in such register. Lessee agrees to execute all documents that may be reasonably requested by Lessor or any assignee to protect its interests and property assigned pursuant to this Section. Lessee shall not have the right to and shall not assert against any assignee any claim, counterclaim or other right Lessee may have against Lessor or Vendor. Assignments may include without limitation assignment of all of Lessor's security interest in and to the Equipment listed in a particular Lease and all rights in, to and under the Lease related to such Equipment. Lessee hereby agrees that Lessor may, without notice to Lessee, sell, dispose of, or assign this Agreement or any particular Lease or Leases through a pool, trust, limited partnership, or other similar entity, whereby one or more interests are created in this Agreement or in a Lease or Leases, or in the Equipment listed in or the Rental Payments under a particular Lease or Leases. None of Lessee's right, title and interest in, to and under any Lease or any portion of the Equipment listed in each Lease may be assigned, subleased, or encumbered by Lessee for any reason without obtaining prior written consent of Lessor.

25. Events of Default. Any of the following events shall constitute an "Event of Default" under a Lease: (a) failure by Lessee to pay any Rental Payment or other payment required to be paid under a Lease at the time specified therein; (b) failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in subparagraph (a) above, for a period of 30 days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor; (c) any statement,

representation or warranty made by Lessee in or pursuant to any Lease shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made; or (d) Lessee institutes any proceedings under any bankruptcy, insolvency, reorganization or similar law or a receiver or similar official is appointed for Lessee or any of its property.

26. Remedies on Default. Whenever any Event of Default exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps: (a) by written notice to Lessee, Lessor may declare all Rental Payments payable by Lessee pursuant to such Lease and other amounts payable by Lessee under such Lease to the end of the then current Original Term or Renewal Term to be immediately due and payable; (b) with or without terminating the Lease Term under such Lease, Lessor may enter the premises where the Equipment listed in such Lease is located and retake possession of such Equipment or require Lessee at Lessee's expense to promptly return any or all of such Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease such Equipment or, for the account of Lessee, sublease such Equipment, continuing to hold Lessee liable for the difference between (i) the Rental Payments payable by Lessee pursuant to such Lease and other amounts related to such Lease of the Equipment listed therein that are payable by Lessee to the end of the then current Original Term or Renewal Term, as the case may be, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under such Lease, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all brokerage, auctioneer's and attorney's fees), subject, however, to the provisions of Section 7 hereof. The exercise of any such remedies in respect of any such Event of Default shall not relieve Lessee of any other liabilities under any other Lease or the Equipment listed therein; and (c) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under such Lease or as a secured party in any or all of the Equipment. Any net proceeds from the exercise of any remedy under a Lease (after deducting all costs and expenses referenced in the Section) shall be applied as follows: (i) if such remedy is exercised solely with respect to a single Lease, Equipment listed in such Lease or rights thereunder, then to amounts due pursuant to such Lease and other amounts related to such Lease or such Equipment; or (ii) if such remedy is exercised with respect to more than one Lease, Equipment listed in more than one Lease or rights under more than one Lease, then to amounts due pursuant to such Leases pro-rata.

27. No Remedy Exclusive. No remedy herein conferred upon or reserved to Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under a Lease now or hereafter existing at law or in equity.

28. Notices. All notices or other communications under any Lease shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties hereto at the addresses listed below (or at such other address as either party hereto shall designate in writing to the other for notices to such party), or to any assignee at its address as it appears on the registration books maintained by Lessee.

29. Release and Indemnification. To the extent permitted by State law, and subject to Section 7, Lessee shall indemnify, release, protect, hold harmless, save and keep harmless Lessor

from and against any and all liability, obligation, loss, claim, tax and damage whatsoever, regardless of cause thereof, and all expenses in connection therewith (including, without limitation, attorney's fees and expenses, penalties connected therewith imposed on interest received) arising out of or as result of (a) entering into any Lease, (b) the ownership of any item of Equipment, (c) the ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of Equipment, (d) any accident in connection with the operation, use, condition, possession, storage or return of any item of Equipment resulting in damage to property or injury to or death to any person, and/or (e) the breach of any covenant or any material representation contained in a Lease. The indemnification arising under this Section shall continue in full force and effect notwithstanding the full payment of all obligations under all Leases or the termination of the Lease Term under all Leases for any reason. Notwithstanding the foregoing contained in Section 29. Release and indemnification, the release and indemnification provided herein, by Lessee, shall not apply to any liability, obligation, loss, claim, tax or damage caused by or resulting from the gross negligence or willful misconduct of Lessor or its employees or representatives.

30. Miscellaneous Provisions. Each Lease shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns. References herein to "Lessor" shall be deemed to include each of its assignees and subsequent assignees from and after the effective date of each assignment as permitted by Section 24. In the event any provision of any Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof. Each Lease may be amended by mutual written consent of

Lessor and Lessee. Each Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The captions or headings in this Agreement and in each Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement or any Lease. This Agreement and each Lease shall be governed by and construed in accordance with the laws of the State.

31. Jury Trial Waiver. THE PARTIES TO THIS AGREEMENT HEREBY UNCONDITIONALLY WAIVE, IN A KNOWING AND INTENTIONAL MANNER, THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF, DIRECTLY OR INDIRECTLY, THIS AGREEMENT, ANY OF THE RELATED DOCUMENTS, ANY DEALINGS BETWEEN THEM RELATING TO THE SUBJECT MATTER OF THIS AGREEMENT, AND/OR THE RELATIONSHIP THAT IS BEING ESTABLISHED BETWEEN THEM. The scope of this waiver is intended to be all-encompassing of any and all disputes that may be filed in any court (including, without limitation, contract claims, tort claims, breach of duty claims, and all other common law and statutory claims). THIS WAIVER IS IRREVOCABLE, MEANING THAT IT MAY NOT BE MODIFIED EITHER ORALLY OR IN WRITING, AND THE WAIVER SHALL APPLY TO ANY SUBSEQUENT AMENDMENTS, RENEWALS, SUPPLEMENTS OR MODIFICATIONS TO THIS AGREEMENT, ANY RELATED DOCUMENTS, OR TO ANY OTHER DOCUMENTS OR AGREEMENTS RELATING TO THIS TRANSACTION OR RELATED TRANSACTION. In the event of litigation, this Agreement may be filed as a written consent to a trial by the court.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

(LESSOR)

California First National Bank
28 Executive Park
Irvine, CA 92614

By: _____
Name: _____
Title: _____

(LESSEE)

!!

By: _____
Name: _____
Title: _____

Attested To:

By: _____
Name: _____
Title: _____

ATTACHMENT B

Selected Interest Rates (Daily) - H.15

H.15 Selected Interest Rates RSS DDP

The release is posted daily Monday through Friday at 4:15pm. The release is not posted on holidays or in the event that the Board is closed.

Release date: April 5, 2019

Selected Interest Rates

Yields in percent per annum

Instruments	2019 Mar 29	2019 Apr 1	2019 Apr 2	2019 Apr 3	2019 Apr 4
Federal funds (effective) 1 2 3	2.43	2.41	2.41	2.41	2.41
Commercial Paper 3 4 5 6					
Nonfinancial					
1-month	2.43	2.48	2.46	2.44	2.47
2-month	2.45	2.49	2.49	2.46	2.46
3-month	n.a.	2.50	2.50	2.47	2.47
Financial					
1-month	n.a.	2.42	2.38	2.41	2.40
2-month	n.a.	2.46	2.41	2.47	2.44
3-month	2.43	2.49	2.43	2.53	2.48
Bank prime loan 2 3 7	5.50	5.50	5.50	5.50	5.50
Discount window primary credit 2 8	3.00	3.00	3.00	3.00	3.00
U.S. government securities					
Treasury bills (secondary market) 3 4					
4-week	2.39	2.38	2.39	2.38	2.39
3-month	2.35	2.38	2.37	2.39	2.39
6-month	2.37	2.39	2.38	2.38	2.39
1-year	2.32	2.33	2.33	2.33	2.33
Treasury constant maturities					
Nominal 9					
1-month	2.43	2.42	2.43	2.42	2.43

The Fed - H.15 - Selected Interest Rates (Daily) - April 05, 2019

Instruments	2019 Mar 29	2019 Apr 1	2019 Apr 2	2019 Apr 3	2019 Apr 4
3-month	2.40	2.43	2.42	2.44	2.44
6-month	2.44	2.46	2.45	2.45	2.46
1-year	2.40	2.41	2.41	2.41	2.41
2-year	2.27	2.33	2.30	2.33	2.33
3-year	2.21	2.29	2.26	2.29	2.29
5-year	2.23	2.31	2.28	2.32	2.32
7-year	2.31	2.40	2.38	2.42	2.41
10-year	2.41	2.49	2.48	2.52	2.51
20-year	2.63	2.71	2.70	2.75	2.74
30-year	2.81	2.89	2.88	2.93	2.92
Inflation indexed 10					
5-year	0.45	0.49	0.47	0.51	0.51
7-year	0.48	0.53	0.52	0.55	0.55
10-year	0.53	0.59	0.58	0.61	0.61
20-year	0.72	0.78	0.77	0.81	0.80
30-year	0.89	0.95	0.94	0.99	0.99
Inflation-indexed long-term average 11	0.83	0.89	0.88	0.93	0.92

n.a. Not available.

Footnotes

1. As of March 1, 2016, the daily effective federal funds rate (EFFR) is a volume-weighted median of transaction-level data collected from depository institutions in the Report of Selected Money Market Rates (FR 2420). Prior to March 1, 2016, the EFFR was a volume-weighted mean of rates on brokered trades.
2. Weekly figures are averages of 7 calendar days ending on Wednesday of the current week; monthly figures include each calendar day in the month.
3. Annualized using a 360-day year or bank interest.
4. On a discount basis.
5. Interest rates interpolated from data on certain commercial paper trades settled by The Depository Trust Company. The trades represent sales of commercial paper by dealers or direct issuers to investors (that is, the offer side). The 1-, 2-, and 3-month rates are equivalent to the 30-, 60-, and 90-day dates reported on the Board's Commercial Paper Web page (www.federalreserve.gov/releases/cp/).
6. Financial paper that is insured by the FDIC's Temporary Liquidity Guarantee Program is not excluded from relevant indexes, nor is any financial or nonfinancial commercial paper that may be directly or indirectly affected by one or more of the Federal Reserve's liquidity facilities. Thus the rates published after September 19, 2008, likely reflect the direct or indirect effects of the new temporary programs and, accordingly, likely are not comparable for some purposes to rates published prior to that period.

7. Rate posted by a majority of top 25 (by assets in domestic offices) insured U.S.-chartered commercial banks. Prime is one of several base rates used by banks to price short-term business loans.
8. The rate charged for discounts made and advances extended under the Federal Reserve's primary credit discount window program, which became effective January 9, 2003. This rate replaces that for adjustment credit, which was discontinued after January 8, 2003. For further information, see www.federalreserve.gov/boarddocs/press/bcreg/2002/200210312/default.htm. The rate reported is that for the Federal Reserve Bank of New York. Historical series for the rate on adjustment credit as well as the rate on primary credit are available at www.federalreserve.gov/releases/h15/data.htm.
9. Yields on actively traded non-inflation-indexed issues adjusted to constant maturities. The 30-year Treasury constant maturity series was discontinued on February 18, 2002, and reintroduced on February 9, 2006. From February 18, 2002, to February 9, 2006, the U.S. Treasury published a factor for adjusting the daily nominal 20-year constant maturity in order to estimate a 30-year nominal rate. The historical adjustment factor can be found at www.treasury.gov/resource-center/data-chart-center/interest-rates/. Source: U.S. Treasury.
10. Yields on Treasury inflation protected securities (TIPS) adjusted to constant maturities. Source: U.S. Treasury. Additional information on both nominal and inflation-indexed yields may be found at www.treasury.gov/resource-center/data-chart-center/interest-rates/.
11. Based on the unweighted average bid yields for all TIPS with remaining terms to maturity of more than 10 years.

Note: Current and historical H.15 data, along with weekly, monthly, and annual averages, are available on the Board's Data Download Program (DDP) at www.federalreserve.gov/datadownload/Choose.aspx?rel=H15). Weekly, monthly and annual rates are averages of business days unless otherwise noted.

Description of the Treasury Nominal and Inflation-Indexed Constant Maturity Series

Yields on Treasury nominal securities at "constant maturity" are interpolated by the U.S. Treasury from the daily yield curve for non-inflation-indexed Treasury securities. This curve, which relates the yield on a security to its time to maturity, is based on the closing market bid yields on actively traded Treasury securities in the over-the-counter market. These market yields are calculated from composites of quotations obtained by the Federal Reserve Bank of New York. The constant maturity yield values are read from the yield curve at fixed maturities, currently 1, 3, and 6 months and 1, 2, 3, 5, 7, 10, 20, and 30 years. This method provides a yield for a 10-year maturity, for example, even if no outstanding security has exactly 10 years remaining to maturity. Similarly, yields on inflation-indexed securities at "constant maturity" are interpolated from the daily yield curve for Treasury inflation protected securities in the over-the-counter market. The inflation-indexed constant maturity yields are read from this yield curve at fixed maturities, currently 5, 7, 10, 20, and 30 years.

Last Update: April 05, 2019

ATTACHMENT C

IVGID
Comparison of Cash Flows for Buy versus Lease

Example; Mountain 58 Golf Cart Fleet - Cost to Buy \$288,000
 Lease for 5 years with 4.52% interest factor

		Buy	Finance Lease	Operating Lease 15% Residual
Expended:				
Year	1	\$ 288,000	\$ 64,462	\$ 56,745
	2		\$ 64,462	\$ 56,745
	3		\$ 64,462	\$ 56,745
	4		\$ 64,462	\$ 56,745
	5		\$ 64,462	\$ 56,745
Residual Buy Out			\$ -	\$ 43,200
	Total	\$ 288,000	\$ 322,309	\$ 326,926
%				
% of Cost to Buy		100%	112%	114%
Estimated Fair Value Yr. 5		\$ 57,600	\$ 57,600	\$ 57,600

ATTACHMENT D

Incline Village General Improvement District Consideration of Leasing and Alternative Consequences						
	Fund Balance					May 1, 2019
	2018-19	Projected				
	Estimated	2019-20	2020-21	2021-22	2022-23	2023-24
Community Services Capital Improvements:						
Planned Facility Fees - Capital Maintenance						
Total Per Parcel		\$ 405	\$ 405	\$ 405	\$ 405	\$ 405
Total Community Services		\$ 3,322,215	\$ 3,322,215	\$ 3,322,215	\$ 3,322,215	\$ 3,322,215
Planned Other Sources & Adjustments:						
Mountain Clubhouse Insurance		300,000				
General Fund Balance for Clubhouse		561,800				
Bonding for Ski Way				2,750,000		
Debt Service on Bond					(342,007)	(342,007)
Bonding for Ski Way Roundabouts					2,100,000	
Debt Service on Bonds						(261,169)
Total Community Service Sources by Year		\$ 4,184,015	\$ 3,322,215	\$ 6,072,215	\$ 5,080,208	\$ 2,719,039
Scheduled Capital Expenditures with Leasing						
Championship Ongoing		516,200	477,200	371,580	141,100	444,100
Championship Ongoing by Lease		20,582	34,676	105,147	105,147	105,147
Champ. Maintenance Bldg.		-	700,000	-	-	-
Chateau Pavement Replacement						515,000
Mountain Ongoing		364,500	135,500	140,000	299,400	102,000
Mountain Ongoing by Lease		10,738	64,428	64,428	64,428	64,428
Mountain Clubhouse		1,420,000				
Gas System and Maintenance Bldg.		200,000	-	-	-	-
Mountain Course Maintenance Bldg.						600,000
Facilities Ongoing		173,900	152,360	144,400	98,000	144,500
Ski Resort Ongoing		1,257,700	1,314,000	979,950	1,377,400	621,900
Ski Resort Ongoing by Lease		58,166	87,249	143,907	176,535	176,535
K Rail and Ski Way		225,000	300,000	2,750,000	-	-
Ski Way Roundabouts					2,100,000	
Community Programming Ongoing		413,700	159,004	362,550	406,500	404,840
Community Services Admin Ongoing		-	80,000	-	-	-
Parks Ongoing		281,100	241,190	531,200	384,500	180,000
Parks Improvements from Grants		-	-	-	-	-
Tennis Ongoing		70,500	73,600	5,000	5,000	33,000
Tennis Facility (Estimated until design is completed)		700,000	-	-	-	-
Complete 2018-19 carry over projects, net of grants		1,265,152	-	-	-	-
Community Services Cumulative						
Fund Balance		\$ 12,692,482	\$ 9,899,259	\$ 9,402,267	\$ 9,876,320	\$ 9,798,518
						\$ 9,126,107
Alternative - No Leasing - Design for Comm. Serv. Master Plan:						
Scheduled Capital Expenditure no lease, with C5 design						
Reverse Championship lease		(20,582)	(34,676)	(105,147)	(105,147)	(105,147)
Pay outright for equipment - Championship		92,000	378,000	-	-	-
Reverse Mountain lease		(10,738)	(64,428)	64,428	(64,428)	(64,428)
Pay outright for equipment - Mountain		288,000	-	-	-	-
Reverse Ski lease		(58,166)	(87,249)	(143,907)	(176,535)	(176,535)
Pay outright for equipment - Ski		390,000	-	400,000	-	-
Community Services Master Plan Projects - Design:						
Upper Field Option A		-	-	-	-	28,000
Dog Park Option A		272,000	-	-	-	-
Rec Center Modules						
Admin and & Multi-Use Spaces		-	-	-	600,000	-
Gym & Fitness		-	-	618,000	-	-
Warm Water Pool		-	352,000	-	-	-
Bocce Option A		20,000	-	-	-	-
Skatepark		-	-	80,000	-	-
Village Green Great Park		-	-	-	208,000	-
Sierra Park		-	-	20,800	-	-
Sprung Structure		180,000	-	-	-	-
?? Ice Rink, Snow Play, Bike Park ??						
Community Services Cumulative						
Fund Balance		\$ 12,692,482	\$ 8,766,745	\$ 7,726,106	\$ 7,366,785	\$ 7,035,093
						\$ 6,680,792
Projected Policy Target Fund Balance						
		\$ 4,493,000	\$ 4,627,790	\$ 4,766,624	\$ 4,909,622	\$ 5,056,911
<i>Assumption to this projection include annual operations are net zero and carry over capital projects at 6/30/19 are complete.</i>						
<i>Assumption also is nothing is to planned for Diamond Peak Master Plan except completion of Entitlements.</i>						

Incline Village General Improvement District Consideration of Leasing and Alternative Consequences						
	Fund Balance					May 1, 2019
	Fund Balance					
	2018-19	Projected				
	Estimated	2019-20	2020-21	2021-22	2022-23	2023-24
Beach Capital Improvements:						
Planned Facility Fees - Capital Maintenance						
Per Parcel		\$ 39	\$ 39	\$ 39	\$ 39	\$ 39
Total Beach		\$ 302,172	\$ 302,172	\$ 302,172	\$ 302,172	\$ 302,172
Planned Other Sources & Adjustments:						
Capital Grant for Storm water Impr.		150,000	-	-	-	-
Total Beach Sources		\$ 452,172	\$ 302,172	\$ 302,172	\$ 302,172	\$ 302,172
Scheduled Capital Expenditures		\$ 1,071,200	\$ 174,600	\$ 221,060	\$ 350,000	\$ 657,000
Beach Ongoing		271,200	174,600	221,060	350,000	657,000
BC Pool Resurface and Mechanical		800,000				
Beach Cumulative Sources vs Uses	\$ 1,729,521	\$ 1,110,493	\$ 1,238,065	\$ 1,319,177	\$ 1,271,349	\$ 916,521
Projected Policy Target Fund Balance		\$ 526,000	\$ 541,780	\$ 558,033	\$ 574,774	\$ 592,018

ATTACHMENT E



RESOLUTION NO. 1869

A RESOLUTION AUTHORIZING A MEDIUM-TERM INSTALLMENT PURCHASE AGREEMENT

WHEREAS, the Incline Village General Improvement District serving the communities of Incline Village and Crystal Bay Nevada, at a regular meeting held on May 1, 2019 at 6 p.m. PST determined that the public interest requires a Medium-Term Installment Purchase Agreement; and the following findings of fact determined: the Incline Village General Improvement District operates the Championship Golf Course, which utilizes fairway mowers, the Mountain Golf Course which utilizes a fifty-eight (58) cart fleet of golf carts, and Diamond Peak Ski Resort which utilizes snow grooming equipment, and has determined that the best use of public funds is to acquire this replacement of this equipment, for a period of five (5) years, through the use of a qualified tax-exempt obligation, identified under a Master Equipment Lease/Purchase Agreement with California First National Bank, which by its terms is deemed an installment purchase agreement.

WHEREAS, proper notice was given of the intention to act upon the Resolution Authorizing a Medium-Term Installment Purchase Agreement pursuant to Nevada Revised Statutes 350.087 and Nevada Administrative Code 350.100 through 350.160.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT THE BOARD OF TRUSTEES OF THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT proposes to enter an Installment Purchase Agreement with a principal amount not to exceed \$800,000.00 covering all three equipment items, at an annual interest rate not to exceed 220 basis points above the Five Year Interest Rate Swaps published by the Federal Reserve Statistical Release H -15 as of the time of closing for each item of equipment's purchase and to be repaid over five years including a residual payment.

The purpose for which the funds are to be used is the acquisition of a fairway mower for the Championship Golf Course, fifty-eight (58) golf carts for use at the Mountain Golf Course, and a snow grooming machine for use at the Diamond Peak Ski Resort.

The obligation will be repaid from operating revenues of the Community Services Special Revenue Fund, through scheduled payments for each equipment item under a Master Equipment Lease/Purchase Agreement with the California First National Bank. The dollar amount available to repay the obligation is from lease



RESOLUTION NO. 1869

A RESOLUTION AUTHORIZING A MEDIUM-TERM INSTALLMENT PURCHASE AGREEMENT

payments made in monthly installments made each of five years with a residual payment due in the sixtieth month. It is possible the residual payment will be made by transferring ownership of the related equipment to the next provider and thus will not necessarily be paid from operating revenues. This form of acquiring the use of this equipment is considered the best net outflow of resources to the operations of the Community Services Special Revenue Fund.

IT IS FURTHER RESOLVED that the District Clerk forward the necessary documents to the Executive Director, Department of Taxation, Carson City, Nevada.

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed, **by a two-thirds vote**, and adopted at a regularly held meeting of the Board of Trustees of the Incline Village General Improvement District on the 1st day of May, 2019, by the following vote of the Incline Village General Improvement District Board of Trustees (consisting of five (5) members):

- AYES, and in favor thereof, Trustees:
- NOES:
- ABSENT:

Kendra Wong
Chairwoman
IVGID Board of Trustees

ATTEST TO: _____
Susan A. Herron
District Clerk

DISTRICT SEAL

MEMORANDUM

TO: Board of Trustees

FROM: Kendra Wong
Chairwoman, IVGID Board of Trustees

SUBJECT: Board Work Plan – Ordinance 7 – Follow up review, discussion and possible direction to Staff

DATE: April 23, 2019

At the April 10, 2019 Board of Trustees meeting, the Board of Trustees undertook a conversation about Ordinance 7. This agenda item is a follow up to that conversation and to give our Staff direction for the following items:

- ✓ Trustees were tasked with reaching out to their communities to determine their top three or four items;
- ✓ Staff was requested to include the distributed “Ordinance 7 – Meeting and Survey Summary” in the next packet (May 1, 2019);
- ✓ Set July 24 as a community forum on this topic; this will be a Staff lead forum and a more detailed discussion will be held in June; and
- ✓ Any other thoughts or ideas related to this topic.

ORDINANCE 7 – MEETING AND SURVEY SUMMARY

Last summer staff organized a series of 5 public open forums to receive community input on Ordinance 7. In conjunction with these meetings, an Ordinance 7 survey was distributed from June-September to gather information from members of the public regarding their level of satisfaction with the ordinance, along with other related questions.

Ordinance 7 Meetings:

- General Consensus, Conclusions or Outcome?
 - Keep Family Tree with some exceptions for the 'modern family.'
 - Nannies, caregivers, exchange students etc., handled on case-by-case basis
 - Exceptions could be handled with 'special' Picture Pass with limited value (no PPH discounts)
 - Limit Picture Passes to 5, with opportunities to purchase more within Family Tree
 - Punch Cards should be limited
 - Focus on 'guests of guests'
 - Retain 'exclusivity' at the beaches
 - Reduce overcrowding at the beaches
 - Focus on protecting property values
 - White Forms
 - Should be limited in some way
 - Control with Technology (bar code or RFID)
 - Special card/ticket that can't be duplicated
 - More accountability on parcel owner (all use tied to parcel owner)
 - Better tracking of usage, look for excessive usage
 - Provide parcel owners with better service and value (benefits)
 - Preferred Parking at the beaches
 - Quicker or special access during peak periods
 - Other privileges?
- Results of Ordinance 7 Survey
 - 544 responses were collected
 - Key findings:
 - 94% of respondents own a home in Incline Village/Crystal Bay
 - 59% have lived here over 12 years
 - 48% say they use the beaches the most over other venues
 - 54% say they understand Ordinance 7 well
 - 48% do not want Ordinance 7 to change
 - 98% are happy living in Incline Village/Crystal Bay
 - 80% say they are happy with IVGID as a whole
 - Over 80% say IVGID has attributed to their property value

The final two meetings were facilitated by Kevin Lyons of Flash Vote. His summary report is attached. The summary report for the Ordinance 7 survey is attached as well.



The August 5, 2014 and August 19, 2014 Ordinance 7 Meetings

Summarized for IVGID by Kevin Lyons of Governance Sciences Group, Inc. (developer of FlashVote)

On August 5, 2014 Kevin Lyons facilitated a 2+ hour public meeting attended by an estimated 50 to 60 people. On August 19, 2014 Mr. Lyons facilitated a follow up public meeting segment, comprising the majority of a 2 hour public meeting attended by an estimated 40 to 50 people. A significant percentage of people in attendance on August 19 (perhaps one quarter) had not been in attendance on August 5. Mr. Lyons had offered to facilitate these meetings to test some of the rapid policy development ("FlashPolicy") processes that have been developed in conjunction with the FlashVote product that IVGID has been testing.

August 5, 2014

The meeting opened with a presentation by Mr. Lyons designed to help the participants get synchronized on the general goals of government projects and ordinances and on ways to structure inputs to get the most valuable feedback from people. This would set the stage for working together in the meeting to build consensus within shared goals and constraints.

After about 30 minutes of presentation, the meeting shifted into a workshop mode, with Mr. Lyons walking the group through a series of question topics and logging the feedback from everyone who contributed. The first topic was identifying problems or opportunities associated with Ordinance 7. The second topic was what IVGID is explicitly authorized to do and prohibited from doing. The third topic was what IVGID is implicitly mandated to do and not do. The fourth topic was filtering possibilities through these constraints to produce approved options that had consensus citizen support and authorization. Several pages of inputs were collected by the conclusion of the session.

August 19, 2014

This follow up meeting segment opened with Mr. Lyons recapping and reviewing the input data from the previous meeting, organized by each of the question topics. The approved option ideas were also summarized and some additional input was collected at each stage.

Next, Mr. Lyons introduced some variations within the approved option ideas for the group to consider. Some group members suggested their own variations which were also submitted for group feedback at the time. After this discussion of various optimization ideas, new feedback was collected from the group on what types of VIP services might be of interest to residents. Several pages of additional input data were collected.

Next Steps

Having generated viable options and preliminary optimization ideas, the next step in the process is to validate the "focus group" feedback with a broader set of data that can be collected with an iterative series of FlashVote survey questions. This FlashPolicy process would conclude with another in person facilitation to present and discuss the final results and recommendations, to verify they meet needs and objections. Right now some useful tentative results of this process are already available (below).

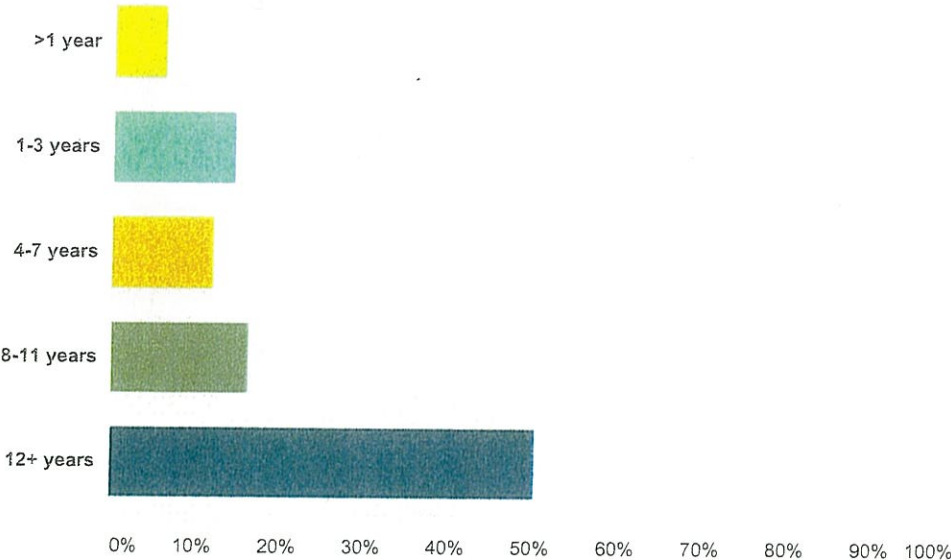


Interim and Tentative Summary of Ordinance 7 Recommendations (Pending Broader Validation)

- Family Tree
 - Keep family tree but consider limited expansion or equivalent for modern family needs
 - Extra kids OK as a standard exception, but beyond 5 still costs money
 - No live ins under family tree but tenants are separate category from family tree that can handle some family tree exceptions
- Picture passes
 - Picture passes part of 5 combined with standard exception rules
 - Anything over 5 costs extra (for exceptions)
- Picture Card Guest (Cant bring in own guests)
 - Different types of guests or family tree exceptions could be handled with a picture guest card (nannies, caregivers, exchange students, etc)
 - Picture card guest beyond 5 would pay cash but picture card guest would be included in 5 cards options
- Punch Cards
 - Limited punch cards with some large group exception purchase is preferred to unlimited punch cards
 - Guests of guests management would be addressed with punch card limits
 - Punch cards limited per parcel and have to use the punch cards balance on associated guests
 - Punch card access beyond 5 picture cards would be 1 and paid cash
- White Paper Guests
 - Potentially different access fees for white paper (cash) guest vs punch card
 - White papers should have some limits to eliminate abuses like possible limits on white paper guests per parcel or bar coded numbers to prevent duplication
- Pricing
 - Peak demand pricing should be used to address busiest times
 - Funds from the beaches should go to the beaches
- Other
 - Err on the side of protecting the beach deed
 - Special parking and other privileges for property owners only should be considered

Q1 How long have you been a resident of Incline Village/Crystal Bay?

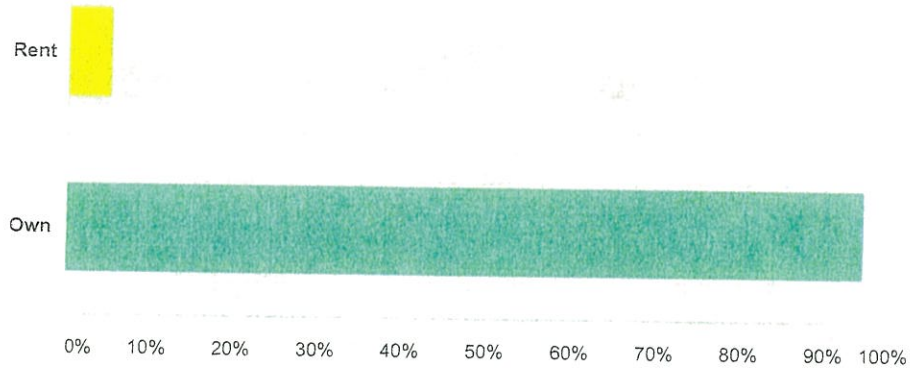
Answered: 541 Skipped: 2



Answer Choices	Responses	
>1 year	6.28%	34
1-3 years	14.60%	79
4-7 years	12.20%	66
8-11 years	16.45%	89
12+ years	50.46%	273
Total		541

Q2 Do you rent or own your home in Incline Village/Crystal Bay?

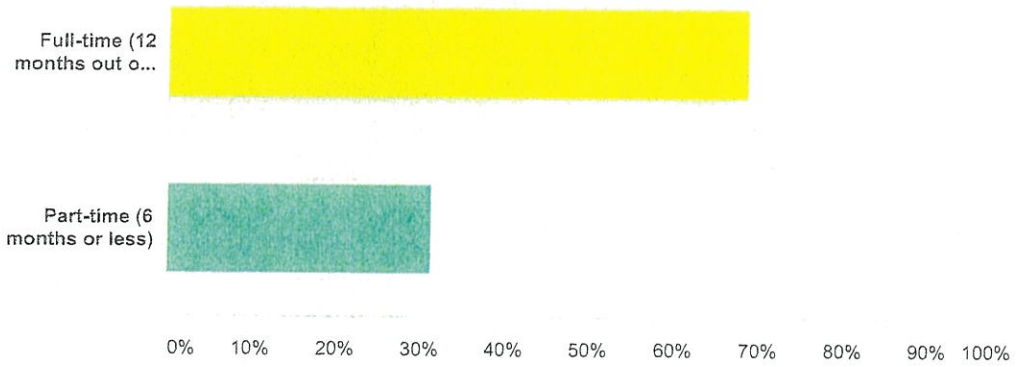
Answered: 538 Skipped: 5



Answer Choices	Responses	
Rent	5.20%	28
Own	94.80%	510
Total		538

Q3 Do you live in Incline Village/Crystal Bay full-time or part-time?

Answered: 538 Skipped: 5



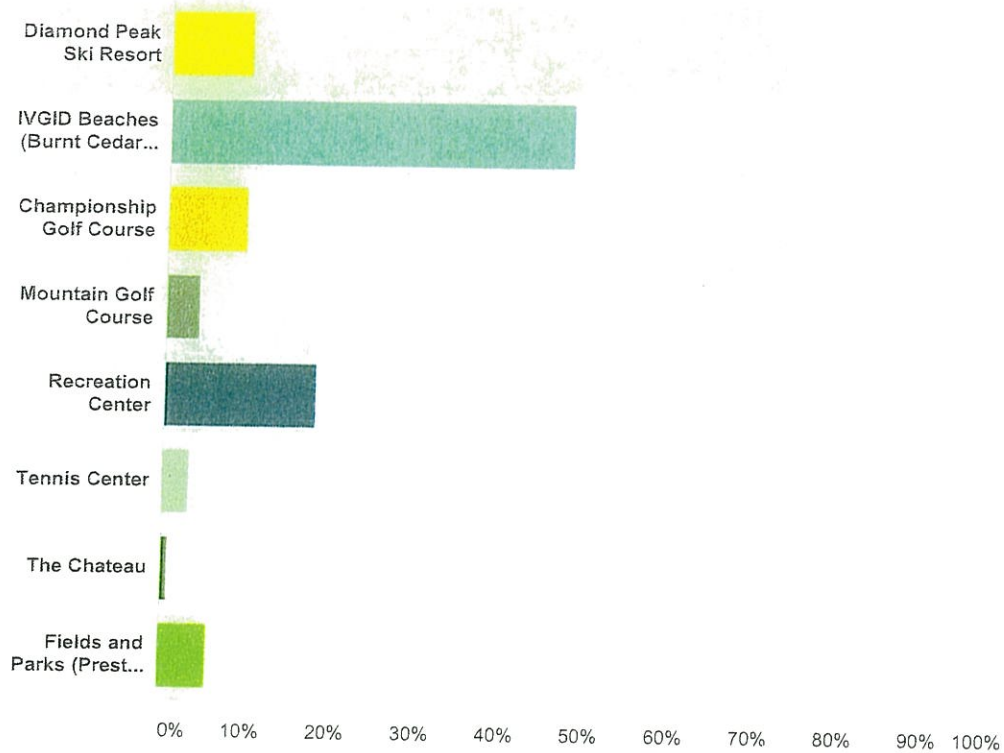
Answer Choices

Responses

Full-time (12 months out of the year)	68.59%	369
Part-time (6 months or less)	31.41%	169
Total		538

Q4 What IVGID recreation venue do you use the most?

Answered: 538 Skipped: 5



Answer Choices

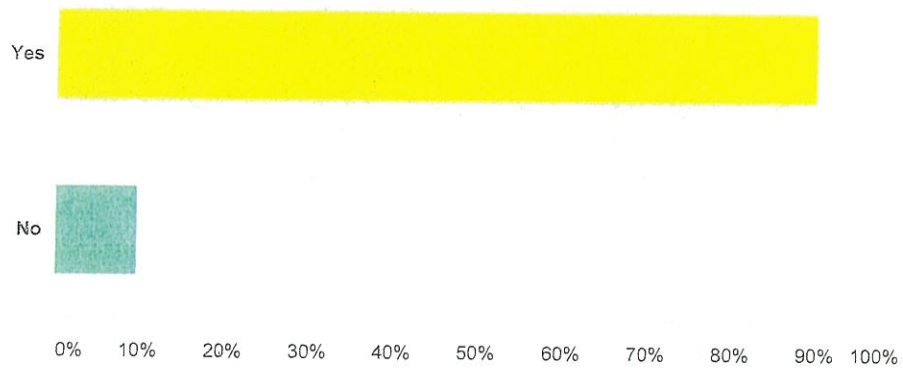
Responses

Diamond Peak Ski Resort	9.85%	53
IVGID Beaches (Burnt Cedar, Ski Beach, Incline Beach)	48.14%	259
Championship Golf Course	9.67%	52
Mountain Golf Course	4.28%	23
Recreation Center	18.22%	98
Tennis Center	3.35%	18
The Chateau	0.74%	4
Fields and Parks (Preston Field, Aspen Grove, Disc Golf Course, etc.)	5.76%	31

Total 538

Q5 Are you satisfied with that IVGID venue?

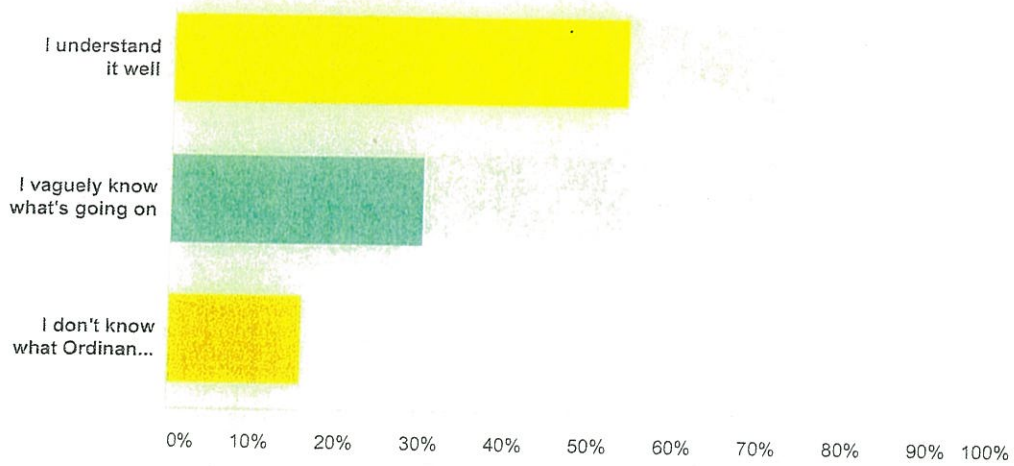
Answered: 535 Skipped: 8



Answer Choices	Responses	
Yes	90.09%	482
No	9.91%	53
Total		535

Q6 How familiar are you with Ordinance 7?

Answered: 536 Skipped: 7

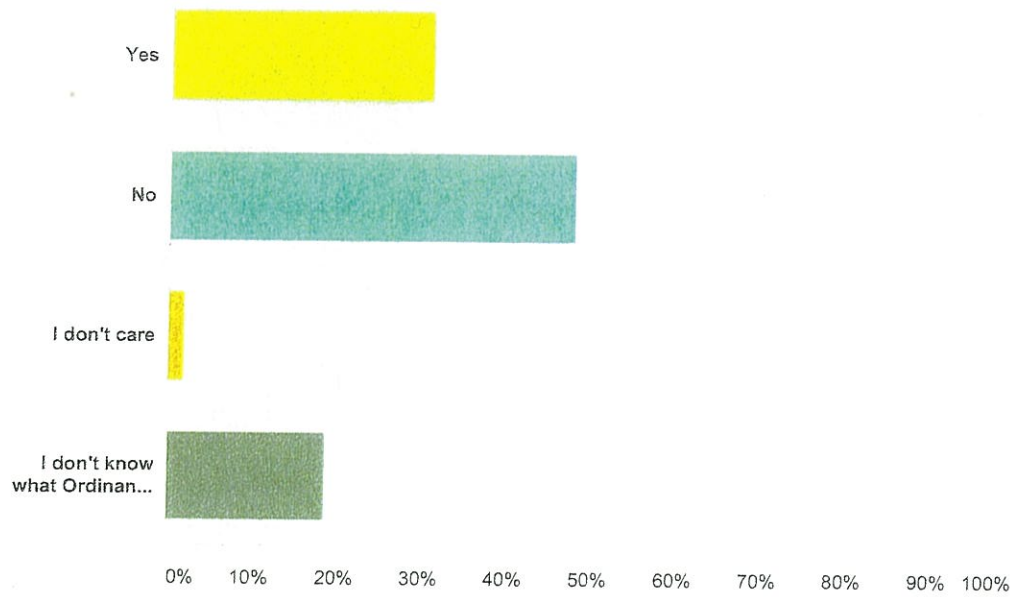


Answer Choices	Responses	
I understand it well	54.10%	290
I vaguely know what's going on	30.04%	161
I don't know what Ordinance 7 is	15.86%	85
Total		536

Ordinance 7 feedback- please keep in mind that all responses are a public record

Q7 Do you want Ordinance 7 to change?

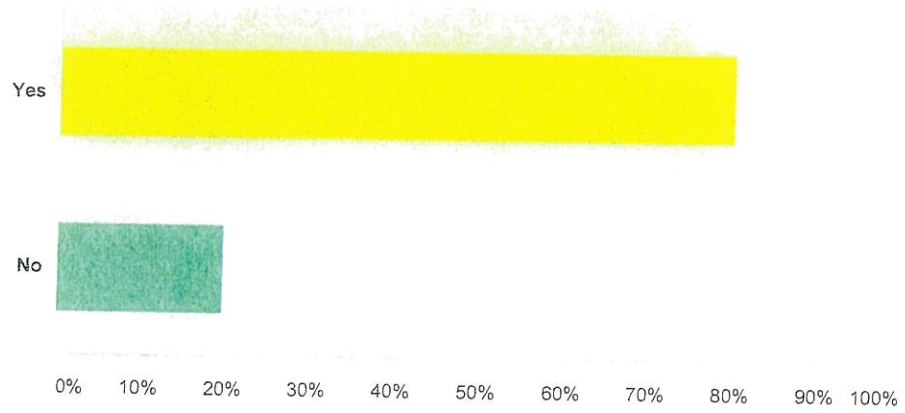
Answered: 523 Skipped: 20



Answer Choices	Responses	
Yes	31.17%	163
No	48.18%	252
I don't care	1.91%	10
I don't know what Ordinance 7 is	18.74%	98
Total		523

**Q8 Are you satisfied with IVGID as a whole?
(Ski, golf, tennis, the Recreation Center,
Public Works, administration)**

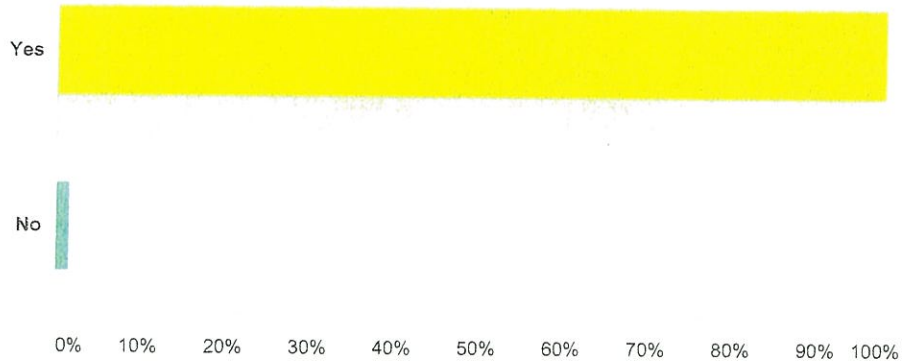
Answered: 529 Skipped: 14



Answer Choices	Responses	
Yes	80.15%	424
No	19.85%	105
Total		529

Q9 Are you happy living in Incline Village/Crystal Bay?

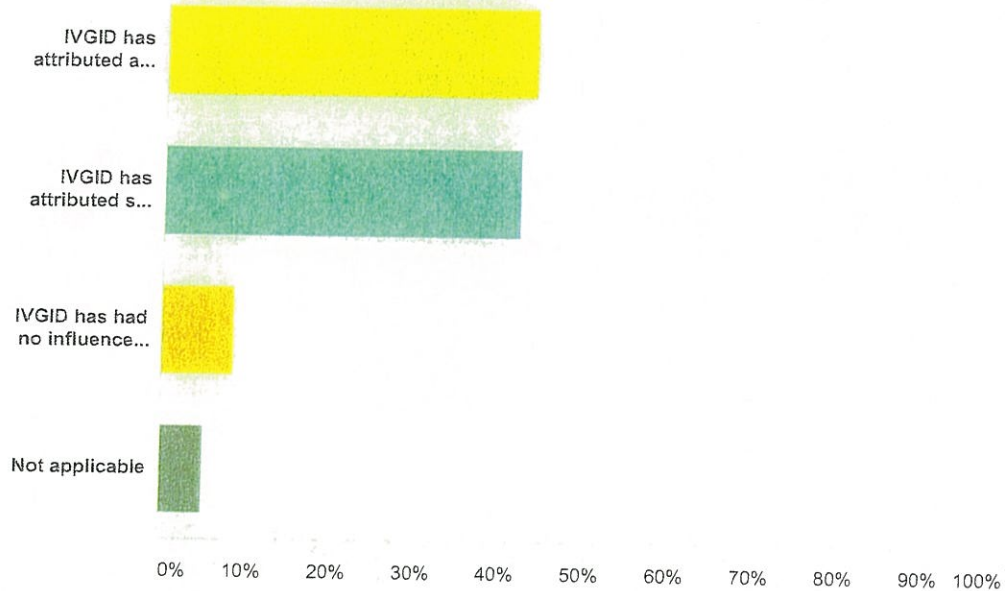
Answered: 540 Skipped: 3



Answer Choices	Responses	
Yes	98.33%	531
No	1.67%	9
Total		540

Q10 Generally, Incline Village/Crystal Bay property values are higher than in surrounding communities. How much do you attribute your real estate value to IVGID recreation services?

Answered: 541 Skipped: 2



Answer Choices

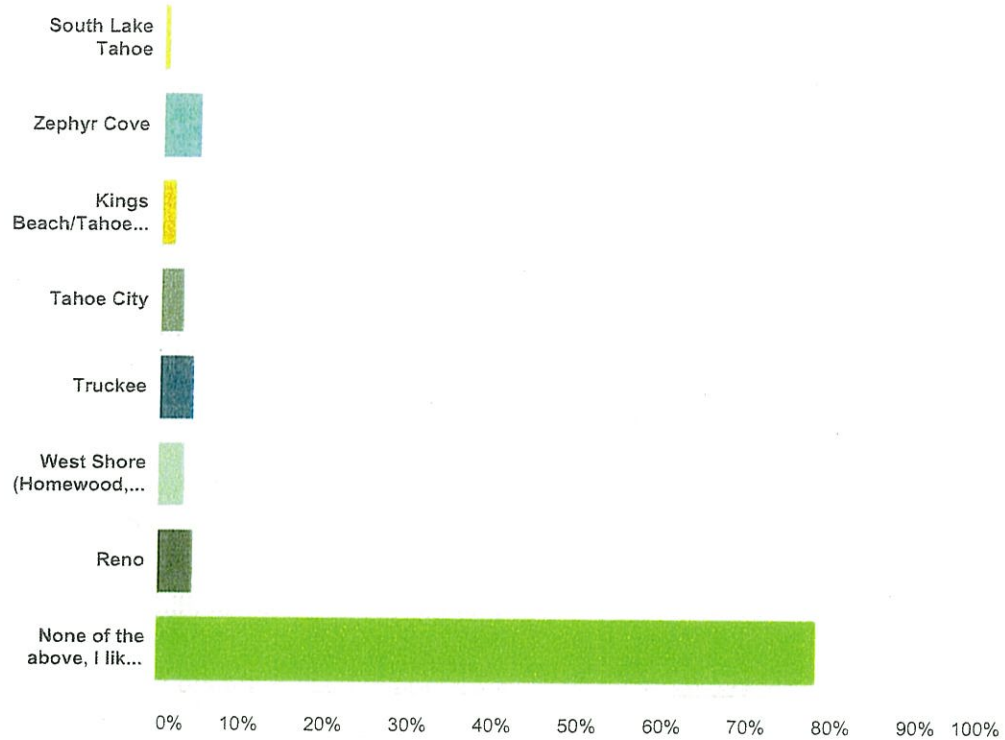
Responses

IVGID has attributed a lot to my property value	43.99%	238
IVGID has attributed some to my property value	42.33%	229
IVGID has had no influence on my property value	8.50%	46
Not applicable	5.18%	28

Total 541

Q11 If you had your choice to live in another close-by community, where would it be?

Answered: 519 Skipped: 24



Answer Choices	Responses	
South Lake Tahoe	0.58%	3
Zephyr Cove	4.62%	24
Kings Beach/Tahoe Vista	1.73%	9
Tahoe City	2.89%	15
Truckee	4.24%	22
West Shore (Homewood, Tahoma, etc.)	3.28%	17
Reno	4.43%	23
None of the above, I like living in Incline Village/Crystal Bay	78.23%	406
Total		519

Ordinance 7 feedback- please keep in mind that all responses are a public record

**Q12 What do you like most about Incline
Village/Crystal Bay?**

Answered: 441 Skipped: 102

Ordinance 7 feedback- please keep in mind that all responses are a public record

Q12 What do you like most about Incline Village/Crystal Bay?

Answered: 441 Skipped: 102

#	Responses	Date
1	We appreciate our golf courses, skiing, and our beaches! Although - beaches/parking have become more & more congested in recent years... sometimes we can only visit in the evening. What happened?	9/30/2014 3:51 PM
2	Exclusive use of our private beaches without having to share our deeded restricted beach access with excess members of the public who do not have deeded access!	9/29/2014 11:05 AM
3	nice little town	9/27/2014 10:55 AM
4	Nice Beaches, Quiet most of time, small town with necessary facilities.	9/19/2014 3:52 PM
5	Beauty small town feel	9/19/2014 9:07 AM
6	Although IVGID's policies have deteriorated the quality of life here by encouraging tourism, IV/CB is still relatively quiet compared to other basin communities. We should do all we can to maintain our unspoiled vistas.	9/18/2014 5:33 PM
7	Live in forest. Bike riding.	9/18/2014 3:40 PM
8	Cleanliness of the community	9/18/2014 8:48 AM
9	The facilities provided to the residents by IVGID.	9/17/2014 10:49 PM
10	the amenities, it's well kept, upscale yet down to earth	9/9/2014 3:22 PM
11	clean and well maintained	9/9/2014 8:52 AM
12	The LAKE. Our CONDO. Relaxed pace. Nevada.	9/6/2014 3:46 PM
13	Championship Golf Course	9/3/2014 4:07 PM
14	Peace and quiet with easy access to recreational venues.	8/21/2014 6:11 PM
15	The quite small town lifestyle it provides but with easy close access to big city amenities if I want them via Reno, Carson City, South Shore. I consciously chose to move to Incline from Park City, Utah precisely because of the small town feel. If I wanted to live in a tourist funded and over run destination I wouldn't have left Park City.	8/21/2014 4:40 PM
16	small town, quiet most of the year	8/20/2014 11:11 AM
17	Location, Skiing, Biking, Hiking ... off-season quiet	8/19/2014 2:55 PM
18	The sense of community and the tremendous facilities and diversity of recreational activities both formal and informal.	8/17/2014 3:19 PM
19	The beaches and golf courses.	8/16/2014 1:15 PM
20	Small town atmosphere, private beaches.	8/15/2014 3:23 PM
21	Small community	8/15/2014 1:18 PM
22	Because it is a Village	8/14/2014 7:23 PM
23	Having a area at Lake Tahoe, which is somewhat secluded from the bustle of the rest of the Lake Tahoe region.	8/13/2014 9:37 PM
24	Close to skiing. Love DP but it would be nice to be bigger. Like when beaches are not too crowded.	8/13/2014 4:26 PM
25	small community with all services I need	8/13/2014 10:04 AM
26	Small town feel. Friendly people	8/11/2014 9:59 PM
27	The view from the home that we designed, and lake access.	8/11/2014 8:25 AM
28	Shouldn't the question be what we don't like?	8/10/2014 8:32 AM
29	The beaches which already on jammed in the summer . Plus kayak venue..	8/7/2014 4:33 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

30	Outdoor activities	8/7/2014 1:40 PM
31	Quality of life	8/6/2014 11:05 PM
32	Quality of life	8/6/2014 11:04 PM
33	Small town - 3 traffic lights.	8/6/2014 1:21 PM
34	Small town atmosphere with variety of recreation opportunities (beaches, rec ctr, Diamond Peak, parks) that are restricted to IV/CB residents or owners. Beautiful setting and wonderful climate. Peaceful & quiet most of the year.	8/5/2014 5:10 PM
35	living within walking distance of shops and beaches	8/5/2014 4:19 PM
36	Less crowded than CA properties.	8/5/2014 1:47 PM
37	Strong community involvement, sizable year-round population. Something to do in all seasons.	8/5/2014 12:56 PM
38	community, available activities	8/5/2014 11:26 AM
39	It is well maintained and managed. The small size of the community is another plus.	8/4/2014 11:45 PM
40	Its location on the shore of Lake Tahoe and its rural environment (not a maze of concrete and high rise buildings)	8/4/2014 8:27 PM
41	Community pride and spirit (people are friendly, interesting, engaging, passionate); Tahoe's natural beauty	8/4/2014 11:58 AM
42	A relaxed community with exceptional recreation options and facilities.	8/1/2014 10:45 PM
43	quiet	8/1/2014 3:49 PM
44	Its a small town outside the summer and winter season	8/1/2014 11:53 AM
45	The amenities - beaches, ski resorts, hiking, tennis center, walking trails and the beauty	7/31/2014 4:47 PM
46	We like the lack of congestion/ "rif raf" from public access/day visitors, the recreation center, beaches,	7/31/2014 9:05 AM
47	The beaches, which limit access so that they are not mobbed.	7/31/2014 3:52 AM
48	small town feel, close knit community. I would not like to see it become a resort destination community, over-run with tourists who hold little regard for our area.	7/30/2014 5:19 PM
49	Not so crowded as other areas....	7/27/2014 2:00 PM
50	I like the people here and the many sport opportunities available (ski, paddle board, kayak, hike, etc.) -- all of which I take part in as much as possible.	7/24/2014 3:08 PM
51	The IVGID amenities. There is no other community in the Lake Tahoe area that has what we have in Incline Village.	7/23/2014 3:59 PM
52	The lake, the services available within the community, the proximity to Reno.	7/21/2014 10:32 PM
53	The exclusivity of our private deeded recreational properties.	7/21/2014 4:39 PM
54	everything is so close and it is mainly limited to owners.	7/21/2014 1:07 PM
55	facilities are not too crowded. beaches are difficult to park at during july/august.	7/21/2014 12:58 PM
56	people and activities (not IVGID activities) beaches, incliners	7/21/2014 12:55 PM
57	weather, community, interesting people	7/21/2014 12:50 PM
58	private community	7/21/2014 12:43 PM
59	people	7/21/2014 12:32 PM
60	community, activities, beautiful town	7/21/2014 12:24 PM
61	the community and its controlled use of its facilities	7/21/2014 12:22 PM
62	community feel, well kept beaches, parks, streets etc. Private beach access.	7/21/2014 12:13 PM
63	mountains, trees, lake, outdoor activities, weather	7/21/2014 12:04 PM
64	the beauty	7/21/2014 11:58 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

65	the beaches and golf course and overall setting	7/21/2014 11:51 AM
66	climate, green environment, administration of public services	7/21/2014 11:49 AM
67	i like living in a nice, small town	7/21/2014 11:43 AM
68	it is mostly an exclusive, yet small, non-commercial community.	7/21/2014 11:35 AM
69	we like the beaches and the recreation facility. I like the exercise classes. The cleanliness of the community.	7/21/2014 11:29 AM
70	healthy lifestyle & friendly people	7/21/2014 11:24 AM
71	people and resources	7/21/2014 11:08 AM
72	the size of the village and the amenities.	7/21/2014 9:41 AM
73	The lake, the availability of alternate recreation programs, senior services and great people	7/20/2014 4:12 PM
74	Beaches, beach access, general amenities and coherent community	7/20/2014 2:37 PM
75	Natural beauty, popularity but on a manageable level (generally), access to ski resorts, hiking trails, and shoreline	7/19/2014 8:01 AM
76	The beauty! The peacefulness!	7/18/2014 6:13 PM
77	That it's a designed community and has a lot to offer. It's safe. It's (usually) not overrun with people. It's quiet. It looks natural vs. being all built up.	7/18/2014 6:12 PM
78	The size, the facilities, the character of the place, the weather (!!), the 4th of July celebrations, the safeness of the community,	7/18/2014 4:26 PM
79	Quiet, our beaches and rec center All of the outdoor fun we can have!	7/18/2014 3:12 PM
80	the natural, beautiful environment (Lake Tahoe) with its sources of outdoor recreation (the lake, hiking trails, X-country skiing, etc.) AND the controlled, residents/guests only access to our beaches	7/18/2014 11:48 AM
81	dog park	7/17/2014 4:46 PM
82	private beach, golf, rec center, etc. Views, quiet, mountain living	7/17/2014 3:49 PM
83	closeness to the lake	7/17/2014 3:02 PM
84	Location	7/17/2014 2:23 PM
85	My work	7/17/2014 11:12 AM
86	The residential, non-commercial aspect of the community; unlike South Lake, Kings Beach or Tahoe City.	7/17/2014 9:35 AM
87	4 season recreation and the home owners rate to use	7/17/2014 9:35 AM
88	Small town feel - typified by the July 4th parade.	7/16/2014 2:32 PM
89	I like the recreation facilities including the beaches, the golf courses, the playgrounds, and the ski hill. I don't mind paying a little extra tax to keep these facilities private for Incline Village residents and families. I also would like to commend the snow plowing in the winter and the Incline dump access.	7/16/2014 12:53 PM
90	The beauty of our surrounding environment, the exclusivity of our beaches, the fact that the vast majority of residents are great people and the climate!	7/16/2014 9:22 AM
91	The planned and organized way it is built. Very residential with essential amenities without the tick tacky way every other community on the Lake looks.	7/16/2014 9:12 AM
92	Location and on the Nevada side of The Lake for tax purposes.	7/16/2014 8:34 AM
93	i like the facilities, Championship Course especially	7/16/2014 8:06 AM
94	Our amenities being private to property owners.	7/16/2014 7:35 AM
95	weather, lake proximity	7/16/2014 7:02 AM
96	The sense of community	7/16/2014 6:23 AM
97	small, secluded through policies that limit outsiders to take advantage of fees the property owners pay	7/16/2014 5:56 AM
98	The fact it is a community	7/15/2014 11:14 PM

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99	View of the lake	7/15/2014 7:50 PM
100	The community. It is quite like a family except for the black sheep. Even good families have black sheep. I know, because I am one for my in-laws :)	7/15/2014 7:43 PM
101	Private beaches, close hiking, and wonderful rec center. Also, the city events are really great!	7/15/2014 7:08 PM
102	Upkeep of the area and the exclusivity of the area.	7/15/2014 6:34 PM
103	Everything!	7/15/2014 6:33 PM
104	Recreational facilities ... and beach exclusivity to Incline Village residents only. We paid an upfront premium to live here. Any changes would have a negative impact on our property value. The first and foremost responsibility of an IVGID Trustee is the 100% protect our property value !!!	7/15/2014 6:29 PM
105	Ivgid	7/15/2014 6:11 PM
106	Small community with lots of community benefits that I can enjoy as I choose to.	7/15/2014 5:37 PM
107	It's natural beauty	7/15/2014 5:31 PM
108	The Lake	7/15/2014 5:10 PM
109	It is a small recreational community optimized for the residents.	7/15/2014 5:01 PM
110	The private beaches.	7/15/2014 4:55 PM
111	It provides a large number of recreational services that I use: beaches, Diamond Peak, golf and recreation center. In addition, I frequently use The Chateau to host events/dinners.	7/15/2014 4:36 PM
112	small community with great amenities	7/15/2014 4:27 PM
113	The people and amenities	7/15/2014 4:24 PM
114	Exclusivity. Access to privileges that we PAY FOR. Am sick of IVGID trying to open our facilities to other communities.	7/15/2014 4:10 PM
115	The setting... when the tourists are gone.	7/15/2014 11:16 AM
116	The beautiful lake, hiking, beaches, weather, friendly people	7/15/2014 7:51 AM
117	I used to like it back when I paid \$300 for a golf season pass at both courses	7/12/2014 4:43 PM
118	The small town feel.	7/12/2014 1:39 PM
119	The private nature of the beaches.	7/11/2014 8:56 PM
120	The beaches are well designed and maintained. Generally, owners are respectful of neighbor rights and maintain their properties.	7/11/2014 9:03 AM
121	The wildlife, especially the opportunities to view and photograph bears and others.	7/11/2014 7:26 AM
122	Sense of community	7/10/2014 9:20 PM
123	Beaches, variety of recreational opportunities	7/10/2014 8:44 PM
124	Recreation facilities including beaches, golf, ski, & library.	7/10/2014 6:10 PM
125	Private , laid back, food/drink service	7/10/2014 4:23 PM
126	Private beaches, rec center, ski and golf	7/10/2014 2:20 PM
127	It is a community	7/10/2014 2:19 PM
128	Peacefulness	7/10/2014 8:35 AM
129	natural beauty and amenities	7/9/2014 8:14 AM
130	sense of community, quality of life	7/9/2014 8:04 AM
131	Private access to the different amenities.	7/8/2014 3:09 PM
132	Natural beauty.	7/7/2014 4:35 AM

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133	Living in the Sierras next to Lake Tahoe. Friendly and active people. Skiing in the winter and trail biking in the summer. Quiet community. Available recreation opportunities, especially the beaches to be able to go down to the lake.	7/6/2014 8:56 PM
134	The usually quiet community.	7/5/2014 1:58 PM
135	It is a beautiful, self-contained community with access to recreation, shopping, entertainment, church, all in town. The aspect that makes our community unique around Tahoe are the recreational facilities.	7/4/2014 7:08 PM
136	We have lived here full time for over 25 years.We are very happy with our life here and the friends in the community. We would hope that you leave Ordiance 7 as it is now. No Changes	7/4/2014 6:50 PM
137	Rec facilities: Tennis, Rec center, burnt cedar pool, chateau	7/4/2014 4:57 PM
138	Nice	7/4/2014 9:13 AM
139	Weather, natural scenic beauty, clear lake water, mountain hiking trails, quiet community, not a lot of traffic.	7/3/2014 8:32 PM
140	It used to be an exclusive community. Private beaches, golf courses, rec center and tennis center.	7/3/2014 5:27 PM
141	Except for July....the quietness and cleanness of the area.	7/3/2014 2:17 PM
142	Proximity to Reno; property values; community values	7/3/2014 1:36 PM
143	The quieter community atmosphere, the great amenities, less developed and less cookie cutter /urban than South Lake, and Northstar/Squaw Village.	7/3/2014 1:12 PM
144	The location of my home (lot has a good view, many trees and a brook).	7/3/2014 12:13 PM
145	Quiet, not crowded, well maintained, beautiful	7/3/2014 8:51 AM
146	It's beauty, it's quieter than other lake communities, our fabulous weather.	7/2/2014 1:54 PM
147	Small community feeling; control over beaches to keep numbers down so not crowded; golf courses, beaches, ski area close by.	7/2/2014 12:09 PM
148	The beautiful people and the weather, it's always beautiful here.	7/2/2014 11:59 AM
149	Fresh air, beautiful surroundings, easy to get around	7/2/2014 11:20 AM
150	Lifestyle, people, church, weather	7/2/2014 11:03 AM
151	Quiet,Peaceful Relaxing	7/2/2014 10:36 AM
152	The people	7/1/2014 2:06 PM
153	Community of passionate people; access to spectacular outdoors; availability of things to do; small town feel with big things happening!	7/1/2014 9:10 AM
154	IV is a great place to live; good skiing in the winter and beautiful in the summer.	6/30/2014 4:29 PM
155	The beaches & Diamond Peak ski area being in close proximity to our home.	6/30/2014 8:20 AM
156	It is a village that has unique beach and recreation facilities that are were created for the benefit of Incline Village residents. This should not be put in jeopardy by this Board or any future Board.	6/29/2014 3:06 PM
157	The Lake, mountains,forest, beaches and facilities.	6/29/2014 1:32 PM
158	Private beach access.	6/28/2014 1:35 PM
159	Lifestyle and beaches, ski resort	6/28/2014 1:15 PM
160	Close proximity to quality recreation.	6/27/2014 8:51 AM
161	Full-time residents make this a very friendly, easy-going home for our family.	6/26/2014 8:17 PM
162	Not as busy as surrounding communities. IVGID ammenities	6/26/2014 1:03 PM
163	People	6/25/2014 3:00 PM
164	its very connected to the lake	6/24/2014 2:55 PM
165	all of the amenities in IV and close access to the lake	6/24/2014 2:53 PM

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166	the mountains and lake	6/24/2014 2:50 PM
167	the amenities	6/24/2014 2:44 PM
168	the lake, the weather	6/24/2014 2:41 PM
169	the people	6/24/2014 2:37 PM
170	The ammenities	6/24/2014 1:55 PM
171	Community feeling	6/24/2014 10:21 AM
172	Atmosphere, safety, location, and proximity to Lake Tahoe activities.	6/23/2014 3:08 PM
173	Incline is a wonderful community. It is filled with lovely people who support each other. IVGID plays a role in making that happen. IVGID does need to improve how it communicates and transparency in its decision making.	6/23/2014 3:05 PM
174	Small town feel and the ability to use the private beaches as a home owner. If I wanted public beaches I would live somewhere else.	6/23/2014 12:46 PM
175	The private and very exclusive nature of our community and especially of our deeded private access beaches for exclusive use of property owners and their guests.	6/23/2014 12:34 PM
176	Me, the summers	6/23/2014 12:34 PM
177	Neighborhood and community	6/23/2014 11:31 AM
178	The lake and beaches that are not over run with too many people(except 4th if July)	6/23/2014 10:56 AM
179	The community and natural beauty	6/22/2014 11:20 AM
180	The community, the surrounding Tahoe beauty	6/22/2014 7:57 AM
181	Weather	6/22/2014 7:20 AM
182	Nice people. Well kept. Beautiful. Not a tourist destination.-like south shore.	6/21/2014 10:19 PM
183	The most beautiful Lake Tahoe	6/21/2014 7:09 PM
184	the exclusivity	6/21/2014 7:03 PM
185	Access to quality recreation.	6/21/2014 9:22 AM
186	the peaceful beauty of our community-	6/20/2014 11:53 AM
187	The way it is now.	6/20/2014 10:13 AM
188	looks clean without junk	6/19/2014 9:18 PM
189	beaches	6/19/2014 8:19 PM
190	i like that we own our amenities...	6/19/2014 7:47 PM
191	Private beaches; special resident fees at golf courses and ski resort	6/19/2014 5:50 PM
192	Quietness, cleanliness	6/19/2014 2:36 PM

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193	All the people are well educated people from around the world who come to Incline for the beauty and clean well organized community-and of course, the tax savings. We need to keep upgrading things to keep young people moving in and having things to do. We don't want to become a bunch of old hermits pitching the last penny as that also will drive down real estate value-just look at some of the houses that haven't done a thing since built in the 70's. Just go look at some mobile home parks that didn't set requirements to keep up with codes and building regs. Also I live part time in Santa Cruz and you can see what happens to a beach that doesn't keep up with modernization and building codes-they become a refuge for the homeless and drug dealers-I saw it happen-come -I will show comparisons!! We purchased here because we knew it was a PUD with all the disclosures. I am on the boards of 3 large HOA developments in California and Incline could be run very similar. We have meetings open to home owners and we listen to all kinds of issues and regulations. We try to be as transparent and open as possible. We don't have adjoining other PUD or HOA harassing meetings nor calling names or we have them removed. Other HOA don't have voting rights nor privileges but people are open to buy into the HOA on a non discriminatory basis and become a voting member. We do coordinate issues with outside people like fire prevention and utility issues,etc. If we come across some big issues like Ordinance 7 we mail out the pros and cons and every homeowner gets a ballot to vote on a big issue so we don't get a bias of some people who all they do is come to board mtgs and complain. We have a limited amt of time and we operate like a machine-why doesn't IVGID operate this same way and cut out th junk and if a big decision send out ballot-especially with so many part-timers-that way nobody has any way to complain!!! One thing that needs attention is at the roundabout- a big sign-nice one-entering Incline Village and a sign before roundabout-Reno to the left. We have more people get confused.	6/19/2014 2:12 PM
194	Recreation.	6/19/2014 11:55 AM
195	The naturally beautiful surroundings enhanced by unlimited recreational opportunities. The quietness except for the 4th of July when we are overrun by non residents and non guests.	6/19/2014 10:54 AM
196	beaches, all walking paths (along lake shore and in the woods), rec center	6/19/2014 9:50 AM
197	I love the quaintness of our town, the feeling of safety and all of the recreation (IVGID related and nature) surrounding us. While being a small town, Incline has a big town feel with all the diverse occupations.	6/19/2014 9:38 AM
198	Small Community, personal advantages, beauty, and general area.	6/19/2014 9:32 AM
199	Sense of community.	6/19/2014 8:17 AM
200	The exclusivity of the beaches and the semi private nature of the facilities	6/19/2014 7:35 AM
201	Tight Community	6/19/2014 2:19 AM
202	It's a real town, not just a tourist destination.	6/18/2014 9:46 PM
203	Nice community and nice amenities. My issue with Rec Center is pricing. Family pricing on works if you have several children. As parents of just one, it is a huge rip off. A better pricing schedule for children with age brackets should be made like with ski passes at DP.	6/18/2014 7:10 PM
204	Small close knit community and recreation opportunities. It's a very pretty place too.	6/18/2014 4:20 PM
205	Private beach access. Tennis programs - though I would like to see more programs and better publicized to drive participation.	6/18/2014 2:45 PM
206	Small town feel.	6/18/2014 12:03 PM
207	the people in the community	6/18/2014 11:44 AM
208	Where my is located.	6/18/2014 11:42 AM
209	the recreation facilities	6/18/2014 11:09 AM
210	IVGID recreational offerings, zoned development, lake views, nice people, has small town feel.	6/18/2014 10:58 AM
211	small private community.... when you start opening up beach access to more of the public it gets crowded - dirty (just hike over to the open west shore beaches)	6/18/2014 10:50 AM
212	IVGID recreational facilities, particularly the beaches, tennis center and Diamond Peak. Don't use the golf courses at all.	6/18/2014 10:32 AM
213	I like the fact that Incline cannot expand beyond its present community limits, which eliminates the possibility of very much population growth or sprawl. We are fortunate to live in one of the most beautiful places in the world. I hope we don't open our recreation venues to more outsiders.	6/18/2014 9:14 AM

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214	Weather, natural surroundings, tax advantages.	6/17/2014 2:49 PM
215	rec center, beaches	6/17/2014 12:49 PM
216	The people.	6/17/2014 12:46 PM
217	Location	6/17/2014 12:31 PM
218	amenities and prestige	6/17/2014 11:50 AM
219	It's beauty, cleanliness and exclusivity.	6/17/2014 11:35 AM
220	The sense of community; living in a small town; the beauty, cleanliness and crowd control of our beaches, golf courses, and ski resorts.	6/17/2014 10:41 AM
221	Size and location	6/17/2014 10:32 AM
222	It's quiet, secure and has a great fire dept.	6/17/2014 10:20 AM
223	Small town atmosphere	6/17/2014 10:02 AM
224	Serenity, beauty, amenities, the people	6/17/2014 9:54 AM
225	Choice of recreation facilities that are well maintained, and service the diverse community that we all enjoy.	6/17/2014 9:24 AM
226	small town, laid back feeling. Not commercial feeling. I do not like the idea at all that has been proposed for Diamond Peak.	6/17/2014 9:21 AM
227	Access to private facilities for IVGID members.	6/17/2014 8:30 AM
228	Beauty. Having privacy from general public on our beaches, yet the golf and ski helping with the finances, in order to maintain outstanding excellent quality. The small complete community.	6/17/2014 8:18 AM
229	People, community, golf, beaches	6/17/2014 8:05 AM
230	Lake Tahoe	6/17/2014 7:45 AM
231	IV is a real city. It is not a tourist Mecca and I want to keep it that way. It is very much like a gated community without the gate.	6/16/2014 10:44 PM
232	Not as crowded and commercialized as other areas. I like the fact that our beach is private and only for Incline residents. We have a nice rec center and grocery stores are convenient.	6/16/2014 10:20 PM
233	The tennis, the beaches, the people.	6/16/2014 9:04 PM
234	Strong sense of community, respect for the environment, cleanliness, beauty....proximity to Reno and Carson.	6/16/2014 7:31 PM
235	North Lake Tahoe living but inside the State of Nevada.	6/16/2014 6:23 PM
236	small town , caring, private, amenities, beaches, easy life style,	6/16/2014 6:01 PM
237	I love the "country club" amenities my property ownership gives me access to and discounts for: skiing, beaches, golf, tennis. I LOVE our beaches are mostly uncrowded all summer, and NOT like public beaches such as Sand Harbor and Camp Richardson. This definitely has value to IV property owners here.	6/16/2014 5:44 PM
238	All the activities	6/16/2014 5:28 PM
239	Lovely community IVGID amenities especially beach and ski access	6/16/2014 5:08 PM
240	Ordinance 7, pre March 26, 2014	6/16/2014 4:46 PM
241	Quiet, peaceful surroundings	6/16/2014 4:16 PM
242	Community amenities and community feel	6/16/2014 4:04 PM
243	Beauty of the Lake.	6/16/2014 3:24 PM
244	beaches that we have no access to	6/16/2014 2:48 PM
245	How about least? The people here who are opposed to change that don't know the facts and base their decision on emotion.	6/16/2014 2:46 PM
246	The Lake	6/16/2014 2:40 PM

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247	Quiet and relaxing area. Multiseason. We enjoy skiing in winter and beaches in summer. We chose incline village specifically due to Diamond Peak and the private beaches.	6/16/2014 2:36 PM
248	The weather and the view.	6/16/2014 2:04 PM
249	Beaches and golf courses	6/16/2014 2:04 PM
250	the beauty and the control of our surroundings.	6/16/2014 1:58 PM
251	The quiet and peaceful neighborhood	6/16/2014 1:51 PM
252	Natural beauty	6/16/2014 1:51 PM
253	Beach. Close to all rec facilities	6/16/2014 1:30 PM
254	Feeling of Safety, proximity to such natural beauty, and accessibility of City life nearby.	6/16/2014 1:20 PM
255	The community. The nice people. The clean beach and quiet ski mountain	6/16/2014 1:14 PM
256	Our small town feel....with upscale facilities. Hopefully we can keep it this way. Incline Village is a very special place to live.	6/16/2014 1:12 PM
257	Summer weather, safety.	6/16/2014 1:10 PM
258	beaches, skiing, golf, rec center	6/16/2014 1:05 PM
259	One of the nicer areas at Tahoe	6/16/2014 12:18 PM
260	Weather, proximity to entertainment, beaches	6/16/2014 10:20 AM
261	Community feeling; access to all the rec. facilities - like belonging to a country club. EXCEPT - usage at the beaches has not been controlled the past couple of years or longer	6/16/2014 10:12 AM
262	Non incorporated town; max three stop lights; clean environment	6/16/2014 7:49 AM
263	Small town atmosphere. Significantly fewer tourists than places like South Lake Tahoe and Tahoe City.	6/16/2014 7:23 AM
264	It's where I grew up. Outdoor space. I like small towns.	6/15/2014 9:00 PM
265	Sense of tranquility. Not as much traffic and congestion as other towns around the lake.	6/15/2014 5:59 PM
266	The venues make us unique and special.	6/15/2014 2:36 PM
267	Small town, the lake	6/15/2014 11:20 AM
268	Small, beautiful, the lake, the people, nice recreation opportunities	6/15/2014 10:59 AM
269	world class mountain biking right out the back door. Access to outstanding inbounds/backcountry skiing. Beautiful lake (of course)	6/15/2014 10:48 AM
270	Nice community. Good neighborhoods. Nevada Taxes for the future.	6/15/2014 10:40 AM
271	The Venues available to homeowners. Hopefully this will soon include summer operations at Diamond Peak!	6/15/2014 10:36 AM
272	mountains and lake	6/15/2014 10:24 AM
273	The small town ease of life. The "restricted access" beach is a HUGE asset as well. I don't want the beach to get any more crowded.	6/15/2014 9:53 AM
274	outdoor recreation opportunities and great schools	6/15/2014 5:58 AM
275	The community feeling!	6/14/2014 8:08 PM
276	The small town feeling	6/14/2014 6:40 PM
277	Clean water, clean air, little crime, minimal traffic	6/14/2014 6:12 PM
278	I did like the exclusivity we on we enjoyed . It has been in recent years it has become diluted with none property owners, renters, and the public .	6/14/2014 3:45 PM
279	The amenities and that they belong to Residents	6/14/2014 1:00 PM
280	The community feel and the many options for activities with friends and family	6/14/2014 11:22 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

281	Small town atmosphere in a town that is not primarily a resort community.	6/14/2014 10:39 AM
282	Few tourists. Little hate. Little crime.	6/14/2014 8:21 AM
283	Proximity to The Lake. Well-kept beaches.	6/14/2014 7:37 AM
284	location	6/14/2014 7:31 AM
285	It's by the lake and it's in Nevada	6/13/2014 11:47 PM
286	Small private community with many things to do here year round. Good people. IVGID managing the facilities well.	6/13/2014 8:24 PM
287	Location and amenities!!!	6/13/2014 8:17 PM
288	access to the lake and the Rec Ctr	6/13/2014 7:56 PM
289	Lake Tahoe community with full services, FD w/ paramedic amb, SO sub-station, hosp, library, shopping/dining and wonderful clean beaches that are not crowded.	6/13/2014 7:01 PM
290	Community feel, resources, conveniences, restaurants, casino	6/13/2014 5:44 PM
291	Amenities, environment	6/13/2014 5:17 PM
292	I don't care to comment what I like most. I'd like IV to encourage improvements to town. It looks run down. I want less trees, its dark. We have forest service lots that have been left totally unattended. We should force them to do their own defensible space work.	6/13/2014 4:36 PM
293	Beaches, parks, Diamond Peak, bike paths	6/13/2014 4:15 PM
294	Small community; great weather; clear air; little traffic except during holidays; great rec facilities	6/13/2014 4:12 PM
295	all that is available to us is utilize, the whole list from question #4.	6/13/2014 4:09 PM
296	The people	6/13/2014 4:04 PM
297	it's a close community	6/13/2014 3:59 PM
298	The small community which the people, when not at IVGID meetings, are congenial. Less stressful living.	6/13/2014 3:39 PM
299	Up until the very poor decision to attempt to change Ordinance 7 Incline has retained most of the excellent values that caused us to move here more than 20 years ago.	6/13/2014 1:43 PM
300	The feeling of a real community with resort atmosphere	6/13/2014 1:37 PM
301	The small town environment: The full - time residents, retail establishments.	6/13/2014 1:01 PM
302	Climate, access to all the activities we love...winter and summer. In addition, easy access to Reno with the airport, shopping options and cultural opportunities is important. Finally...the absence of a state income tax is key.	6/13/2014 12:39 PM
303	Recreation facilities, Climate, Residents, Size, Golf Courses, Diamond Peak Ski Area	6/13/2014 12:21 PM
304	small town but pretty good amount of services, no state income taxes	6/13/2014 11:40 AM
305	Overall life style, Skiing, Weather and environment	6/13/2014 10:29 AM
306	Rec facilities and community activities	6/13/2014 10:27 AM
307	Everything is close by, and it's a small quiet community. Otherwise, I think everything here is too expensive for us to participate in. We are not one of the 1% income that live here.	6/13/2014 10:00 AM
308	Small-town feel, local community participation	6/13/2014 9:35 AM
309	Location and amenities.	6/13/2014 9:33 AM
310	The fact that it is not overbuilt like south shore, and west shore areas.	6/13/2014 9:08 AM
311	Small city with ever changing seasons and mostly friendly people.	6/13/2014 8:47 AM
312	The Full Recreation package for PROPERTY OWNERS. Love the beaches, rec center, golf courses and parks.	6/13/2014 8:29 AM
313	Quality of the community and location.	6/13/2014 8:28 AM
314	Beauty, safety, community	6/13/2014 7:52 AM

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315	Small size with great rec programs	6/13/2014 7:43 AM
316	What "I did like" but is quickly eroding, is the homeowners interest being first & foremost. The distinctive serenity and uniqueness of this village life without the foreboding pursuance of commercialism & profiteering that nullifies the foundations & original ordinances that have been agreed upon & instated since the birth of this village. Keeping its beauty & serenity in tact as being the "Gem of the Lake."	6/13/2014 7:11 AM
317	Well designed community, excellent recreation facilities and a very professional staff at IVGID	6/13/2014 6:52 AM
318	Outdoor beauty, recreation and top-notch facilities	6/13/2014 6:42 AM
319	IVGID was the primary reason for our initial purchase of a home in Incline Village vs other areas of the Lake. We are only part time residents, and wanted the flexibility to be able to use the Golf, Ski, Beach and Rec Center with privileges and ease of entry, so we purchased here. Now we are planning on moving here full time in October of this year, but frankly the proposed changes have made us think twice about whether to sell and look elsewhere. We believe that the initially proposed changes will dramatically affect our ability to use the facilities on a priority basis.	6/13/2014 2:14 AM
320	Dog park	6/13/2014 1:58 AM
321	The Lake, Skiing, the beach	6/13/2014 1:00 AM
322	Quiet community	6/12/2014 11:24 PM
323	The privlages and lake	6/12/2014 10:51 PM
324	The beauty of the lake	6/12/2014 10:50 PM
325	Lots of activities for seniors. Great rec center	6/12/2014 10:22 PM
326	It's exclusivity and it is a family community.	6/12/2014 10:11 PM
327	The Community and talent we have living here.	6/12/2014 9:43 PM
328	The Beaches & picnic areas	6/12/2014 8:13 PM
329	Many friendly folks. Nearby shopping. Milder winter climate than most resort areas. Good skiing nearby. Attractive area with good hiking nearby.	6/12/2014 8:00 PM
330	The sanctity of PRIVATE beaches and facilities accessed by resident stakeholders who pay a higher price for their homes especially for these privileges.	6/12/2014 7:12 PM
331	It is the only "real" community around Lake Tahoe. The only negative is the number of full time residents seems to be declining.	6/12/2014 7:05 PM
332	Nothing, it wastes my money and elects fools for office	6/12/2014 6:54 PM
333	Mountain biking and beaches.	6/12/2014 6:47 PM
334	I love the beauty, being included in 4th of July events and others when we are up so seldom. I love the library. We love being accepted into the community whenever we do come there: 4th of July events, Conversation Café, the Rec Center, Hyatt firepit, all!	6/12/2014 6:26 PM
335	Everything!	6/12/2014 6:22 PM
336	I think IVGID has too much power....Arrogant	6/12/2014 6:15 PM
337	Many great venues/activities for a small community	6/12/2014 6:09 PM
338	I like the low taxes, and the variety of things to do in nature.	6/12/2014 6:06 PM
339	PEACEFUL, SECURE AND FRIENDLY	6/12/2014 5:41 PM
340	It is a residential community with outstanding recreation facilities optimized for residents.	6/12/2014 5:30 PM
341	Living in a close, friendly community in an area with stunningly beautiful scenery.	6/12/2014 5:16 PM
342	Great recreation services and sense of exclusivity.	6/12/2014 4:57 PM
343	Being so close to nature and living amongst friendly caring people.	6/12/2014 4:37 PM
344	Quiet, classy, beautiful surroundings	6/12/2014 4:36 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

345	Location, friendly atmosphere, benefits of IVGID, small town feel (vs. S. Tahoe), Nevada vs. CAI	6/12/2014 4:17 PM
346	sense of community	6/12/2014 3:39 PM
347	I love the community feel and all the private ammenities that make Incline exclusive and privileged.	6/12/2014 3:38 PM
348	Pristine environment	6/12/2014 3:36 PM
349	Close to skiing and the Lake. Nice small community. Not horrible traffic.	6/12/2014 3:26 PM
350	The exclusivity	6/12/2014 3:25 PM
351	Village environment, residents, amenities I fund thru taxes/out-of-pocket \$\$.	6/12/2014 3:17 PM
352	The rec facilities	6/12/2014 3:12 PM
353	The great people of the community and the great services provided.	6/12/2014 3:11 PM
354	No junky shacks like Kings Beach.	6/12/2014 3:08 PM
355	Small community feel	6/12/2014 2:54 PM
356	Small town feel and clean fresh air.	6/12/2014 2:50 PM
357	All of the recreational facilities that are for the use of the residents. Sense of community.	6/12/2014 2:47 PM
358	Privacy, beauty, and freedom from California.	6/12/2014 2:45 PM
359	Small community where people know each other and a home town feel. We love the private beaches and live for the summer.	6/12/2014 2:41 PM
360	Do you mean the place or the government. The latter I like not at all. The place is the most beautiful on earth.	6/12/2014 2:37 PM
361	Peacefull, beautiful	6/12/2014 2:26 PM
362	Everything. We moved (retired) here in December and just love living here. There is so much to do, such a beautiful place, such friendly people & it's great!!!	6/12/2014 2:24 PM
363	The lake, the beaches, Diamond Peak, the disc golf course	6/12/2014 2:21 PM
364	Its village-like community	6/12/2014 2:04 PM
365	Small town friendly atmosphere	6/12/2014 2:03 PM
366	Views and access to the east shore	6/12/2014 2:01 PM
367	fishing and tennis, friendly folks, quiet rural feel, folks with to much time on there hands-so they complain about most everything	6/12/2014 2:01 PM
368	Small-town atmosphere; quiet; scenic; skiing nearby, especially Diamond.	6/12/2014 1:52 PM
369	The weather and recreation opportunities	6/12/2014 1:32 PM
370	The private beaches and family oriented skiing at Diamond Peak. Quiet, small town atmosphere, exclusivity.	6/12/2014 1:28 PM
371	Small, exclusive community where benefits we pay for are limited to residents ONLY.	6/12/2014 1:18 PM
372	Small-town, friendly atmosphere; recreation.	6/12/2014 1:14 PM
373	Size	6/12/2014 1:00 PM
374	Community small town feel (parade, teddy bear picnic, water day in August), beach, pool, ski and recreation area.	6/12/2014 12:53 PM
375	The area, the lake, the trees, mountains.	6/12/2014 12:45 PM
376	Friendly people , great facilities, sense of community	6/12/2014 12:43 PM
377	At one time the exclusivity. That has been diluted and I find my rec fees subsidize non property owners ie, renters and anyone using a punch card.	6/12/2014 12:37 PM
378	The friends I've made, the small town feel, and options of activities.	6/12/2014 12:35 PM
379	location on lake	6/12/2014 12:34 PM

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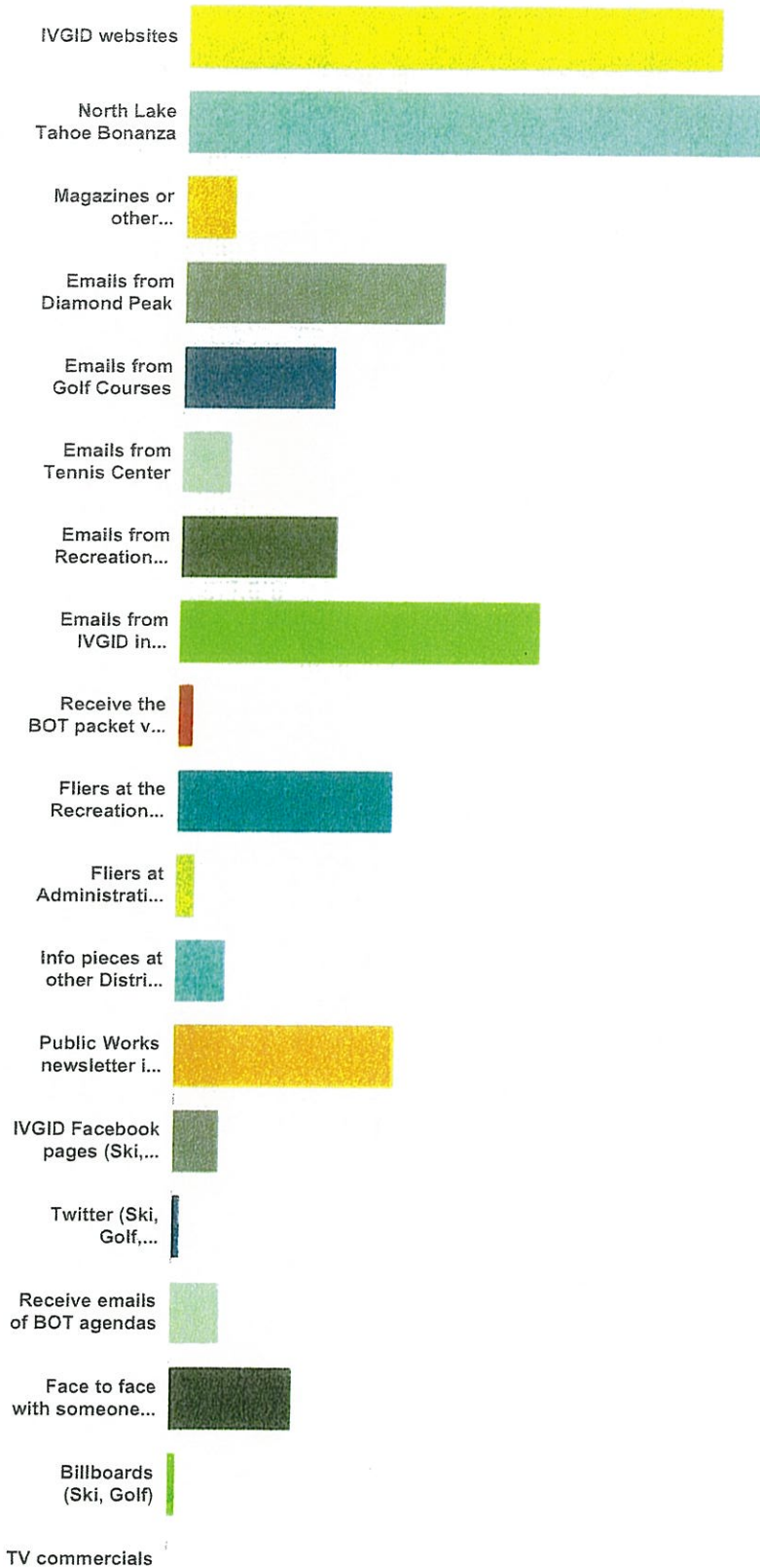
380	The lake, the mountains	6/12/2014 12:31 PM
381	I like the lake , being next to Diamond Peak, recreation Center.	6/12/2014 12:27 PM
382	The view	6/12/2014 12:16 PM
383	High achieving residents	6/12/2014 12:11 PM
384	Small Community	6/12/2014 12:03 PM
385	The community, close to biking and cross country trails. Lots of streams and east shore beaches for my dogs to swim. No state income or corporate taxes. The beaches and outdoor pool at burnt cedar.	6/12/2014 11:53 AM
386	Ambience, recreation.	6/12/2014 11:46 AM
387	Ideal small community that is ready for the change of younger families moving into the area	6/12/2014 11:40 AM
388	The exclusivity of the beaches	6/12/2014 11:37 AM
389	The community, Golf, Skiing and the Beach.	6/12/2014 11:36 AM
390	The private facilities.	6/12/2014 11:32 AM
391	Overall, Incline Village is - to paraphrase Mark Twain - The Fairest Place on Earth. I only put usage of Fields and Parks as used most because it's year-round. Diamond Peak is a "hidden jewel" and for winter is most used. The Disc Golf course is terrific. The staff of the Rec. Center are always helpful and residents overall are wonderful people..	6/12/2014 11:30 AM
392	LIVED ON WEST SHORE FOR 15 YRS AND LOVE LIVING IN INCLINE BECAUSE OF IVGID AND EVERYTHING IT OFFERS, THE RESTAURANTS AND SHOPS	6/12/2014 11:30 AM
393	The services and amenities offered by IVGID. The community and the location are ideal.	6/12/2014 11:28 AM
394	not tacky or touristy	6/12/2014 11:25 AM
395	Beautiful surroundings, excellent "venues" -- beaches, ski resort, golf courses, rec center, etc. It is special.	6/12/2014 11:18 AM
396	Access to private beaches.	6/12/2014 11:15 AM
397	The private beaches and the "community" feeling. It is a great place for kids. Everything is here: movie theater, bowling alley, parks, good restaurants, a variety of shops, biking and hiking trails as well all of IVGID's facilities.	6/12/2014 11:08 AM
398	Nature, controlled growth, recreation opportunities. I would be happy if we turned one of the golf courses into a wooded park with walking trails. I enjoy them most in winter when there aren't any golfers. If I have to pay for them, I'd like to at least be able to walk my dog there year round.	6/12/2014 11:07 AM
399	The fact that we, as residents, have access to wonderful beaches, and the reduced rates for residents at Diamond Peak, the Rec center, and Golf!	6/12/2014 11:02 AM
400	The mountains. I used to ski, play golf and swim. I am now 84 years old and am limited in some of my activities. This is the most beautiful place I have ever lived and I lived in a number of different communities, from New York City to Northern British Columbia The people here are great, and my children, grand children and great grand children love to visit me. There is always something to do. I used to do it with them, but am no longer able.	6/12/2014 10:59 AM
401	Access to the lake and skiing. Quality of the community as a whole. More upscale area/ neighborhood. Willingly paid more to be in this area when we purchased our home.	6/12/2014 10:54 AM
402	Clean, uncrowded beaches and friendly staff at beaches and rec center	6/12/2014 10:52 AM
403	Everything except the cost of the annual Recreation Fee levied, it is much too high. Non-residents for a \$166 extra pass have a much better deal, unfairly.	6/12/2014 10:45 AM
404	Relatively small, well maintained beaches, parks, etc. The beauty of the lake. Dining.	6/12/2014 10:44 AM
405	The sense and pride of community which are shown in the upkeep of the parks and facilities and also the dog-friendly community events.	6/12/2014 10:43 AM
406	The Lake	6/12/2014 10:41 AM
407	The lake tells it all	6/12/2014 10:40 AM
408	Beautiful small community, outdoor recreation, number of affordable recreational facilities/opportunities, senior programs, family programs, not overcrowded with tourists, limited development, not a touristy feel.	6/12/2014 10:38 AM

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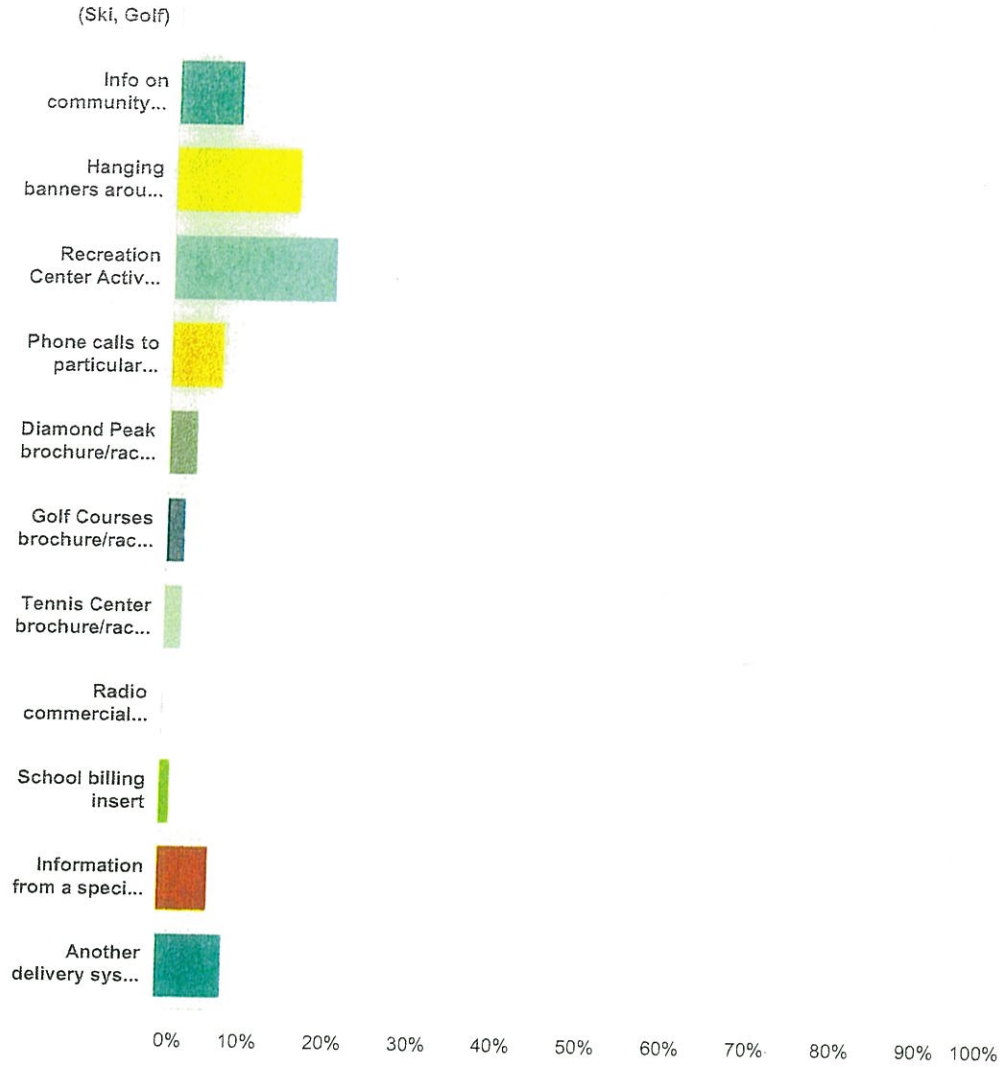
409	The sense of community, closeness of facilities.	6/12/2014 10:33 AM
410	The lake, the sense of community, the location, the scenery.	6/12/2014 10:33 AM
411	Community and recreational facilities	6/12/2014 10:26 AM
412	The beaches	6/12/2014 10:23 AM
413	Easy pace lifestyle - convenience.	6/12/2014 10:20 AM
414	The mountains, the remoteness and access to OTHER COMPETING recreational opportunities. We do not need nor want IVGID to be in the business of providing any recreational opportunities. That's not its purpose.	6/12/2014 10:17 AM
415	low density, lots of amenities and activities, clean and quiet, beautiful scenery	6/12/2014 10:12 AM
416	The privacy and exclusivity of our lake access.	6/12/2014 10:09 AM
417	the people who live here	6/12/2014 10:09 AM
418	Everything	6/12/2014 10:06 AM
419	The quiet beauty and the small town atmosphere.	6/12/2014 10:06 AM
420	The caring community, the ski & golf resorts, rec. CENTER, private clean beaches & all the amenities there And of course the beauty of the Lake	6/12/2014 10:05 AM
421	Location and proximity to lake and hiking....	6/12/2014 10:04 AM
422	The location, of course, but I do like that the facilities are limited access which helps with potential overcrowding.	6/12/2014 10:02 AM
423	beach	6/12/2014 10:01 AM
424	Small town, community feel	6/12/2014 10:00 AM
425	Amenities provided.	6/12/2014 9:56 AM
426	Beauty, Air, Quality of life	6/12/2014 9:55 AM
427	The exclusivity of the beaches that should be for homeowners. That is what adds value , not a credit card system on the pinch card.	6/12/2014 9:55 AM
428	the setting, it's beautiful here. The facilities are great too.	6/12/2014 9:55 AM
429	Access to private beaches, small town feel	6/12/2014 9:53 AM
430	My quiet neighborhood.	6/12/2014 9:52 AM
431	beauty,recreation and a community concerned with preserving those two characteristics	6/12/2014 9:52 AM
432	The limited access beaches	6/12/2014 9:51 AM
433	View of the lake Live walking distance from Diamond Peak	6/12/2014 9:50 AM
434	The variety of interests represented through IVGID's recreational services	6/12/2014 9:50 AM
435	Amenities, exclusive feel, restaurants and community	6/12/2014 9:49 AM
436	Small, friendly, private beaches, 4th July! Oh and it's easy to get to Reno Airport.	6/12/2014 9:49 AM
437	It's secluded from the rest of Tahoe, private and upscale. Yet it has a real sense of community	6/12/2014 9:49 AM
438	The weather and people.	6/12/2014 9:46 AM
439	The simplicity and warmth of the community	6/12/2014 9:42 AM
440	The small town feel and the IVGID amenities for residents.	6/12/2014 9:42 AM
441	The amenities that IVGID provides	6/12/2014 8:51 AM

Q13 How do you receive information from IVGID? Choose all that apply.

Answered: 535 Skipped: 8



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Answer Choices

Responses

Answer Choices	Percentage	Count
IVGID websites	65.23%	349
North Lake Tahoe Bonanza	71.03%	380
Magazines or other periodicals	6.36%	34
Emails from Diamond Peak	31.96%	171
Emails from Golf Courses	18.50%	99
Emails from Tennis Center	6.36%	34
Emails from Recreation Center	19.25%	103
Emails from IVGID in general	44.11%	236
Receive the BOT packet via direct mail	1.87%	10
Fliers at the Recreation Center	26.36%	141
Fliers at Administration office	2.24%	12

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Info pieces at other District venues (Diamond Peak, Golf Courses, Tennis Center)	6.17%	33
Public Works newsletter in the utility bill	26.92%	144
IVGID Facebook pages (Ski, Golf, Facilities, Rec, Tennis, Public Works)	5.79%	31
Twitter (Ski, Golf, Facilities)	1.12%	6
Receive emails of BOT agendas	6.36%	34
Face to face with someone who works at IVGID	14.95%	80
Billboards (Ski, Golf)	1.12%	6
TV commercials (Ski, Golf)	0.19%	1
Info on community bulletin boards	7.66%	41
Hanging banners around town	14.77%	79
Recreation Center Activity Guide	19.44%	104
Phone calls to particular venue	6.17%	33
Diamond Peak brochure/rack card	3.55%	19
Golf Courses brochure/rack card	2.24%	12
Tennis Center brochure/rack card	2.24%	12
Radio commercial (Ski)	0.19%	1
School billing insert	1.31%	7
Information from a special event	5.98%	32
Another delivery system not mentioned	8.04%	43
Total Respondents: 535		

Ordinance 7 feedback- please keep in mind that all responses are a public record

**Q14 Do you have any other comments,
questions, or concerns?**

Answered: 265 Skipped: 278

Q14 Do you have any other comments, questions, or concerns?

Answered: 265 Skipped: 278

#	Responses	Date
1	Please be proactive in protecting our residents beach access! The beaches were a big reason we purchased here! But we have noticed such a marked increase in crowds in recent years... to the point that we often can't use the beach during the day. Please help!	9/30/2014 3:51 PM
2	Lets keep our private restricted beaches for the exclusive use of those that are property/parcel owners and limit the amount of passes. Our beaches are privately owned by the owners and are not for sale!	9/29/2014 11:05 AM
3	IVGID financials. Where is the money going...financials are smoke and mirrors. They are too hard to determine the cost of each venue...murky shell game.	9/27/2014 10:55 AM
4	I wish that IVGID would scrub the beach lounge chairs, they are disgusting and dirty. The needs a good scrub or to be replaced and cleaned every week so they don't get so dirty.	9/19/2014 3:52 PM
5	Ordinance 7 has lots of ramifications. The Board should appoint an advisory team and participate in any proposed changes.	9/18/2014 5:33 PM
6	Punch cards should be able to be used at Rec Center and other District venues- not everyone uses the beaches and therefore gets little for their Rec fees.	9/18/2014 3:40 PM
7	A break wall at the boat ramp would be nice	9/18/2014 8:48 AM
8	Keep up the good work.	9/6/2014 3:46 PM
9	I have concerns with the beaches becoming too overcrowded.Smoking on the beach is less than pleasurable especially when stepping on butts.	8/21/2014 6:11 PM
10	I am a highly educated, young, affluent, working professional in the tech industry. I am not an old retiree afraid of change who just wants things in Incline to remain status quo. Having lived in a large tourist destination like Park City I understand the lure of increased revenue through increased tourism but having watched Park City grow from a small quaint enjoyable family oriented town into the tourist monstrosity it is today I would strongly caution against an unbalanced and measured approach to growth. Incline is a magical place. That's why I chose to live here over Whitefish, MT and Telluride, CO. Just be careful that greed doesn't kill the golden goose.	8/21/2014 4:40 PM
11	Do not rush into anything. Form a committee (made up of residents, NOT IVGiD employees) to make recommendations. It's obvious that many of IVGID's policies are employee generated (for the benefit or convenience of the IVGID employees) ... they should be for the benefit of the homeowners.	8/19/2014 2:55 PM
12	I don not think passes should be purchased by commercial entities . The beach facilities are already too crowded.	8/16/2014 1:15 PM
13	PLEASE do NOT expand the access to Incline Beaches!!!	8/15/2014 3:23 PM
14	I wish we had Lamp Posts along Hy 28 with flowers hanging from them like the ones in Tahoe City for safety sake and to beautify our main road. for appearance sake.	8/14/2014 7:23 PM
15	Keep Ordinance 7 as it was written in 1998.	8/13/2014 9:37 PM
16	When we bought our property we thought that the rules should not change. The hotels and CB residents and Vivian and Debora all have private beaches, we can't use their beaches so why should they use ours.	8/13/2014 4:26 PM
17	IVGID venues do not break even. cost must be controlled and pricing and free passes managed to better allow residents to use the facilities and to reach break even on the cost to run the facilities.	8/13/2014 10:04 AM
18	I live on Tyner Way the property 443 Tyner has grown water or they over eater and is run down . In the winter this becomes a hazard to me because water turns to ICE and putting my car on that makes it hard to park. I get 4 to 6 inches of ice depending temp a ture at night it freeze s..you need to look at this problem before the snow comes and stop the water from the 443 address from flowing down the street or put a storm drain .I had TO DO MY BMW management to stop water from my property so should they or anyone else.I know we live in the mountains and runoff does happen but this address has done thing for years and now is under new owners. Can you help me on this problem ???	8/12/2014 3:51 PM

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19	It would be nice to have IVGID utilities bill paid by auto charge to credit card, as we do with Charter and Verizon. At least make it possible to log on to website to see our statement (bill) to find out the amount when we are away during times that the mailed statement is here.	8/11/2014 8:25 AM
20	Please put out a "real" survey that allows residents to tell you what they want. This survey is typical of IVGID.	8/10/2014 8:32 AM
21	No...just want to leave town as it is.....	8/7/2014 4:33 PM
22	Punch cards have a fixed value (if I were to use one every day at the beach, it wouldn't last 2 weeks) picture ID's do not (there is no limit on how often I use it). So, while allowing the purchase of unlimited punch cards might be acceptable, ALLOWING THE UNLIMITED PURCHASE OF PICTURE ID'S IS NOT ACCEPTABLE!	8/7/2014 1:40 PM
23	I am concerned about how willingly the IVGID Board spends money that the Owners have to come up with without the consent of the Owners.	8/6/2014 11:05 PM
24	I am concerned about how willingly the IVGID Board spends money that the Owners have to come up with without the consent of the Owners.	8/6/2014 11:04 PM
25	Appears that employees run district to benefit themselves. Board is inept without major corporation business experience. Some hope for turnaround with new Gen Manager from Davis.	8/6/2014 1:21 PM
26	For property values, to maintain the small community feeling, and to preserve our community for our guests and families, we need to continue to restrict beach and other IVGID facilities access to owners and residents along with their guests.	8/5/2014 5:10 PM
27	Changing Ordinance 7 just because it hasn't been changed for a while is total nonsense.	8/5/2014 1:36 PM
28	Nope	8/5/2014 12:56 PM
29	As a new owner I am still figuring out how to get connected	8/5/2014 11:26 AM
30	Still oppose mandatory bear box proposals. Visitors will still feed them. Let NDOW control the issue and not a vocal minority.	8/4/2014 11:45 PM
31	I am excited that feedback is being solicited in this manner (through survey, forums, etc.) Building consensus step-by-step is key -- thanks for taking the time! Separately, really important for IVGID -- our town -- to have a Master Plan/vision to work off of. From discussions about trash to Ord 7 to the Diamond Peak Master Plan, it's often hard to nail down specifics when we need to be sure we first aligned on how we currently define ourselves as a community and where we WANT to be in 1, 2, 5, 10, 20 years. Without this, all the hard work that goes into these projects gets stymied and off-track because core issues haven't been addressed properly.	8/4/2014 11:58 AM
32	july 4th has gotten too big and out of hand greens fees are too high	8/1/2014 3:49 PM
33	The Board needs to take action on limiting & better managing passes before the community is ruined by parties exploiting Incline for commercial gain. Incline is at real risk as one of the last communities with water front to not be commercialized. We're already particularly vulnerable as the nearest beach to Reno. Let's not become Kings Beach!	7/31/2014 9:05 AM
34	Why are Crystal Bay residents being surveyed on these questions? Isn't IVGID the improvement district of Incline Village, and not Crystal Bay? At any rate, to be clear: I oppose opening the beaches to non-residents, or permitting residents to provide access without limit to others.	7/31/2014 3:52 AM
35	I remain confused as to what current Ordinance 7 actually provides and what the proposed changes were meant to accomplish. For example, it is my understanding (based on what I was told by IVGID) that in addition to the 5 picture/punch cards I receive for my property fee, I could purchase up to 5 more "refillable" punch cards, but no more. The June 11, 2014, "Overview" materials on the IVGID web site, however, state that parcel owners can purchase an "unlimited number of cards at \$166 each." Given conflicting statements such as these, it is little wonder residents such as myself are confused and suspicious of any proposed changes -- particularly since neither the Board nor IVGID has really explained the reasons underlying the proposed change to allow a parcel owner to purchase and transfer an unlimited number of punch cards to non-residents. Are you now claiming that the current ordinance already allows this?	7/24/2014 3:08 PM
36	We purchased our property at Incline specifically for the private, exclusive use of the property owners and immediate family members. If you water down these exclusive rights you seriously diminish our rights and, thusly, our property VALUE.	7/21/2014 4:39 PM
37	i will bring them to the next meeting	7/21/2014 1:07 PM
38	do not think ordinance 7 does anything but delute my use. This was not done in an open way. what provoked it? Also hurts IVGID position in the lawsuit against Crystal bay	7/21/2014 1:01 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

39	lets get back to serving residents and taxpayers, not staff.	7/21/2014 12:55 PM
40	no to changes in ord 7. Board needs to listen to needs/want of incline residents not just what they think or want.	7/21/2014 12:43 PM
41	Leave the trash as it has been for past 14 years. no large cans required - weekly pick up yard waste weekly in garbage cans. Hate the changes the current board has messed with i.e. Ord 1 and Ord 7. New new trash suggestions are absurd.	7/21/2014 12:32 PM
42	Ivgid is a utility district. If you want to be a town (city), incorporate. IVGID and the board needs to define their mission. If it's IV/CB, CB should have access to Rec Venues.	7/21/2014 12:04 PM
43	i have overheard non resident conversing with rec center desk clerks trying to weazel their way into beaches and events funded by our taxes. This is outrageous and makes me angry. we need to have a process to allow only property owners and their immediate families access to our water facilities.	7/21/2014 11:49 AM
44	like it like it is. don't need to change. Certainly don't need more using the beaches. They are too crowded as it is.	7/21/2014 11:43 AM
45	keep ordinance 7 but strength it by requiring new residents to show proof of residency and family member (deed, lease, birth certificate and driver license)	7/21/2014 11:35 AM
46	we pay the same high taxes, but are limited to passes our household can have. Timeshare owners have the same privilege as homeowners but are here only 1-2 weeks a year and pay a lower amount of taxes.	7/21/2014 11:29 AM
47	if you use it, you must pay for what you use. no free rides. the people of IVCB are very capable of managing their affairs.	7/21/2014 11:08 AM
48	Something needs to be done about the total disrespect from some of the community members at board meetings. I am shocked and appalled. Their behavior is much worse than the sixteen olds that I had in class!!	7/21/2014 9:41 AM
49	Keep up the great work!	7/20/2014 4:12 PM
50	I find many folks here feel "entitled" to bitch and moan-it creates an unpleasant aura for the community. I do not know how that can be "fixed".	7/18/2014 6:13 PM
51	Bike/walking paths would make our town more environmentally friendly and would make it safer for the many people who opt to walk around town vs. drive. If we had more paths I'd let my kids bike to school/practices rather than drive them everywhere. Also, I am very concerned that Red, White and Tahoe Blue has become such a draw, and who it's drawing. The drunkenness and foul language on the beaches on the 4th chase more and more residents away. "It takes a community" to pay for it and volunteer; everyone else gets to enjoy it!	7/18/2014 6:12 PM
52	With the recent controversy (and also the threat of charging for kayaks a few years ago), I think property owners are worried that IVGID recreation services will either lose value or become more expensive (when we already pay quite a lot).	7/18/2014 11:48 AM
53	we will not have our property rights, what we paid for, stolen from us.	7/17/2014 3:49 PM
54	I cannot begin to understand how our "Board" thinks it can attempt to confiscate our beach rights-deeded- are mind boggling!	7/17/2014 3:02 PM
55	There are pros and cons for ordinance 7 but we really should consider the chaos that occurs on our beaches during the 4th of July and the mess that is made of those beaches. I really can't imagine that the Incline residents are doing that to their town. When 1 photo card holder can bring in 50 friends some limitations should be considered.	7/17/2014 2:23 PM
56	Ordinance 7 does not need to be changed.	7/16/2014 12:53 PM
57	this survey is not at all about ordinance 7. ridiculous.	7/16/2014 7:35 AM
58	Extremely unfair we can't use beaches yet we pay the taxes same as incline.	7/16/2014 7:02 AM
59	Quit giving away our aminated	7/16/2014 6:04 AM
60	yes. Don't give away \$100.00 to get folks to talk to you. Have surveys like this more often so that it feels like we help you decide how to best manage the facilities. Thanks for all you do.	7/16/2014 5:56 AM
61	IVGID's facilities are the reason why we bought in Incline. They are part of what makes this community unique in Tahoe. Don't dilute the value of residency by allowing an explosion of access to our venues.	7/15/2014 11:14 PM
62	Purchased my home in Incline because of the value and the fact it is not for everybody. Paid more for my home for this reason. Please do not do anything to impact this in a negative manner. Thanks!	7/15/2014 6:34 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

63	IVGID Trustees have the responsibility to protect our property values.	7/15/2014 6:29 PM
64	The property owners deserve the best use of resources possible. Visitors are visitors not residents. I don't like going to the beach and not knowing anyone there..and I know lots of people. The same reason I opposed the lifetime rec card for employees....	7/15/2014 5:37 PM
65	Is it unreasonable that IVGID has shifted from basic services to recreation services that operate at a loss and that the properties are stuck with the loss, even worse the taxes are unfairly collected. The 500 sf condo owner pays more than the 24,000 sq ft beach front mansion owner. It is a crime.	7/15/2014 5:31 PM
66	The current Golf course staff at both courses are making it a pleasure once again to participate as a resident.	7/15/2014 5:01 PM
67	I would like to see better organization for the fourth of July beach entrance. Could we pre-arrange 3 day wrist bands?	7/15/2014 4:55 PM
68	The proposed efforts to modify Ordinance 7 will dilute the exclusivity of IVIGID rec services, diminish the quality of such services and likely adversely affect property values eventually.	7/15/2014 4:36 PM
69	To reiterate: I want IVGID trustees to stop working to open our facilities to other communities, extended family members, etc. This is not a communist state where everyone gets to feed off the people who work and pay. (even though the US is becoming that). Enough!!!!	7/15/2014 4:10 PM
70	Would it be possible to install a dispenser of Preparation H @ IVGID meetings for Mistfers Katz and Wright? Just a thought.	7/15/2014 11:16 AM
71	The wonderful recreational activities/facilities were a significant reason for our decision to purchase a home here. We hope they remain the same	7/15/2014 7:51 AM
72	we tax payers OWN the land where skiing and golf is located and it should be more affordable to we seniors who have been here forever and are paying outrageous recreation fees up and above so-called discounted owner rates.I raised two kids here thru elementary, middle and high school for the privilege of these two amenities. Now I play my golf elsewhere while an IVGID employee gets to play or ski for free.	7/12/2014 4:43 PM
73	When we moved here in 1970, IVGID had 7 employees and had very few responsibilities. IVGID has grown into an insatiable money-wasting entity with way too much power and ever increasing fees that make it difficult for all but the elite to live here. I find it incredibly unfair that each and every property owner has to pay the same annual recreation fee, whether we use the facilities or not. The annual fee should be based on household use of facilities, which would be easy to determine.	7/12/2014 1:39 PM
74	Please protect our property values and the IVGID privileges we have earned through our property investments and IVGID fees. Incline Village will change drastically if you allow greater access to its beaches. Thank you.	7/11/2014 8:56 PM
75	Information on the problem identified with Ordinance 7 is lacking on the website. There should be clarity on the problem and the implications to any proposed change.	7/11/2014 9:03 AM
76	Fix our trash problem! The place is a mess every weekend and it's creating both a health hazard and reducing property values. Someone is going to get hurt and then IVGID is going to be sued. Use my tax dollars more wisely!	7/11/2014 7:26 AM
77	Really happy with the new pricing for the tennis center. Will use it much more.	7/10/2014 8:44 PM
78	1.) Hold the line on outsiders coming into our recreation assets 2.) Provide for all members of a natural family can get picture passes 3.) Better manage the Brimm family beach concessions (they are sloppy, un-professional and way overpriced....would rather have IVGID run it 4.) Hire additional security personnel during the summer season to patrol the lots and assist with violations like smoking on the beaches 5.) Keep the emphasis on hiring our local kids. Give preference to our youth over retirees that seem to always "hang on" to jobs as more of a right. Employ our High Schoolers !!!!!!!	7/10/2014 7:42 AM
79	fees keep increasing- IVGID needs to keep expenses down. Hopefully new managers will promote cooperation and collaboration. Hostility toward board and staff should not be tolerated. Several irade citizens are spoilers and not helping build a better community. Keep costs and fees down- we already pay taxes to support infastructure.	7/9/2014 8:04 AM
80	I think you guys are doing a great job with what you are having to work against.	7/8/2014 3:09 PM
81	Our new general manager, Steve Pinkerton, looks very promising. He has made some good decisions so far. Eg. delaying the garbage decision and limiting access to beaches on 7/4 to passholders. Parcel owners deserve the highest priority.	7/6/2014 8:56 PM
82	Changes to Ordinance 7 were not clearly communicated to the community. We do NOT need t open up the beaches to even more people. There is not enough parking, now.	7/5/2014 1:58 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

83	IVGID recreational facilities are the main reason why this is such a wonderful place to live and is what makes it different from other locations. These are outstanding and their presence is the reason why I bought my home in Incline Village.	7/4/2014 7:08 PM
84	Also leave the trash as is until time to negotiate a new contract in 3 years. Catch the Bears as has happen in the last couple of Weeks.	7/4/2014 6:50 PM
85	Serena Quarelli is doing a terrific job making the tennis center more fun, and all the activities going on there.	7/4/2014 4:57 PM
86	No	7/4/2014 9:13 AM
87	The only recreation venue I use is the tennis center where resident rates are almost as much as any tourist of the street, not a high percentage lower such as golf. I am not enthusiastic about subsidizing everyone else's pursuit of recreation. Everyone should pay only for what they use and they should determine what level of service they need, fewer employees would save tons of money.	7/3/2014 8:32 PM
88	Yes, stop giving the men's club and outside groups priority for tournaments and weekly golf outings. They get prime times and keep other property owners off the course. Lower the prices for parcel owners and restrict club and outside tournaments to afternoon play. Also, the IVGID board meetings and recent Ordinance 7 open forums should be restricted to parcel owners ONLY. NO Renters, caretakers and property managers. They are not parcel owners.	7/3/2014 5:27 PM
89	I have not like how the refuge issue is being handled. I send in comments and receive no responses to my inquiries.	7/3/2014 2:17 PM
90	I am happy to see IVGID holding open meetings to try and gain feedback and would hope that there is a process in place for new property owners to be given a full explanation of the benefits and regulations. There seems to be so much misinformation in the community. It might not be a bad idea to do e blast and put reminder about passes in the Bonanza at the start of each season.	7/3/2014 1:12 PM
91	We need a dog park, not a soccer field, concert area ect, an actual dog park. With an area for large dogs and an area for small dogs. Rules need to be followed. The life guards at Burnt Cedar are the worst. They don't make kids get out of the pool during adult swim. My kids get mad then. Kids wear water wings in the pool. No one says anything.	7/3/2014 12:29 PM
92	Please do not open IVGID beaches to general public use for any use fee or other arrangement.	7/3/2014 8:51 AM
93	We think the Board of Trustees is doing a thankless job and we salute you for your efforts on our behalf. We do not want to see our private beach passes sold to non-owners or to commercial interests. Thanks for your hard work!	7/2/2014 1:54 PM
94	Trustees must vote no on recommended changes to Ordinance 7.	7/2/2014 12:09 PM
95	ummm, can't think, running late - gotta go. Thanks!	7/2/2014 11:59 AM
96	IVGID has many out lets for information but most of the information is not available to the general public. The bear bin issue is known to a few, like the board members and selected few who do pick up the adjenda for the meetings. It would nice if the public can get the information and not make IVGID a board run organization.	7/2/2014 10:36 AM
97	Excited for open discussions about Ordinance 7, as well as how to strategically plan for our great community	7/1/2014 9:10 AM
98	My wife and I are absolutely opposed to any changes to Ordinance 7 that dilutes resident privileges to the beaches and opens those beaches to individuals, organizations, or businesses that are not a part of Incline Village. I find it suspect that this current Board of Trustees attempted to compromise resident privileges.	6/29/2014 3:06 PM
99	Don't change Ord 7 and DO NOT change trash pickup program for Bearproof containers as this is too costly	6/29/2014 1:32 PM
100	Residents should get better deal on skiing; Costco should not be cheaper than what I pay at the window.	6/28/2014 1:35 PM
101	IVGID should out more focus on improving the restaurant and business facing part of the community to help to key recreational visitors in town to spend money at those businesses. I also think rec center access should be included free for picture pass holders	6/28/2014 1:15 PM
102	Nope	6/25/2014 3:00 PM
103	I would like to see crystal bay have IV recreational opportunities.	6/24/2014 2:50 PM
104	we only need one golf course. Make the other public green space.	6/24/2014 2:48 PM
105	passes should stay limited, as they have in the past	6/24/2014 2:44 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

106	more spinning classes - later in the am.	6/24/2014 2:41 PM
107	Keep Incline Village a quiet bedroom community	6/24/2014 1:55 PM
108	What is ordinance 7? I'm part time, I pay IVGID fees every month, receive almost nothing for these fees. I want to use the beach and it's so crowded. The people that use the beach are not the kind of people I want to spend my vacation with.	6/23/2014 6:42 PM
109	You should leave ordinance 7 alone. Why break what works. I do not support making our private beaches available/open to all people from everywhere it would be a total mess. The beaches would suffer, the property owners would suffer for what....The IVGID board should worry about other things. Parcel owner own the beaches that should take priority. This is not a decision for IVGID so stay out of it.	6/23/2014 12:46 PM
110	After the overwhelming citizen outrage of the attempt by the IVGID Board to amend Ordinance 7, which would have had devastating detrimental consequences to our community and property values, the IVGID Board, Staff, and GM have done the right thing by returning the Ordinance to it's original intent. Although not perfect by any means, at least we are not heading down the wrong track by allowing potential outsiders (non-parcel owners) from over-running our exclusive private beaches which are deeded to Incline Village residents. I moved here for the privacy and the exclusiveness, along with the recreational venues that very few Lake Tahoe communities have to offer. Public Safety is also a concern and had Ord 7 been amended, our safety as a community would have been in serious jeopardy by allowing outsiders to have full unbridled reign of being able to use our deeded private beaches. Crime, litter, graffiti, parking issues, over-crowding, and various other shenanigans would have prevailed by opening up our private deeded beaches to who knows what?! Thank goodness common sense has prevailed and I can now sleep soundly at night knowing my community is back in the hands of the parcel owners who pay the taxes and recreation fees for their exclusive and private use. Thanks so much for this survey and let's keep Incline Village the number one affluent mountain community in the United States!	6/23/2014 12:34 PM
111	I don't think the board should be able to rule without asking residents their opinion....we pay for rec fees and we elect board members...I believe we live in a democracy....	6/23/2014 10:56 AM
112	Ivgid needs to reduce costs consolidate jobs share its resources and better manage it's spending. Issues of improvement bonds and large expenditures need to be voted on by its parcel owners we have the internet it would be easy to do	6/22/2014 11:20 AM
113	Please do NOT enable recreation passes to be purchased for non family members. The recreation facilities should benefit the members of the Incline Village community, and not be for sale to anyone.	6/22/2014 7:57 AM
114	Need electronic stripe beach cards..Fine for lost or misplaced card seems punitive and unjustified.. 2. The free public use of beach facilities in late afternoons and non season seems unfair to those of us paying. 3. I can't get near the beaches in August. 4. Think the cost to use the club facilities is out of proportion. My Los Gatos Club charges a fraction for similar classes. (golf an exception, I don't golf) 5. I think the overall IVGID facilities are just a little "rich"..to much high end stuff, to many people employed. (And PS the employees are almost always surly to me or my husband.) 6. The extensive "family" that can get passes off one property owner seems excessive..come-on my sisters/brothers, their children, their spouses..really. Aren't our facilities crowded enough at peak season.. 7. I strongly suspect beach passes are gives to local workers who don't actually live in Incline..I have seen this. 8. I think the General Manager compensation(\$350K plus) is excessive for a position with no real financial challenges AKA just raise rates to pay for new things..we are not consulted.. 9.Several times I have tried to give suggestions and or feedback. There seems to be no mechanism for this. I generally hear nothing. 10. While the web site looks really nice, I think it misses a focus on residents...its all about "look at our beautiful facilities". Generally...a more "user friendly" attitude from anyone involved with IVGID vs a here-comes-another-pesky- resident would give a great foundation to developing a plan. (ps an easy to read and stand document would probably help us all)	6/21/2014 10:19 PM
115	My main concern is safety for residents with the 4th of July activities at the beaches. Last year was dangerous for all at night, ridiculous & frightening. No reason whatsoever that the gates to the beach should be locked open and create that risk to all the residents. Large numbers of people (non residents) allowed free access (WHY) and many arriving so intoxicated - driving, walking, stumbling. What a danger to all here. My family was most upset to see this in this beautiful community. Also, quite the residual damage in the aftermath - cleaning up broken bottles, trash etc. in our yard. Pleased for the health and welfare of all that gates will be monitored until 10 this year. Thank you.	6/21/2014 7:09 PM
116	4th of July is really out of control. Keep it for locals. The crowds make it miserable. I wouldn't care if there wasn't any fireworks if it kept all the riff-raff out.	6/21/2014 7:03 PM
117	please be careful on financial expenditures that may not have much relevance to our community- we have a plate full of options already-	6/20/2014 11:53 AM
118	Leave everything like it is. If it isn't broken don't fix it.	6/20/2014 10:13 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

119	Our staffing at the rec center and the golf courses are not in line with the usage....contracting out to reduce legacy cost at all IVGID venues needs to closely evaluated	6/19/2014 7:47 PM
120	If it's not broke, don't fix it!	6/19/2014 5:50 PM
121	Maintain and keep costs down please.	6/19/2014 2:36 PM
122	We need to continually upgrade the venues-if you mailed to every homeowner a ballot -they would agree-don't listen to the few people who have nothing to do except come to a meeting and worry about their last penny.	6/19/2014 2:12 PM
123	The Home-Owner only nature of our facilities is a big reason for why we are here. A change of this ordinance would make us just like Kings Beach or another general public available facility and would be seen as a significant step backward.	6/19/2014 1:15 PM
124	Since our taxes pay for our recreational venues, we need to limit the numbers using them. In the summer I see so many unknowns around town and on the beaches.	6/19/2014 10:54 AM
125	I am also concerned about the growth of Red, White and Tahoe Blue. July 4th is BY FAR the most crowded day in Incline. Trying to draw more people from out of town with big name bands/singers to our small town on this one weekend is crazy and unsafe. The businesses are already extremely busy, why not try to draw crowds on a different weekend. Also, the beaches on the 4th are reaching an unsafe level. Perhaps limit each parcel to 5 resident passes and 5 guest passes on that day. Residents could pick up their (10) special July 4th beach passes (like the day passes on special paper?) ahead of time and entering the beaches would be quicker and easier.	6/19/2014 9:38 AM
126	Whether it is adding a high speed lift to Diamond Peak, creating a dog park, restricting beach access, increasing garbage fees, or rewriting Ordinance 7, it seems we have fallen into a similar pattern. A controversial topic is brought up. The IVGID board makes a decision, a few members of the public disagree and you start to see articles, opinion pieces, letters to the Editor, etc. Then, before you know it, there are meetings, open forums, surveys, etc. to "clear the air" to educate both sides. After so much time and energy, the issue eventually dies out as the next one gains steam and cycle is repeated. Perhaps this can be flipped around? Can the majority of the discussion/education be done "before" the decision/vote? Maybe that's already attempted-- I'm not sure. In general, people seem to be resistant to change, so it is hard to progress. I appreciate surveys such as this one. I hope the results are made public.	6/19/2014 8:17 AM
127	The Ordinance 7 debacle increased everyone's awareness of the policy but sadly demonstrated that the majority of the trustees are out of touch with the interests of the community.	6/19/2014 7:35 AM
128	Board needs to be more transparent	6/18/2014 4:20 PM
129	I am highly opposed to any changes to Ordinance 7 that would create more non-local traffic on the Incline Beaches. This is the best part of living/owning in Incline. Why not more golf and tennis programs that would be open to non-residents -- that would drive revenue but not be written in stone. ie. as needed per demand. I think the golf courses do a great job with programs but not publicizing outside of Incline necessarily. The tennis in past years (looking forward to the new management) has been poorly run, poorly utilized and poorly publicized.	6/18/2014 2:45 PM
130	To many people at the beaches now ,don't create a bigger problem by anex other delivements to our services. TARPA years ago wouldn't allow Boise developer build a Marinia as in the Master Plan for Incline Village , so hold on to what we have , and other that want to have a beach or a manierina send them to TARPA and build their owen.	6/18/2014 11:42 AM
131	Concerned about future development to attract summer visitors, especially changing Diamond Peak into a summer theme park and more crowded beaches. The nice thing about Incline Village is that it isn't Northstar, Squaw Valley or Anaheim. Let's stress the beautiful natural aspects of Incline, like the mountain bike trails, the nearby hiking, not turn it into a theme park where you can simulate natural experiences. We don't need a wedding center where the Snowflake lodge is now. What's next a summer paved road up to the lodge? Hiking up to the Snowflake for sunset won't be the same for locals and visitors when you get passed by a stretch Hummer taking the wedding party to their next event.	6/18/2014 10:58 AM
132	We continue to pay more in taxes for our exclusive small private community and we fought over injustice regarding it. We will fight over some idiot like jim hammeral who is going to drive his own personal agenda. Just look at marts camp ---- there is value in exclusivity and we all want to keep our property values up and the amenities here for residents.	6/18/2014 10:50 AM
133	I would appreciate knowing what changes were enacted, and then repealed, in Ordinance 7. I don't understand what the controversy is about.	6/18/2014 10:32 AM

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134	I don't wish to see our recreation venues over run by non-residents who do not have to pay the \$800+ IVGID recreation fee. Our beaches are becoming overcrowded in the summer. Recently our BOT has been at odds with residents' desires. I applaud them for rescinding the changes to Ordinance 7 and hope they'll do more negotiating with Waste Management before implementing the proposed 13-yr. contract.	6/18/2014 9:14 AM
135	In general the communication from IVGID is horrible. Even when I sign up for emails, they don't arrive. The RSS feed is rarely updated. Word of mouth, reliable or unreliable, is how I find out about most things. When I was an employee, even HR told me I was supposed to get my job information from the newspaper!	6/17/2014 2:49 PM
136	In addition to the Chateau we spend most time at the beaches and events/meetings at Aspen Grove.	6/17/2014 12:46 PM
137	I feel like we pay reasonable fee's to IVGID to maintain the quality and exclusivity of the facilities and services. I would hope that this does not change.	6/17/2014 11:35 AM
138	I've noticed friendlier service within each IVGID facility over the past month. Thank you!	6/17/2014 10:41 AM
139	Yes, I'd like to see the period extended during which we can take our well behaved dogs onto the beach. Also, an enclosed dog park would be most welcome.	6/17/2014 9:24 AM
140	I am glad you are doing this survey. How have you advertised this for residents who do not subscribe to your newsletters via email? There is a great deal of population in Incline that comes to relax and not pay attention to government here. I wonder if they know the impact of the Ordinance propose.,	6/17/2014 9:21 AM
141	IVGID should privatize as many of the venues (other than the beaches) as possible. Maybe you can make a case for the golf courses to be owned and operated by IVGID but not DP and not the Rec Center. Those are businesses that compete with private sector companies but they do not receive a tax subsidy. It is just NOT fair. Not fair to the competing companies and not fair to the tax payers. I play golf. My neighbor does not. Why should he subsidize my round of golf with his tax dollars? Crazy. Allow golfers to pay for the full cost of a round. I do not use the Rec center. I am not happy that my tax dollars subsidize the cost of running that facility. The IVGID board needs to think about small government. Let the private sector do as much as possible. The beaches are irreplaceable (and maybe the golf courses) so keep those under the IVGID umbrella. The rest of the "assets" are not. Turn those over to the private sector.	6/16/2014 10:44 PM
142	Please let me know what this Ordinance is about! Secondly couldn't IVGID purchase more beach lounge chairs? There are not enough and the ones we have are getting broken and shabby looking! We are paying for them.	6/16/2014 10:20 PM
143	As a homeowner of Incline Village, I was shocked and dismayed by the March 2014 changes to Ordinance 7. I understand that the increased population would bring in greater revenue to the town but it would do so at a great cost to IV homeowners and residents. Incline is an very special place and I have faith in our Board of Trustees that they will rescind Ordinance 7 as it currently stands.	6/16/2014 6:23 PM
144	Please be thoughtful and use care when holding meetings to discuss Ordinance 7 and keep the rights and privileges of IV/CB property owners as the top priority! Thank you.	6/16/2014 5:44 PM
145	A Lawsuit waiting to happen... No Sidewalks on Alder Avenue where the Library and Hospital are located. Alder Avenue is a high traffic walking street with many multi-family homes walking to the Library and Hospital. Currently the residents on Alder Avenue have to walk in the street to get to the Library or Hospital. This puts residents, children and seniors at risk for getting hit by a car because there are no sidewalks. This also puts the Town of IV at risk for a lawsuit if a resident gets hit by a car walking to either the Hospital or Library.	6/16/2014 5:28 PM
146	Please add me to your email distributions	6/16/2014 5:08 PM
147	No action should be contemplated that further expands Incline beach access as the facilities are already often beyond maximum usage capacity.	6/16/2014 4:46 PM
148	Other than #6 and #7, this questionnaire has absolutely nothing to do with whether Ordinance 7 should be changed or not. Why the questionnaire???	6/16/2014 4:46 PM
149	while I am somewhat satisfied w/IVGID, it SHOULD NOT EXPAND its reach/operations. No forays into ventures best left to private enterprises! No tax increases!	6/16/2014 4:28 PM
150	We do not want our Incline beaches to be open to the public! They should remain private.	6/16/2014 3:24 PM
151	I don't want our beaches to become more crowded. I like legacy Ordinance 7 policy because it limits who can use facilities.	6/16/2014 2:36 PM
152	Our private beaches should remain private, the 'family tree' allocation of ID cards and punch cards should remain 'as is'.	6/16/2014 1:51 PM
153	Rec center prices do seem a bit high for residents should be a bit more difference in price than public	6/16/2014 1:30 PM

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154	I am glad the trustees finally realized the error of their ways and the new GM is now gathering resident input in an organized way.	6/16/2014 1:20 PM
155	Let's keep Incline exclusive. I think opening up would decrease prop values and compromise the safety of our children	6/16/2014 1:14 PM
156	Do not want ord 1 passed or waste mgmt contract replaced with proposed changes. Do not want proposed diamond peak changes implemented.	6/16/2014 1:10 PM
157	IVGID fees are too high. If a facility cannot break even (including debt service) structural changes should be made to the operation. I do not believe we ,the IVGID fee payer, should be financing the tourist trade in town!	6/16/2014 12:18 PM
158	IVGID Board is too powerful	6/16/2014 10:20 AM
159	We are usually in Aspen, CO on July 4. However, a number of friends in Incline Village have told us that the Red, White and Blue Tahoe celebration around July 4 has gotten out of hand; with far too many outsiders coming in to all of the venues. One friend had vowed never to be in Incline Village for July 4.	6/16/2014 10:12 AM
160	IVGID needs better cost control and more effective limits on how it competes with private business. Too many recreation venues trying to expand and make too many visitors happy.	6/16/2014 7:49 AM
161	Please please do NOT turn Incline Village into a tourist town!! I do not think IVGID should own or operate a golf course, ski resort, or rec center. IVGID should sell the golf courses, ski resort, and rec center or, as a minimum, lease them to a non-IVGID operator with no cost to IVGID. I do NOT want to continue paying rec fees to subsidize other resident's golf games, ski days, and gym workouts! The only rec facilities IVGID should own and operate are the beaches, boat launch, and parks. Daily fees on the beaches, boat launch, and park facilities should be set to cover all operating costs of those facilities so that those who use them are the ones who pay for them. Do NOT add a zip line or other capital investments for "summer" activities to the ski resort.	6/16/2014 7:23 AM
162	No	6/15/2014 9:00 PM
163	I know that verifying the "family tree" is a problem for the staff. However, if on the application form, residents were forced to attest to the truthfulness and told that a consequence for lying would be grounds for loosing all privileges, it would help. Actually, it would be fraud.	6/15/2014 2:36 PM
164	The recreation card/punch pass system had worked well for as long as we've lived here. Don't change things. Our facilities can get crowded during the summer, we certainly don't want to add additional users who aren't currently entitled to use the facilities.	6/15/2014 11:20 AM
165	I feel IVGID does a good job. All small communities have problems especially this one because of the high incidence of retired people who have a lot of time on their hands and like to impose their opinions	6/15/2014 10:59 AM
166	We need our Cross Country Ski Area back! Another nice family addition would be a pump track. Can't believe this community doesn't have one already.	6/15/2014 10:48 AM
167	Percs to IVGID people only while employed.	6/15/2014 10:24 AM
168	Why are you wanting to change ordinance 7? There is no need. The restricted access to the beach is one of the values of living in this community.	6/15/2014 9:53 AM
169	Do not pass legislation that will disrupt the community feeling with MORE people having the access to OUR facilities.	6/14/2014 8:08 PM
170	Any changes to Ordinance 7 must have no negative impact on property values, traffic, parking, overcrowding of rec facilities or beaches. There are a lot of other ways to increase utilization of rec facilities and to increase revenues without changing ordinance 7	6/14/2014 6:12 PM
171	T He needs to be equal. Access at all venues for property owners only. This means no more men's and women's clubs tee times during prime time. Beach access using punch cards those quests must be accompanied by property owners. No more SNC freebies. And no more solicitation of golf stay packages thru the Hyatt.	6/14/2014 3:45 PM
172	Thank you for the commitment to improve communication and gather input from residents about issues that affect our community.	6/14/2014 10:39 AM
173	So, after all this, i still have NO idea what "7" is..	6/14/2014 9:50 AM
174	Increased revenue for IVGID should come from better management. Both golf courses should be managed by one manager. The ski hill should have a "host" program where locals volunteer to be "mountain hosts" in exchange for fee ski passes. Let's become the friendliest ski resort with a lake view!	6/14/2014 7:37 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

175	no	6/14/2014 7:31 AM
176	I don't think your materials or websites clearly stated the changes you're proposing to ordinance 7.	6/13/2014 11:47 PM
177	No.	6/13/2014 8:24 PM
178	Nope.	6/13/2014 8:17 PM
179	Who on the staff has provided the recommendations to the board regarding trash service and Ord. 7? The board needs to evaluate the benefit of paying a staff that brings them proposals clearly opposed by the community. As a board why would you invite these unnecessary controversies, Wright and Katz are not enough for you?	6/13/2014 7:01 PM
180	If it isn't broke, don't try to fix it.	6/13/2014 5:17 PM
181	b	6/13/2014 4:36 PM
182	I would like to see more bike paths, running and biking trails (dirt and paved), sidewalks in town! A creek trail running from Diamond Peak all the way to the beaches would be cool. Also a marked 5K trail running course around the exercise/disc golf area.	6/13/2014 4:15 PM
183	BOT making decisions (i.e. Waste Management & bear resistant containers, spending \$100K for a contract study regarding additional activities to attract more tourists - - ugh) without seeking the local resident input.	6/13/2014 4:12 PM
184	more keep fit classes at the rec center. more beginner classes for seniors.	6/13/2014 4:04 PM
185	It appears, though I am not an expert, that the recreation program has too many employees and that re-organization would be beneficial.	6/13/2014 3:39 PM
186	Memo to the current trustees: As the Surgeons say, "Above all, do no Harm" and Make sure you "Measure Twice and Cut Once".	6/13/2014 1:43 PM
187	We should not extend ourselves financially into other venues ie Diamond peak summer and the property bought years ago at Incline lake. That should probably be sold unless there is a viable need or desire on the part of residents to develop it.	6/13/2014 1:37 PM
188	The property owners of Incline should determine how Incline is governed and it's policies.	6/13/2014 1:01 PM
189	I wish the tennis was more affordable for seniors like other areas around the lake.	6/13/2014 10:00 AM
190	No	6/13/2014 9:08 AM
191	I use many of the facilities here and really love Incline Village for the Rec Benefits for myself and my family. I strongly oppose extending beyond the 5 passes as I feel this is adequate unless there is a valid appeal process like for large family or live in Nanny and those are at a fee and expire/renew annually.	6/13/2014 8:29 AM
192	I wish they wouldn't be so quick to groom freshly fallen snow. Give us a chance to play in it first, then groom it. Incline needs more and improved bike trails (like Tahoe City).	6/13/2014 8:28 AM
193	IVGID should buy the solid waste transfer station.	6/13/2014 8:07 AM
194	Residents of Incline Village continue to be assertive & diligent in maintaining our wonderful & unique community.	6/13/2014 7:11 AM
195	We should INCREASE the rec fee to keep up our district to first class status	6/13/2014 6:42 AM
196	We are very happy that the Board is revisiting this important issue, and hope that the perspective of tax paying home owners in the area are prioritized in the context of any adjustments to the rules.	6/13/2014 2:14 AM
197	To much resource go for golfing	6/13/2014 1:58 AM
198	I resent having to pay for tennis when every other community has free courts. I resent all the employees and college students having free use of facilities. I am disappointed in the lack of supervision and discipline of teenagers at the rec center.	6/13/2014 1:00 AM
199	Keep up the good work and THANK YOU to all the employees esp those that live/own here. You are our neighbors and our friends yet you choose to serve - AWESOME!	6/12/2014 10:50 PM
200	IVGID should not be trying to encourage and cater to day visitors from Reno and elsewhere. Homeowners are no longer able to use the facilities or park their cars at the beach. The community cannot sustain the burden of more access to the facilities, etc There needs to be strict control over the recreation passes.	6/12/2014 10:11 PM
201	I say leave Ordinance 7 alone.	6/12/2014 9:43 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

202	Senior discount for Beaches. A lot of our older friends just come to the Lake for the views, picnics etc. - seems like a lot to pay when they don't swim!	6/12/2014 8:13 PM
203	IVGID does a pathetic job of communicating with residents. Apparently there was a free golf day for residents. I saw nothing of this program and was greatly disappointed that I was unable to take advantage of this program.	6/12/2014 8:00 PM
204	We're new residents and bought in Incline specifically because of the private beaches and care the residents take in our community because they are financially and emotionally invested in protecting our homes and investments.	6/12/2014 7:12 PM
205	When is the waste going to end?	6/12/2014 6:54 PM
206	WHY are we paying for electric cars to recharge WHY! WHEN YOU BUY A CAR IT IS THE BUYERS RESPONSIBALTY TO MAINTAINE THEIR CAR NOT SOMEONE ELSE!!!!!!! LET THEM PAY, THIS IS A COMVICIENCE FOR THEM!	6/12/2014 6:34 PM
207	I need to resign up for email notification of events, information.	6/12/2014 6:26 PM
208	Keep up the good work IVGID!	6/12/2014 6:22 PM
209	Get rid of the senior leadership of IVGID and create a more positive culture.	6/12/2014 6:15 PM
210	Things that make money nearby, such as golf courses, should not be subsidized by rec fees. I feel if we can't run two golf courses at a profit without including rec fees, then we should shut one down, turning it into open space or even houses if zoning allows (though that will never happen here due to a variety of reasons). We don't have many parks in neighborhoods here. One option would be to publicly open up the golf courses to people walking and playing on the grass after something like 5pm, if it turns out that we can't fill the golf day and there isn't much revenue coming in then. Some places allow this, but have people stay off the greens. But with most it's an unwritten rule. If we can make it a nice trail, it can make the space that we already keep nice and green open to more than just the few that pay to golf on it.	6/12/2014 6:06 PM
211	Who misused what authority to squander resident's taxes and fees to gift free electricity at costly charging stations to weenie wagon users? Was there any oversight in deciding to remove the two best parking spots at the golf driving range for this seldom used and I think unjustifiable equipment.	6/12/2014 5:16 PM
212	I don't understand why I don't have Beach privileges when I'm told other homes around me do and my house was here decades before them. I also feel that I get very little for my dollars. I'm still paying hefty fees to use any of the facilities. A small discount off an inflated price is not really providing me great return on my money. I'd rather have the option to opt out of ivgid and pay the higher price. I also think its cruel to advertise the beach bar and amenities in the paper is when I Cannot join in the community fun. I love living here but feel like I'm not part of your community which is silly because I pay into it.	6/12/2014 4:37 PM
213	What is Ordinance 7?	6/12/2014 4:36 PM
214	Do NOT open the flood gates for limitless non-owners. We'll be like Texas & Arizona!!	6/12/2014 4:17 PM
215	do not reduce benefits to home owners--not good for current residents or making the property more attractive for new home owners or renters	6/12/2014 3:24 PM
216	Upgrade IVGID hardware/software systems to capture/report/publish accurate data on all venue users To create consistent Ord 7 property owner photo pass/punch pass user database To follow/enforce future changes to Ord7 To verify property owner tax costs to benefit To verify/compare all venue actual operational costs/all non-property owner user costs	6/12/2014 3:17 PM
217	Missing the price points on several venues, not just golf.	6/12/2014 3:12 PM
218	I thought it was strange the amended Or 7 was passed and then there was a public outcry. Don;t the current board members know what issues have to be vetted to the public before the known poop hits the fan. Is that how the proposed cell tower got moved to a residential area?	6/12/2014 3:08 PM
219	Like it the way it is I think only homeowners should be allowed to buy extra passes or raise the allotted amount to 10 Grandchildren etc	6/12/2014 2:54 PM
220	The gym at the Rec Center should be enlarged. It is the most crowded IVGID facility. In addition to more floor space, additional machines would be wonderful.	6/12/2014 2:50 PM

Ordinance 7 feedback- please keep in mind that all responses are a public record

221	Yes I think it is very unfortunate that the IVGID Trustees be subjected to consummate complainers in the community at the meetings: Trustees and residents should realize that the role of a trustee is oversight and not management and they should act accordingly. Find a forum other than trustee meetings for constructive community input. If these were implemented I would reduce the number and duration of trustee meetings so they could provide OVERSIGHT rather than micromanagement.	6/12/2014 2:47 PM
222	IVGID needs to focus on cost saving measures rather than new frills. Most of us want to see a realistic and determined effort in that direction.	6/12/2014 2:45 PM
223	The beaches are already packed in the summer, there is little or no room to sit near the water. There is no parking even now, if the ordinance was changed where would people park? the roads are too narrow for cars, and who wants to take a shuttle! Let's keep things as they are, yes we need to bring more people to Incline to help the businesses, lets work on Diamond Peak summer activities instead of crowding our beaches more than they are today. Some suggestions: new bathrooms at Incline Beach, adding a pool? would be less crowded at Burnt Cedar. Add additional parking? maybe the big green area at Incline Beach, near the gate? And let's get Diamond Peak going, will be huge for all of the businesses and could possibly bring more business here.	6/12/2014 2:41 PM
224	I'm concerned that IVGID pretends there's nothing wrong with the foundation of the discriminatory policies enshrined in Ordinance 7. You are misleading the taxpayers of both Incline Village and Crystal Bay, and the shallowness of this survey is a small example.	6/12/2014 2:37 PM
225	Please leave the passes as they are. We don't want our facilities to get any more crowded. That is why we live here.	6/12/2014 2:26 PM
226	Urge IVGID Board to focus on preventive maintenance of infrastructure (roads, buildings, golf courses, tennis facility, and ski area).	6/12/2014 2:03 PM
227	I do not approve of the change to ordinance 7 that was recently proposed and am glad that input is being requested from the residents. I think that Ordinance 7 as it is currently in effect allows an owner to allow his tenants use of the IVGID privileges. I think that is sufficient outside use of our amenities for tenants and temporary guests and that the new changes went too far in giving away our community assets.	6/12/2014 1:53 PM
228	No	6/12/2014 1:52 PM
229	The only area I think IVGID could do a better job at (unrelated to ordinance 7) is beautification. There are many homes, apartments, and commercial sites which are dated and in disrepair which could be helped by either beautification standards or redevelopment grants. Also, further improvements of the nature area walking trails/sidewalks.	6/12/2014 1:28 PM
230	Stop encouraging outsiders to use our facilities!	6/12/2014 1:18 PM
231	Thank you for rescinding the changes to ordinance 7!!	6/12/2014 1:14 PM
232	Have the construction staging removed from Diamond Peak.	6/12/2014 1:00 PM
233	Keep the community feel	6/12/2014 12:53 PM
234	Ord. 7 does need to be looked into but keep in mind the intent of it is to make things better for the property owners and residence.	6/12/2014 12:43 PM
235	I no longer enjoy the championship golf course. It's too expensive and now run by the men's club and pandering to the public. Why is IVGID giving away access to amenities that are owned equally by property owners? This mentality must change	6/12/2014 12:37 PM
236	This survey is somewhat vague and doesn't allow for more personal comment on each item. It would be interesting to offer individuals to volunteer their household income bracket. To see who is taking the survey. There are changes that need to be made and I feel a large portion of our population is not being represented at the board meetings or with IVGID. Open forums and surveys on Ordinance 1, 2, and 4 should also be put in place.	6/12/2014 12:35 PM
237	There is little reason to live in Incline unless you golf or just enjoy the views. Property values are on the decline because this area looks dismal compared to Truckee, Tahoe city and even Kings Beach and with golf on the decline and no investment or plan for the community the area will surely deteriorate.	6/12/2014 12:16 PM
238	I think the people at the meetings need to back on on the board and staff. They are doing a good job and very little taxes go to support the facilities. Also we need outside visitors to support the facilities as I don't want to IV to become a homeowners association. I am willing for people to pay if they want to use our facilities. they are not crowded. I swim at burnt cedar and it is empty besides me most mornings.	6/12/2014 11:53 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

239	Figure out how to eliminate Katz/Wright from their lack of civility behavior and negative impact on IVGID employee morale. Secondly, do a better job of engaging and listening to the public on matters such as Ordinance 7 and Bear-Proof containers.	6/12/2014 11:46 AM
240	There needs to be a change in the culture at IVGID. IVGID management and staff need to understand that they are the stewards of the community and are responsible for protecting property owner's interests whether they agree with them or not. Simply declaring an ordinance unenforceable and choosing not to enforce it just because it may be difficult to enforce is not acceptable. The laissez-faire, all inclusive attitude of management and staff must change.	6/12/2014 11:37 AM
241	I am not sure what the intention is to modify the rules. My vacation home is for my two adult daughters, young grandson, my husband and myself. We use the beaches mostly and skiing. The passes are for our guests and boat launching. We never use the amount issued, don't rent our home and seldom lend it without our being present. So far the system has worked well within this scenario. I hope the changes that are intended will not affect our very mild use of the community. I certainly do not want to see the rules diminished, as the beaches are too crowded on holidays as it is.	6/12/2014 11:32 AM
242	IF it is felt that Ord. 7 has to change; I suggest that the any changes made apply to residences only; not to hotels, motels, rental properties or any entity other than a private residence. Further, the maximum number of named cards should not go above the current limit without proof that the cards are family members based on the existing exception system (come to IVGID and present your case).	6/12/2014 11:30 AM
243	Please do not open up access to Incline's facilities beyond residents and their guests. Incline would no longer be special, and property values would significantly drop.	6/12/2014 11:18 AM
244	Adequate Handicapped parking is needed at some facilities.	6/12/2014 11:08 AM
245	I would like more information on how to get on email lists!	6/12/2014 11:00 AM
246	We need to treasure this area. I was on a committee to review the passes in the 90s' and I know it isn't an easy process and you won't be able to satisfy everyone, and everyone is not honest. There is nothing you can do about that. Don't try to make the rules to include the dishonest people.	6/12/2014 10:59 AM
247	Issue here is access and cost. Access should be limited to additional 5 personal passes (not company passes) at a cost higher than what parcel owners pay per pass. This is a simple and clear solution. Cost s/be at least 3x the current \$166 currently levied.	6/12/2014 10:45 AM
248	Incline Village is a great place to live because our residents subscribe to higher and unique standards which give us pride.	6/12/2014 10:43 AM
249	I am pleased that the amendments have been rescinded. I know that the Trustees were trying to support the recommendations of their staff, that is good management, but this issue is far too complex to be solved by IVGID staff. It is a total community issue, not just an IVGID issue	6/12/2014 10:40 AM
250	I am concerned that people in positions of power and influence are gradually or not so gradually, as recently witnessed, eroding the value of my property and lifestyle in Incline. Ordinance 7 is so blatant and abusive that every movement of the GM is now suspect. Public referendum is the only way to ensure that residents are heard.	6/12/2014 10:38 AM
251	I do not want the beaches open to the public, however the golf courses and ski area should be open. I do not want the ski area turned into a "circus" for the summer. A zip line would be a consideration. I am afraid mountain biking would create a maintenance problem.	6/12/2014 10:33 AM
252	IVGID gives too much away to those who do not pay the rec fee. There needs to be a huge staff and cost cutting campaign. Staff is currently NOT being held accountable enough. Consolidate the management staff significantly. The spending is out of control and the information is too hard to get. Things that are being voted on should be announced in the newspaper along with a brief description and the ENTIRE cost of the project...all publicized. Dump some of the freebies and use the \$\$ to inform the people ! Quit pandering to tourists and businesses. Clean your own house first at IVGID and make this a more \$\$\$ friendly environment for the people who foot the bill. Gather email addresses for everyone who pays IVGID fees and any time anything is being considered by the Board OR staff should be emailed out.	6/12/2014 10:33 AM
253	If you have to change Ord 7 to bring in more revenue then let people purchase extra cards once a year for \$1000.00 per card (picture card) good for one year up to 5 extra cards per parcel and leave the rest alone.	6/12/2014 10:23 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

254	Again you haven't asked the correct questions. You ASSUME our recreational facilities are used by local property owners when by and large they're not. You ASSUME we're satisfied with any of them when by and large we're not. You ASSUME property values are higher because of the existence of these recreational facilities when they're not. Stop assuming and start asking the correct questions which aren't pre-loaded to generate preferred results. And stop printing your own currency which is backed by nothing of value other than our Rec Fees. If you're going to offer a prize, offer it in cash or don't offer it at all.	6/12/2014 10:17 AM
255	none	6/12/2014 10:12 AM
256	Control spending, out source when ever possible, reduce head count, stop selling and giving away my assets as a property owner	6/12/2014 10:09 AM
257	The bar at Incline Beach needs to be moved. It is located next to the playground. The bar has created an excess amount of plastic trash on the beach. I am constantly picking up cups, straws, and fruit pieces.	6/12/2014 10:06 AM
258	I just recently moved here with my husband. We LOVE it here. I very much like the private beaches & do not want them ever to be public....IVGID is doing a great job of keeping these areas clean, beautiful and inviting to its residents & friends.	6/12/2014 10:05 AM
259	Guest cards should be unlimited	6/12/2014 10:00 AM
260	many families have extended families and more than 5 members. Need to change ordinance. This is known. Once that change is made the additional amount of cards that may be to extended family/friends traffic is not significantly more. It also will bring more business to venues and businesses.	6/12/2014 9:55 AM
261	my only complaint with IVGID is the cost of the facilities over and above what we already pay to IVGID through our taxes.	6/12/2014 9:55 AM
262	answers left blank are because we are new to the community and do not yet have an opinion We bought a home to live in full-time in 12/13 The IVGiD venues were an important factor	6/12/2014 9:52 AM
263	Find an end all and be all for communication Get everyone's email and send updates	6/12/2014 9:50 AM
264	When we purchased our home last year, the realtor made a big deal about the community amenities and private beaches. It was a major part of our decision. As we prepare to move up full time next year, this local feel is important to us.	6/12/2014 9:49 AM
265	If it ain't broke, don't fix it. Opening up the card access to nonresidents at a low fee has the potential to change that what makes incline Special. It seems to me this move is being driven by staff who would like to have more "customers" for their facilities without taking into account the negative impact on current residents whose annual IVGID fees subsidize all of IVGID. Pleas keep our residents FIRST. IVGID is not a private company.	6/12/2014 9:42 AM

Ordinance 7 feedback- please keep in mind that all responses are a public record

Q15 Please enter your name and your email to be entered into a raffle to receive a \$100 gift certificate that can be used at any IVGID recreation venues. Please note: current IVGID employees are exempt from this raffle.

Answered: 543 Skipped: 0

Answer Choices	Responses	
Name	100.00%	543
Email	100.00%	543

M E M O R A N D U M

TO: Board of Trustees

FROM: Kendra Wong
Chairwoman, IVGID Board of Trustees

SUBJECT: Board Work Plan – Master Plan/Capital Plan – Review, discuss, and possibly provide direction on an outline a schedule for workshops, public meetings, communications, etc.

DATE: April 23, 2019

At the March 28, 2019 Board of Trustees workshop, the Board of Trustees undertook a conversation about the Master Plan/Capital Plan. This agenda item is a follow up to that conversation and to give our Staff direction for the following items:

- ✓ Schedule for workshops
- ✓ Schedule for public meetings
- ✓ Ideas about communications
- ✓ Any other thoughts or ideas related to this topic

I would encourage each Trustee to reach out to their constituents and trusted advisors to seek input on their thoughts, ideas, and suggestions related to this topic. It is critical that we provide enough of a runway to our Staff to be able to set up the various meetings and communications.

EXCERPT FROM THE MARCH 28, 2019 MINUTES:

Master Plan/Capital Plan

Horan – In progress, Maintain

Wong – In progress, Maintain

Callicrate – Complete; synthesize all together, Maintain

Morris – In progress, Maintain

Dent – In progress, Maintain

Comments:

Criteria for project prioritization

Synthesize all Community Services master plans

Prioritize capital with the Community Services master plans

Dog park

Incline Beach house

Set goals and timeline at May 1 meeting

MEMORANDUM

TO: Board of Trustees

FROM: Steven J. Pinkerton
General Manager

SUBJECT: General Manager's Status Report
Prepared for the meeting of May 1, 2019

DATE: April 23, 2019

Financial Transparency

The Monthly District Financials are posted on the Financial Transparency page <https://www.yourtahoeplace.com/ivgid/financial-transparency>.

Through the first nine months of the Fiscal Year, District-wide revenues are \$2,832,037 ahead of projected budget and District-wide operating uses are \$787,204 below projected budget. In total, we are \$3.62 million to the good for year to date budget. For the month of March, we were \$139,188 to the good due to a strong month of Spring Breaks at Diamond Peak. While skier visits were slightly above average, skier revenue to date set a new record – \$10,616,786.

With record activity at Diamond Peak, it is likely that a Budget Augmentation will be necessary. If needed, it will be submitted for Board consideration at a May or June Board of Trustees Meeting.

We will be providing an update at the next Board of Trustees Meeting on May 22, 2019 to provide more information on the final financial results for the 2018-19 season at Diamond Peak.

The Capital Improvement Report for the second quarter of the Fiscal Year is now available on the Financial Transparency page.

Also a reminder that the Month and Year Ending June 30, 2018 (Pre-Audit) is now posted as well. As June 30 is the end of the Fiscal Year, these financials provide the final pre-audit numbers for the 2017-18 Fiscal Year. In addition, annual and quarterly reports are also posted for previous fiscal years.

Venue Status Reports

Venue Status reports are available on a monthly basis for key venues and operations. Reports are prepared for Public Works, Parks & Recreation, Finance/Accounting, Risk Management, Human Resources along with Ski and Golf when they are in season.

These reports are used to provide the Board of Trustees and the community with a summary of the activities for each venue, including significant expenditures performed under the General Manager's authority. For example, the Public Works status report for March notes that three new construction contracts were issued that month valued between \$56,775.50 and \$1,456,654.00 (Incline Ballfields).

In addition, it provides real time updates of construction in progress. For example, the December Public Works Status Report provides detailed information on the one major project currently underway. It notes the Original Contract Amount, Change Orders to Date, Current Total Contract Amount, Total Payments for Work Completed to Date, and Current Balance to Completion (including retainage). It also includes updates on two Sewer Pump Replacement projects.

This report also includes monthly updates on Public Works benchmarks. For example, customer service requests in March numbered 46, slightly below the three-year average for March of 49. For the Fiscal Year-to-Date, customer service requests are two below the three-year average of 789.

There were only two Trash Complaints (actual call-outs) in March. For the Fiscal Year-to-Date, complaints are 26 versus 329 the previous year.

Wastewater flow was at 34 million in March, just below the 36 million for the three-year average. For the Fiscal Year-to-Date, total flows are at 257 million, below the three-year average of 271 million.

Additionally, the March report notes that with seventeen more days of snow it required staff to perform another 218 hours of snow removal. The crew had to replace the chains and cutting edges on all three of the loaders used for plowing.

The Finance/Accounting and Risk Management Status Report for December provides an update on the Sales Tax Refund by the State of Nevada and a number of other timely issues. It also outlined the District's latest Risk Management and Safety Initiatives.

The Human Resources Status Report included updates on employee recruitment, training, community relations and worker's compensation.

The Venue Status reports are typically posted by the middle of each month and can be accessed on the District's "Resources" web page.

Bidding Opportunities

The District's "Resources" web page also includes a Bidding Opportunities link for businesses and the community.

Invitations to Bid, a quarterly update of projects awarded in excess of \$25,000 in value since April 30, 2015 along with a link to pertinent Nevada Revised Statutes (NRS) code sections related to procurement and contracts are included in this section of the web page.

In addition, it includes a link to planetbids.com, which is where interested parties can search for District bid opportunities and review all bid documents. For recent bidding opportunities, it includes a list of prospective bidders and bid results.

Capital Projects Update

Design

WRRF Aeration System Improvements

The aeration process of wastewater treatment supplies oxygen to facilitate the biological activity that converts raw sewage into treated wastewater effluent. The plant has six 200,000 gallon aeration basins with two jet aeration clusters per basin. These clusters utilize pressurized air to mix and recirculate the wastewater and provide the necessary oxygen to the microorganisms. The pressurized air is delivered by multistage centrifugal blowers that are metered by electronically operated valves in order to keep the correct balance of oxygen in the aeration basins at all times. This project funds the design and replacement of the aeration system equipment at the WRRF. The age of the equipment, the number of hours of operation, and condition assessment indicates the existing centrifugal blowers are at the end of their serviceable life. Additionally, the blowers are no longer supported by the manufacturer and replacement parts are difficult to acquire. Jacobs Engineering is working on the designs documents and final bid level documents are scheduled to be completed in the June 2019 to replace aeration blowers and associated piping, valves and control system. The Engineering staff will then bid the construction project in July 2019, with construction beginning in September 2019 and substantial completion in May 2020.

SPS #1 – (Overflow Parking Lot)

The District owns 18 sewer pumping stations in Incline Village and Crystal Bay. Sewer Pump Station #1 collects and transports 50 percent of the raw sewage and transport to the wastewater treatment plant on Sweetwater Road. If something were to happen to Sewer Pump Station #8 there is a direct bypass that would send all of the raw sewage to Sewer Pump Station #1, thus accounting for 75 percent of the raw sewage in the District. Constructed in the early 1970s this station has provided reliable service. The station contains the mechanical and electrical equipment to pump sewage to the wastewater treatment plant. The equipment in the station to be replaced as a part of this project are the variable frequency drives for the three pumps. Jacobs Engineering is working on the design for the replacement of the three variable frequency drives (VFD's) and replacement of the motor control center (MCC). Final bid level documents are expected in June 2019. The Engineering staff will then bid the construction project in July 2019, with Construction anticipated for the fall/winter 2019-20.

WPS 2-1 Incline – (Burnt Cedar Beach)

Water Pump Station 2-1 (WPS 2-1) is located at the Burnt Cedar Water Disinfection Plant (BCWDP) and pumps the disinfected potable water into the water distribution system to serve Incline Village and Crystal Bay. WPS 2-1 was largely constructed in 1972 with minor upgrades in 1995 and 2012. The electric motor control centers (MCCs) and switchgear at WPS 2-1 date to the original 1972 installation. This equipment does not meet modern OSHA requirements for Arc Flash safety and the MCCs and switchgear is at the end of its service life and no longer supported by the respective manufacturers. Jacobs Engineering is working on the design for the replacement of the three water pump motor soft starts and replacement of the motor control center (MCC). Final bid level documents are expected in May 2019. The Engineering staff will then bid the construction project in May 2019, with construction beginning in August 2019 and substantial completion in April 2020.

Mountain Clubhouse

On August 11, 2018 a fire occurred in the Mountain Golf Course Clubhouse which completely decimated the kitchen area. Smoke damage was incurred throughout the facility, which in turn affects walls, flooring and mechanical systems. The District's insurance coverage is for replacement. However, the evaluation of what is the best solution long term for the operations indicates a revised allocation of floor space, changes to access and ultimate substantial change to customer flow requires a makeover of the floor plan. These changes facilitate other objectives including a long standing issue of ADA accessibility to the lower level for food service.

The Smith Design Group has completed design documents which have been submitted to Washoe County for permits. Once we receive comments, bid level documents will be finalized. The project will be brought to either the May 22, 2019 or June 19, 2019 Board meeting for approval to bid.

If approved, the project will then either be administered through the insurance company or publically bid. Construction is scheduled for fall 2019 with substantial completion prior to the 2020 golf season. In the near term to facilitate utilization of the building for the 2019 golf season the interior will be painted and the floors will be carpeted.

In addition, a follow up meeting was held on March 22 with members of the Mountain Course Golf clubs. The representatives were provided with a status update on the project.

Construction

Repair Deck, Stairs, and Powder Coat all Patio Deck Railings

This project will replace the railings and southern stairway on the eastside deck at the Recreation Center. The Board awarded the contract to Bruce Purves Construction on April 10, 2019. Notice to Proceed will be issued on or about April 25, 2019. The Project is expected to be substantially complete by June 24, 2019

Water Reservoir Safety and Security Improvements

This project would replace the ladders that access the top of the water reservoirs, install intermediate access platforms, install protective railings and install new fall protection devices. The exterior access to the roof area is required to meet the needs of the District to monitor the water quality in the reservoirs and perform routine repairs to radio communication equipment. The ladders also need to be secured from access by the public. The reservoir ladders, fall protection, platforms, and protective railings will meet the current Occupational Safety and Health Administration (OSHA) safety standards. The Board awarded the contract to Resource Development Company on April 10, 2019. Construction will begin this summer and is expected to be substantially complete by June 30, 2020.

ADA Access to Golf Course Bathrooms (Mountain Course)

The Mountain Golf Course on-course bathrooms at holes #6 and #13, and the site surrounding the restrooms are not in compliance with current American Disabilities Act (ADA) requirements for access due to excessive cross slopes between the golf cart parking and the restrooms entryway. This project will re-construct the cross slopes and pave access from the golf cart parking to the restrooms entryway. The

project was awarded to Colbre Grading and Paving at the January 23, 2019 Board Meeting. Construction will begin as weather permits and is expected to be substantially completed in July 2019.

Incline Park Ballfields Renovations

The project was awarded to Rapid Construction at the March 18, 2019 District Board meeting. The project was reduced in scope to only improvements at Field #3 to include:

- New Baseball specific Turf Infield, Drainage, and Irrigation
- New outfield specific French Drain
- New Scoreboard with naming rights panel
- New Modular Batting Cages with retaining/seating wall
- New Foul Poles
- Expansion of outfield dimensions, fencing replacement, and renovated outfield warning track
- New Backer Board at Backstop/Includes padding
- New enclosed custom modular Dugouts with equipment storage
- Site Signage Improvements

The project will begin this spring as the weather allows and will be substantially completed by August 30, 2019.

Burnt Cedar Pool

The Burnt Cedar Pool, constructed in the 1970's, features a skimmer type recirculation system. The piping system and turnover times are undersized and problematic for pool clarity. This project will replace the pipes from the Mechanical room at the edge of the Burnt Cedar Pool. During construction when the piping is exposed at the edge of the pool both visual and camera inspection will be completed on the piping from the edge of the pool to the bottom of the pool in an effort to scope the next phase schedule for the fall of 2019. Piping replacement is currently under construction and is scheduled to be completed by April 30.

Other Projects

The Grant funded Incline Creek Restoration project located on the Hole 14 of the Championship Golf Course is currently being publically bid with the bid opening on April 25, 2019 and construction slated for post-Labor Day 2019.

IVGID Quarterly

The April edition has now been distributed. This Quarterly includes the Spring-Summer Recreation Guide along with features on the Incline Village Library and the IVGID Appreciation Days.

Washoe County Federal Lands Bill

On September 12, 2018 I sent you a letter from the Chair of the Washoe County Board of County Commissioners regarding the status of the Washoe County Economic Development and Conservation Act (also referred to as the Washoe County Federal Lands Bill).

The letter informed IVGID that they would not be able to include any of our parcels in their request for federal legislation.

In each case, the land was removed in part, due to opposition from the U.S. Forest Service. Washoe County did indicate that the U.S. Forest Service would be willing to entertain proposals for potential lease of the parcels by IVGID, which has always been our understanding.

On October 5, 2018, Washoe County Commissioner Berkbigler and Jamie Rodriguez, Washoe County Government Affairs Manager toured the Forest Service Parcel across from Incline High School. This is one of the parcels included in IVGID's December 2016 request for inclusion in the Washoe County Lands Bill.

Washoe County Commissioner Berkbigler and Ms. Rodriguez were educated about the benefits that could accrue to both the U.S. Forest Service and IVGID from a potential transfer of this property.

Ms. Rodriguez volunteered to facilitate a meeting between IVGID and the U.S. Forest Service to discuss the potential benefits in more detail. The U.S. Forest Service has not yet provided a time for a potential meeting.

Director of Golf

Darren Howard started as the Director of Golf/Community Services on April 15. Darren has over three decades of experience in the industry, most recently serving as CEO/General Manager at The Clubs at Houston Oaks in Texas. He has a Bachelor of Science in Business Marketing from the University of Tennessee (Chattanooga) and has extensive experience in all aspects of golf course operations as well as food and beverage, marketing, and resort management. Along with the Golf staff, Darren will also be overseeing all District staff responsible for food and beverage, banquets, and marketing.

One of his subordinate staff will be Ashley Wood, who also started last Monday as the Head Golf Professional at the Mountain Golf Course. Ashley is an Incline Village native and was an active participant in our Junior Golf Program before San Diego State University granted her a golf scholarship. Ashley obtained both

undergraduate and graduate degrees from San Diego State and most recently served as the Head Golf Professional at The Presidio Golf Club in San Francisco.

Staff conducted a meet and greet with representatives from the Golf Community on April 18 to introduce both Darren and Ashley. Please join me in welcoming Darren and Ashley to the IVGID team!

Additional Staffing Updates

Three of our outstanding employees have accepted career advancement opportunities at nearby utility and recreation districts.

Principal Engineer Charley Miller's last day with the District will be Friday, April 26. Charley will be managing the Engineering Staff at the Tahoe City Public Utility District.

Events Manager Cathy Becker will be leaving us in early May to take on the North Tahoe Events Center in Kings Beach for the North Lake Tahoe Public Utility District.

Communications Coordinator Misty Moga will also be heading over to Kings Beach in May. Misty was recruited to become the Board Clerk for the North Tahoe Public Utility District.

These folks will be sorely missed, so please join me in thanking me for their great contributions to our District. And please wish them well in their new, challenging endeavors.

MINUTES

REGULAR MEETING OF MARCH 28, 2019 Incline Village General Improvement District

The special meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairwoman Kendra Wong on Thursday, March 28, 2019 at 6:00 p.m. at the Chateau Grille located at 955 Fairway Boulevard, Incline Village, Nevada.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF THE IVGID BOARD OF TRUSTEES*

On roll call, present were Trustees Peter Morris, Matthew Dent, Tim Callicrate, Phil Horan, and Kendra Wong.

Also present were District Staff Members Director of Finance Gerry Eick, Director of Public Works Joe Pomroy, and Director of Parks and Recreation Indra Winquest.

Members of the public present were Pete Todoroff, Denise Davis, Aaron Katz, Mike Abel, Margaret Martini, Victor Salcido, Ricky Gourrier, Sr., Eddie Ableser, Jack Dalton, and others.

(23 individuals in attendance at the start of the meeting which includes Trustees, Staff, and members of the public.)

C. PUBLIC COMMENTS*

Mike Abel said since he has been previously admonished that he can't use the computer system here so he is using his iPad. Thank you to Trustee Morris for coming to our IV/CB Community meeting the other day and he said that it would be good for other Board members to show up. He would like to discuss Trustee Horan's comments about land sales. This is white wash because the land sales that were made were illegal and there is no amount of spin that will cover the fact that they were done off a list, it was a private sale with no competitive bidding, and it doesn't cut the mustard as far as public trust goes. His next thing is public trust. Big thing that we, as our public, trust our Trustees to do the right thing. Senate Bill 279 is up for discussion and he hopes that the Board does the right thing and bows out of the situation and he trusts that it will come out with our lobbyist being against

the land sales. Last thing is that he has been a resident here for twelve years and again to the issue of public trust he is going to show a photograph to the Livestream audience and this picture is of Trustee Horan's house. He did a drive by and there is snow in the driveway, icicles, and his Christmas lights are still up. It is his opinion that Trustee Horan is still not a resident and he thinks that Trustee Horan should resign as he is a resident of Reno.

Aaron Katz read from a prepared statement which was submitted.

Margaret Martini read from a prepared statement which was submitted.

D. APPROVAL OF AGENDA (for possible action)

Chairwoman Wong asked for any changes to the agenda, none were received so Chairwoman Wong approved the agenda as submitted.

E. REPORTS TO THE BOARD OF TRUSTEES*

THERE ARE NO REPORTS TO THE BOARD OF TRUSTEES FOR THIS MEETING.

F. CONSENT CALENDAR (for possible action)

THERE ARE NO ITEMS ON THE CONSENT CALENDAR FOR THIS MEETING

G. GENERAL BUSINESS (for possible action)

G.1. Review, discuss and possible provide direction regarding the Board's Work Plan (Requesting Trustee: Chairwoman Kendra Wong)

Chairwoman Wong gave an outline of the process she wanted to go with this evening.

The Board then took a few moments to do their work as outlined with the following overall results:

Ordinance 7

Horan – In progress, Maintain
Wong – Not started, Maintain
Callicrate – Not started, Maintain
Morris – Not started, Maintain
Dent – Not started, Maintain

Comments:

Community Feedback
Separate beaches from community services
Prioritize beaches
Board workshop – Policy
Clear framework for proposals and evaluating ideas
Timeline – work on this summer
Address top three priorities by next year

Master Plan/Capital Plan

Horan – In progress, Maintain
Wong – In progress, Maintain
Callicrate – Complete; synthesize all together, Maintain
Morris – In progress, Maintain
Dent – In progress, Maintain

Comments:

Criteria for project prioritization
Synthesize all Community Services master plans
Prioritize capital with the Community Services master plans
Dog park
Incline Beach house
Set goals and timeline at May 1 meeting

Communication

Horan – In progress, Maintain
Wong – Complete, Change
Callicrate – In progress, Change
Morris – In progress, Maintain
Dent – Not started, Change

Comments:

External versus internal communication
Leverage online repositories – public records
Survey what topics the community wants more communication about
Results of community survey – deadlines
Use common language

Financial Reporting

Horan – In progress, Maintain

Wong – In progress, Change
Callicrate – In progress, Maintain
Morris – In progress, Maintain
Dent – In progress, Maintain

Comments:

CIP Reporting – road map of existing information
Describe complexities of our calendar – calendar year, fiscal year, season
Discussion with Staff with their ideas – September/October

Other

Callicrate – Prioritize capital projects
Dent – Prioritize CIP projects

G.2. Review, discuss, and possibly provide input and guidance on legislative matters for the 2019 State of Nevada Legislative Session following a verbal presentation on legislative matters provided by Tri-Strategies representative(s)

- a. **Senate Bill 279 – Revises provisions relating to general improvement districts (BDR 25-246) An act relating to general improvement districts; requiring the board of trustees of a general improvement district to follow certain procedures before selling real property owned by the district; and providing other matters properly relating thereto.**

Internet Link to the aforementioned Senate Bill

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6485/Overview>

Tri-Strategies Victor Salcido, Eddie Abelser, and Ricky Gourrier, Sr. gave a review of where they are today and what they would like is direction – advocate in favor, against, or remain neutral. Mr. Salcido then gave a review of the high level parts of the bill.

District General Manager Pinkerton said he used to be a property manager for a municipality and this is very similar to the laws in other states however most charter cities have evolved beyond this process. They have found that if they have a small remnant piece of property they would have to change the ordinance. They didn't want to spend ten thousand dollars on an appraisal for a one thousand dollar piece of property. For entitlements, you

are talking about prescribed legislation and it is tougher in the basin and he noted that cities have more latitude. To tell all the other general improvement districts that they have to do this, when we are very different from cities or counties, may need to have more in the IVGID code. This legislation needs to be something that caters more than to the individual general improvement districts. We would suggest the Legislature require general improvement districts to develop a land policy and make sure that is approved in Board meeting and then each public agency can do what they need. This is adding pages and pages to the IVGID code and it is not the best way to meet individual general improvement district needs. That is just Staff's thoughts as this is up to the Board.

Trustee Callicrate thanked Tri-Strategies Staff for their presentation and stated that he thinks they spelled it out pretty clearly. This is for all the general improvement districts in the state and they will all have to be compliant under one law. Because we are a super general improvement district and the Nevada Revised Statutes are not as definitive, it is an opportunity for all general improvement district to be compliant with the laws and set out some perimeters. He is in support of this bill as written and having us be able to comply. He is in support of this bill speaking as one Trustee.

Trustee Horan said in looking at the provisions of this bill that it is hard to argue against the transparency however on the other hand it could complicate our lives as we need to own our own things. There are good things in this bill as it applies to all general improvement districts. His approach would be something to have each general improvement district have something and that we would probably have most of what is included in the text of this bill.

Trustee Morris said, as he read through this bill, he felt that it was imposing a lot more onerous pieces on a general improvement district and just through the lens of Incline Village, he realizes that other general improvement districts have their own issues. In listening to the District General Manager's experiences, other government entities would have other tools to use to their advantage than we do here in Incline Village. He feels that this is something that is fairly onerous and that if each general improvement district develops a land policy that is transparent, clear, and agreed to in a public meeting that this would be a far better way to go. This bill is like taking a sledge hammer to crack a number therefore he doesn't want to do that.

Trustee Horan asked if there was any exception in the bill text to allow for disposal of property under the appraisal value.

Mr. Ableser said that he is not certain that this is the way that the others are required to act. It may have a very large or a minimal impact and that generally they determine if it has a fiscal impact and then they wait for local government who can add a fiscal note to this bill. He wanted to call attention to that part of it as it was not discussed at the last meeting. Mr. Salcido said that there are certain exceptions but not the one for the situation raised by Trustee Horan.

Trustee Morris said that the fiscal impact comment is very important and thanked the team for raising that factor. The last thing he wants to do is to have the State Legislature hand down to us an onerous process that will cost us money and while he doesn't know how much that can be it is not zero.

Trustee Horan said that is an interesting point and that a comment to the State might be worthwhile with a dollar amount in order to take some of that fiscal onerousness away from it. Mr. Salcido said for amendment to the language of the bill, they are seeking the Board's direction first. While it is always feasible to amend, based on the language of the bill, he is anticipating that it will stay as close to the municipal model so he doesn't know about the sponsors being receptive. Trustee Horan said so you are saying it is not going to happen. Mr. Salcido said it is unlikely.

Trustee Morris asked where are we in the legislative process. Mr. Salcido said it was introduced in the Senate yesterday with presentation by Senator Kieckhefer. They testified in the neutral position and stated that they wanted to work with them after they got direction from you, as the largest general improvement district. There has to be a work session in that committee where an up or down vote would occur. They will reach out to the bill sponsor and work with him and then he gets to decide. If there is a positive vote, it will go to the floor of the Senate and then it goes over to the House. We are tight on time because there is a deadline of April 12. Deadlines are a fickle thing but those are the deadlines as of now.

Chairwoman Wong said that this bill was dropped by Senators Kieckhefer and Krasner and both of them represent us; did either one of them call us or let us know about this bill. Mr. Salcido said they have not met with them but they did meet with Senator Kieckhefer when they were first retained to

introduce the new relationship of representation and they told us about a bill but didn't work with us on the language so we didn't see until the bill was introduced. District General Manager Pinkerton said that Staff met with him as well and there was no information shared then. District Legal Counsel has reached out to both individuals with no response for over a year. We heard they might be doing some bill but we have had zero communication so possibly that should be communicated to the Legislature.

Trustee Horan asked how this bill would affect us. District General Manager Pinkerton said with the Administration Building those proceeds from the sale of that building will be vital. A sealed bid could come in for far less due to the entitlements. There is a very good change that this bill will have a significant fiscal impact on this effort and could possibly make it so it required us to go to the Legislature for a fix; this is the most obvious effect. Trustee Horan asked about the bits and pieces. District General Manager Pinkerton said on remnant properties there is no question that it will cost the District more money to get appraisals but that is a minor impact and will just take away from other things. At a time in the past, this type of process was more state of the art but not anymore. Trustee Horan said having heard all this information, he would like the Board to at least convey that we are concerned about the fiscal impact.

Chairwoman Wong said that the key objective of this bill is transparency and she is in favor of that. She didn't think about the Administration Building in the scope of this bill as we have been talking about the unbuildable properties. The Administration Building could put us at a potential risk and could be a hindrance in accomplishing things with consequences to the entire community and that needs to be represented. Now might be the time to state we are in favor or opposed as it represents risks to our community.

Trustee Morris said to go further, this is a solution at the extreme end of what is needed. He agrees and believes we should have policies and clarity about land sales and that we make sure that those that are in the code that is being developed are all encompassing. This bill seems like an onerous solution in search of a more challenging problem that we, as a general improvement districts, may have instead of other entities. He would prefer that we state that this bill is not a good bill for us.

Trustee Dent said so this is similar to what other cities, towns, or counties do and that it requires two appraisals. Mr. Salcido said that the bill presenter said that this mirrored what other municipalities have. Trustee Dent said it is

straight forward and transparent and not extreme at all; he doesn't have an opposition as it seems pretty straight forward.

Trustee Morris said it may be what other cities or counties do but ours are not the same as other and we shouldn't compare ourselves to other cities rather compare to other general improvement districts but still we are somewhat different. We shouldn't compare but rather look at what we do as we don't have all the tools to deal with this that some cities do so it is not good for us.

Trustee Callicrate read Section 2 of the bill (only one appraisal for a sale) and said that this won't make or break that sale and that we have to do this anyway under Nevada Revised Statute 318. All this does is tighten that up. He does have concerns that neither Senator Kieckhefer nor Krasner haven't approached us but this issue has been a concern within the community. There is other property within the community so this is an opportunity to tighten it up and that he is opposed to giving that much authority to another Board. It may be onerous but he thinks it is good and holds us to a higher standard. He appreciates the comments but he doesn't see the concerns raised. He doesn't know what the next step is and he doesn't have an issue with this as it is presented to us as it tightens up a lot of areas.

Mr. Ableser said that the action is the instructions to us (Tri-Strategies) and should we state that the Board of Trustees of IVGID is in support of the bill; opposed to the bill; remain neutral; ask us to work on possible amendments to solve all concerns and benefits; or talk just about the fiscal impacts to the District. They want to carry on the mission of the District and they have heard glowing praise from the sponsor about the District so they just need instructions on how to engage with the sponsor.

Chairwoman Wong said she would recommend that Tri-Strategies represent us in the neutral, being neither for or against, and to have Tri-Strategies work with our Staff to determine the magnitude of the fiscal impact and represent same and state that with respect to any land sale, we want an open and transparent process that we develop or a law through the Legislature. A transparent process is important and the key message is that we don't want to be limited and beholden to a bid well below of fair market value via way of legislation.

Trustee Horan made a motion to instruct Tri-Strategies to stay neutral on Senate Bill 279. Chairwoman Wong seconded the motion. Chairwoman Wong asked for comments.

Trustee Morris said by remaining neutral, we are not doing some things that are important that have come up tonight such as doing the analysis on the cost impact that this may deliver to us as a general improvement district. He is also concerned that there are elements of this legislation that are going to produce a more onerous work process and restrict us from being flexible in the future with any land sale activities. He would like to have those pieces added to the instruction to Tri-Strategies.

District General Manager Pinkerton said that Staff's goal is for this legislation to allow for a negotiated sale as that is in the best interest of the public and is the really scary restrictive part as you can't do a negotiated sale which is behind the times of real estate.

Trustee Horan said that is a hypothetical and we need to be transparent therefore he will support his own motion.

Chairwoman Wong said that she hears what Staff is saying and hoped that there would be a way to communicate the fiscal impact without a for or against position. This still has to go through another house so our strategy could evolve as this bill progresses and she would like to take a more conservative approach.

Ricky Gourrier, Sr., Tri-Strategies, said that in staying neutral he would like to clarify that other general improvement districts could come forward but he doesn't know under what perimeters. This bill has to get out of committee in fourteen days. Think about what other general improvement districts might do and what amendments might be added as those have to be addressed at that time. We are talking about this because of the lack of communication with the Senator.

Trustee Morris said he is in favor of the flexibility to have a negotiated sale as it is his understanding, regarding the Administration Building, that it is really important to have the ability to maximize the most value from that land. The way this legislation is written could put us in a bad position regarding that land. District General Manager Pinkerton said that it is his humble opinion especially with entitlements. Look at the elementary school site and the abatement that has to be done. That element has added a ton of

unknowns and when all of that is factored in, it will have to be purchased as it which will significantly diminish the value of the property.

Trustee Morris said he is prepared to make a motion to have Tri-Strategies work with the Legislators to have some amendment to include a negotiated sale. Chairwoman Wong said we have to vote first on the motion that we have before us and then we can discuss/entertain a different motion.

Hearing no further comments, Chairwoman Wong called the question – Trustees Callicrate, Dent, Horan, and Wong voted in favor of the motion and Trustee Morris voted opposed; the motion passed.

Trustee Horan asked Tri-Strategies representatives to keep the District General Manager apprised of the amendments that are brought forth. Mr. Salcido said absolutely and that they won't take their eye off of this.

Chairwoman Wong said in our IVGID code and the section related to property disposition, should we start discussing that now or wait until this goes through the process of legislature as she doesn't know if it helps or hinders.

Mr. Salcido said if there is a concern, either real or perceived, having an internal code regulation that already addressed it would help align those fears. Chairwoman Wong said we are not going to sell anything until we have a policy as our intention is to create a policy and we can layer it in as we have a blank slate.

3. Review, discuss and possibly provide direction, to Staff, on the IVGID Code (Requesting Trustee: Vice Chairman Phil Horan)

Due to time constraints, this item was deferred.

H. **DISTRICT STAFF UPDATE** *(for possible action)*

H.1. **General Manager Steve Pinkerton – verbal update**

Due to time constraints, this item was deferred.

I. **APPROVAL OF THE MINUTES** *(for possible action)*

I.1. Minutes of February 27, 2019

Chairwoman Wong asked for any changes, receiving none, she said that the minutes were approved as submitted.

J. **REPORTS TO THE IVGID BOARD OF TRUSTEES***

J.1. District General Counsel Jason Guinasso

Due to time constraints, this item was deferred.

K. **BOARD OF TRUSTEES UPDATE (NO DISCUSSION OR ACTION) ON ANY MATTER REGARDING THE DISTRICT AND/OR COMMUNITIES OF CRYSTAL BAY AND INCLINE VILLAGE, NEVADA***

Due to time constraints, this item was deferred.

L. **PUBLIC COMMENTS***

Pete Todoroff said that he wanted to announce his meeting tomorrow library at 9 a.m. and the Citizen Advisory Board meeting on April 1 and stated that the Arts Festival is a discussion item; the meeting starts at 5:30 at the Administration Building in the Boardroom.

M. **ADJOURNMENT (for possible action)**

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk

Attachments*:

**In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.*

Submitted by Margaret Martini (1 page)

Submitted by Aaron Katz (26 pages): Written statement to be included in the written minutes of this March 18, 2019 regular IVGID Board meeting – Agenda Item D – Public Comments – “We might as well (just) go home” Mr. Morris

3-28-2019

To: Members of the IVGID Board

Please these add these comments to the minutes of this meeting

Hello and welcome back. How was your trip ?

I would like to know exactly what this board as a board outlined to accomplish prior this trip to Washington DC. I am assuming that the board got together and planned exactly what **they** wanted to accomplish in Washington DC.

Mr. Dent were you aware of the purpose of this trip prior to the trip taking place? Yes or no will be fine.

Mr. Callicrate were you aware of the purpose of this trip prior to the trip taking place? Yes or No will be fine.

Have the travelers shared with you exactly what they accomplished? Again, yes or no will do.

I am assuming that the three individuals, Wong, Pinkerton and Windquist filed a report with the board prior to their departure and I'm sure they will have and extensive report on their accomplishments in Washington DC.

I am making a public records request at this point to see both reports and the total expenses for the three persons who made this trip.

As this is a money discussion, I would also like to request from the board exactly how much has been spent on the legal representation trying to collect the legal fees from Mr. Katz's lawsuit. It seems as if you are spending (chasing) \$ 250K to collect \$ 250K. Don't you think that a settlement would have been in order as a time and money saving proposition? And this could all have been avoided in my opinion had IVGID just given the public records he requested as he had the right to know as a property owner.

As Treasurer of this board, and a member for few years now, Mr. Morris, you should have the figures at the tip of your tongue. Do you? Show us you are qualified for the position as Treasurer of this boarf

*Margaret
Martini*

**WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS
MARCH 28, 2019 REGULAR IVGID BOARD MEETING – AGENDA ITEM D –
PUBLIC COMMENTS – “WE MIGHT AS WELL (JUST) GO HOME” MR. MORRIS**

Introduction: I was struck by something Trustee Morris said at the Board’s last (March 18, 2019) meeting when discussing staff’s proposed capital improvement plan (“CIP”) budget for fiscal year 2019-20. The discussion centered upon how we can continue to get bigger and bigger, by acquiring more and more, when we don’t have the funds nor projected revenues to continue down this path. Listen to Trustee Morris:

“I think we need to have this discussion now about whether or not this Board is going to look to raise bonds because frankly, there’s no way that I can see, except if we don’t do anything...If we don’t bond and we still want to do something for the community, we’re going to have to raise the Rec Fees quite considerably. And I think it’s an ‘either or.’ Either we raise...the Rec Fees...or we’re going to have to bond. Otherwise, we...might as well go home.”¹

What Mr. Morris has touched upon is really the seminal issue we face as a community. It’s the one we’ve been marching towards that my wife and I first recognized and were vocal about when we moved to Incline Village twelve or more years ago. Do we continue to grow bigger and bigger, acquiring more and more, and for the benefit of our nearly 1,000 employees² and the world’s tourists, rather than “the inhabitants...of (Incline Village/Crystal Bay) and of the State of Nevada” as NRS 318.015(1) instructs. And do we continue to finance this growth on the financial backs of local parcel/residential dwelling unit owners rather than mandating that each of our recreational venues operate on a revenue neutral or positive cash flow basis? Or do we put our collective feet down and just say no? That’s the purpose of this written statement.

How We Got Here – IVGIDs Creation: Many residents think IVGID was granted the basic power of “recreation” when it was first created by the Washoe County Board of Commissioners (“County Board”) on April 20, 1961. If I am describing you, then I’m sorry to say your belief is not accurate. The County Board’s initiating Ordinance No. 95 which declared that IVGID’s initial basic powers were *limited* to paving, curbs, gutters, sidewalks, storm drainage, sewer disposal and water supply. Ordinance No. 95 did *not* include the grant of recreation because that power did not exist at the time (it was not added to NRS 318 as a possible additional basic power until 1965).

How We Got Here – IVGID’s Acquisition of the Supplemental Basic Power to Furnish Facilities for Public Recreation: Shortly after IVGID’s creation the developer of Incline Village [Crystal Bay

¹ The IVGID Board livestreams its meetings (<https://livestream.com/accounts/3411104>). The livestream of the Board’s March 18, 2018 meeting [“the 3/18/2019 livestream” (<https://livestream.com/IVGID/events/8606692/videos/188880510>) where the quoted language appears is at 3:04:41-3:05:31.

² See <https://transparentnevada.com/salaries/2018/incline-village-general-improvement-district/>.

Development Co. (“CBD”)] began selling real property. And by 1968 over three thousand homes had been built.”³ Representations were made to each purchaser of property in Incline Village that the beaches at Lake Tahoe (Burnt Cedar and Incline) would be a private homeowner amenity *only* available⁴ to property owners/their guests⁵. As part of their purchase of Incline Village property, each property owner contracted to pay the beach HOA “yearly dues sufficient to purchase, improve and maintain these community beaches.”⁵ Notwithstanding, the beaches were not made available for local property owners’ actual use until May 30, 1964⁵. And by then, CBD realized it did not have the financial wherewithal to transfer ownership of the beaches to the homeowner association CBD had created to own and operate the beaches. So it lobbied the State Legislature and then the County Board, to grant IVGID the power to furnish facilities for recreation with the intent the beaches would be sold to IVGID so the latter could pass on those costs to local property owners.

How We Got Here – IVGID’s Representations to the County Board and the Public Insofar as its Future Use of the Basic Power to Acquire and Operate Recreational Facilities: On October 25, 1965 the County Board considered IVGID’s request that its existing basic powers be expanded to include public recreation. IVGID’s request was supported by the testimony of a single witness; IVGID Board (“Board”) member Harold Tiller. Notwithstanding the fact that CBD’s vision for Incline Village was as “a complete recreational area (consisting of)...two great golf courses; the finest tennis facilities in the world...a major ski development; riding stables (and)...trails to the very crest of the (Sierra) mountains...gaming and related night club entertainment...a cultural center with related youth programs...(and) use of Lake Tahoe, the most important and actually the very heart of a complete recreational base...(with) family parks for picnics and swimming and...boating access to the Lake for fishing and water skiing,”⁶ Mr. Tiller testified that if IVGID’s requested new power were granted, it would *only* be used to acquire “park properties [including...two (Lake Tahoe) beaches to]...assure... property owners...forever...access to and use of Lake Tahoe.”⁶ According to Mr. Tiller, *all of the other* recreational facilities identified above would “be, privately owned...operated”⁶ and presumably financed.

How We Got Here – IVGID’s Representations to the County Board and the Public Insofar as Funding For the Acquisition and Operation of Proposed Recreational Facilities: Given the granting of IVGID’s request was pre-conditioned upon the County Board making a finding that the proposed grant would be “economically sound and feasible,”⁷ Mr. Tiller testified acquisition, improvement and

³ See <https://www.clubtahoe.com/history-of-incline-village/>.

⁴ Exercised through an homeowners’ association (“the beach HOA”) whereby each owner of an Incline Village parcel had an equal vote.

⁵ See the May 15, 1964 letter from Robert McDonald “to Recreation Association Members.” A copy of that letter is attached as Exhibit “A” to this written statement.

⁶ See Mr. Tiller's October 25, 1965 letter, on behalf of the IVGID Board, to the County Board. A copy of this letter is attached as Exhibit “B” to this written statement.

⁷ See NRS 318.055(4)(c)(2).

operation of the beaches would be funded from IVGID's issuance of \$1.458 million of bonds whose premiums would be paid from its share of existing and future projected of *ad valorem* taxes.⁶ In other words, not as they are financed today through a Beach Facility Fee ("BFF").

How We Got Here – IVGID's Acquisition and Funding of the Beaches: Based upon Mr. Tiller's representations, on November 15, 1965 a divided (3-2) County Board formally adopted Ordinance No. 140 which granted IVGID the supplemental basic power of public recreation. This action sparked a series of lawsuits brought by local property owners against the County, IVGID and CBD. Those cases resulted in a comprehensive settlement filed with District Court on April 11, 1968⁸ which:

1. Dissolved the beach HOA;
2. Allowed the beaches to be purchased by IVGID from CBD for \$2.1 million;
3. To finance that purchase and create a sufficient reserve fund, allowed IVGID to issue and sell \$2.685 million of Revenue Bonds;
4. After purchase, the then beach fee would not exceed \$50 annually for each fiscal year ending June 30 beginning with fiscal year 1968-89 (see below); and,
5. Dismissed the pending lawsuits.

With no further obstacle to IVGID's acquisition of the beaches, and in anticipation of the aforesaid judicial settlement, on October 5, 1967 the Board adopted Resolution No. 419 which pursuant to NRS 318.197(1) fixed rates, tolls and charges for the alleged "availability to use" [i.e., an alleged NRS 318:197(1) standby service charge] the beaches. The resolution stated these measures were necessary so that these charges be fixed *prior to* the adoption of a resolution providing for the issuance of revenue bonds, in order to create the funding source to acquire: Burnt Cedar Beach and the improvements thereon, to improve the area known as Incline Beach, and to pledge the net revenues to be derived from these rates, tolls and charges to be fixed to pay for the acquisition of Burnt Cedar and Incline Beaches, and the services and facilities thereof⁹. This resolution marked the beginning of the Recreation Facility Fee ("RFF"), and it established the basic annual rate FOR FISCAL YEAR 1968-69 ONLY.

At the same time Resolution No. 419 was being adopted, the Board adopted Resolution No. 420 which authorized the issuance of \$3.6 million of Revenue Bonds to pay for the acquisition of Burnt Cedar and Incline Beaches¹⁰. On June 4, 1968 Village Development Co. (the successor to CBD) was paid with the proceeds of the Revenue Bonds of 1968, and the beaches were deeded to IVGID.

⁸ This settlement was described in a March 7, 1968 letter to local property owners. A copy of this letter is attached as Exhibit "C" to this written statement.

⁹ This recital violated Mr. Tiller's October 25, 1965 representations to the County Board and the public (see Exhibit "B").

¹⁰ On April 16, 1968 the Board adopted Resolution No. 450 which in part, reduced the amount of proposed Revenue Bond funding to \$2.685 million.

How We Got Here – IVGID’s Acquisition and Funding of Our Two Golf Courses, Diamond Peak and The Chateau: Since the RFF (instead of *ad valorem* taxes as Mr. Tiller had represented) had worked so well insofar as paying for the servicing costs on the Revenue Bonds of 1968 (whose proceeds were used to purchase the beaches) and their operational costs, on March 19 and June 30, 1976 IVGID purchased the Mountain and Championship Golf Courses, Diamond Peak (formerly known as Ski Incline), Incline Bowl, The Chateau, and unimproved recreational acreage (now used as the Championship Golf Course’s driving range), for \$2.7 million¹¹. To finance this purchase and to refinance the then outstanding principal balance due on the Revenue (beach) Bonds of 1968, on or about July 19, 1976 the Board adopted Resolution No. 1262 which called for the issuance of \$5.71 million of new bonds (“the Special Obligation Bonds of 1976”). In part to service these bonds and pay increased operational costs, on July 13, 1976 the BOT adopted Resolution 1261 which doubled the RFF¹² from \$50¹³ per parcel annually, to \$100.

How We Got Here – IVGID’s Acquisition and Funding of All of Our Remaining Recreation/ Other Venues and the Services Offered Thereat: Following this “playbook,” IVGID has acquired property for and/or constructed: a skateboard park, a disc golf course, a fitness trail, a mountain bike pump track, the Tennis Center, 5 acres near Incline Lake¹⁴ (for a future cross-country ski resort), a multi-use Recreation Center (complete with an indoor swimming pool), another (in addition to The Chateau) community/meeting/event center (Aspen Grove), the upper Incline High School Athletic Field¹³, several athletic fields (Incline Park, Village Green and Preston Field), a Wetlands Enhancement Facility, several restaurants, food courts, bars selling alcoholic beverages, facilities¹⁵ for the sale/ rental, at retail, of clothing, soft goods, and sports equipment, an administrative building, the land underneath the Parasol and Visitor’s Buildings, a regional and senior transportation system, a magazine publisher, and more¹⁶! Given the revenues from these facilities and the programs/services offered thereat are inadequate to support the expenses staff incur operating, maintaining and improving those facilities, and IVGID engages in non-revenue producing initiatives well beyond those

¹¹ This purchase violated Mr. Tiller’s October 25, 1965 representations to the County Board and the public (see Exhibit “B”).

¹² This resolution violated Mr. Tiller’s October 25, 1965 representations to the County Board and the public (see Exhibit “B”).

¹³ See Resolution No. 419 above.

¹⁴ Go to <https://www.yourtahoeplace.com/ivgid/about-ivgid/history-of-ivgid>.

¹⁵ Even inside the Hyatt Lake Tahoe Hotel’s shopping mall.

¹⁶ Such as operating the public’s facilities as if they were private, commercial, “for loss,” business enterprises; operating over 100 recreational programs out of the Recreation Center including child care and senior transportation; operating a regional transportation system (disingenuously called a “ski shuttle”); publishing a quarterly magazine (IVGID Quarterly) and selling advertising therein; lobbying for/against State legislation; lobbying Congress/our congressional delegation; and, engaging in massive philanthropy.

recognized in NRS 318.116 and/or granted by the County Board¹⁷, the RFF has become IVGID's "dependable and reliable" "go to" funding source¹⁸ to service a series of recreation bonds and subsidize the difference between revenues and expenses assigned to "recreation,"¹⁹ system wide. And what started out as \$50 per residential parcel assessed annually¹³, has increased to an \$830 per parcel/dwelling unit annual charge, and today it totals nearly \$7 million annually²⁰.

How We Got Here – Don't People Understand Incline Village/Crystal Bay's Geographical Location and Demographics Cannot Financially Support All of This "Stuff?" Incline Village was designed to be the premier residential bedroom community on the shores of Lake Tahoe. It has no real business infrastructure, and its economy is seasonally driven. Its location is geographically remote and rugged. Its base elevation is nearly 20% higher than "mile high" Denver²¹. It is separated from our county seat by Mt. Rose; the highest summit open year-round in Nevada. Its opposite border is truncated by 32 miles of Lake Tahoe; the largest alpine lake in North America. Minimum temperatures of 32°F (freezing) or lower occur on an average of 231.8 days annually; more than Fairbanks, Alaska and rivaling Truckee. And they occur in every month of the year. Incline Village averages 484 inches of snow per year.

Although the population is reported as roughly 8,700 persons, this number is hard to believe given there are roughly 8,000 residential dwelling units and according to GM Pinkerton, two-thirds of

¹⁷ Although IVGID will likely point to NRS 318.100(2) and 318.210, given Nevada is a State without home rule, *Dillon's Rule* limits IVGID's powers to those expressly granted by the Legislature. And if there be "any fair, reasonable, substantial doubt concerning the existence of power (it) is (to be) resolved...*against the corporation*" [Legislative Counsel Bureau Research Division Policy and Program Report on State and Local Government (<http://www.leg.state.nv.us/Division/Research/Publications/PandPReport/19-SLG.pdf>), p.5 (April 2014)].

¹⁸ In other words, we now budget to spend based upon the revenue a flat RFF/BFF generate rather than upon the just, reasonable and necessary costs staff incur "for the proper servicing of (recreation) ...bonds and...the administration, operation, maintenance, and improvement of (our recreation venues, their)...equipment and facilities" [see ¶III of Resolution No. 1863 at page 208 of the packet of materials prepared by staff in anticipation of the Board's April 11, 2018 meeting ["the 4/11/2018 Board packet" (https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet_Regular_4-11-2018.pdf)] after applying revenues from other sources such as fees and sales charges.

¹⁹ According to former IVGID Trustee Chuck Weinberger, "everything the BOT votes on affects the RFF."

²⁰ See page 27 (page 21, Schedule B-12 of Form 4404 LGF) of "IVGID('s) Annual Budget (for) Fiscal Year 2018-19, adopted May 23, 2018" [https://www.yourtahoeplace.com/uploads/pdf-ivgid/IVGID_Annual_Budget_FY2018-19_03122019.pdf ("the 2018-19 Budget")].

²¹ Denver is located 5,280 feet above sea level. Incline Village is located 6,225 feet above sea level.

their owners are rarely here inasmuch as their homes are second/vacation rentals. Even many of those who are full time residents are rarely here during winter months. They migrate to warmer climates earning the name “blue birds.” And unlike “many governments that rely on a majority of revenue from tax sources, the majority of the District’s sources (come from) charges for services.”²²

So with these facts, how can Incline Village/Crystal Bay financially support two (let alone one) municipal golf courses? Or a ski resort? Or two multi-purpose recreation centers? Or seasonal restaurants? Or seasonal retail sales facilities? *So why acquire and operate them with public employees?* And you’re surprised?

How We Got Here – Don’t People Understand That the District’s Recreational Facilities and the Services They Offer Were Designed to be “Under-Utilized?” These recreational/other facilities are far larger than necessary to accommodate a population of 8,700. Which means they’re designed to be “under-utilized.” Which now sets the stage to operate these facilities as commercial business enterprises which are primarily offered to the world’s tourists rather than the inhabitants of Incline Village/Crystal Bay. Which is exactly what we’ve got. And you’re surprised?

How We Got Here – When We Abdicate Responsibility to Unelected Staff For the Financial Decisions Which Are Made on Local Parcel/Dwelling Unit Owners’ Behaves, This is What We Get: Past Board have adopted Resolution No. 1480²³ and Policy No. 3.1.0.6(f)²⁴ whereby the Board has abdicated virtually all powers to its GM. Therefore is it any wonder IVGID’s employees see the GM as their boss? And that they see their jobs as marketing the public’s recreational facilities to the world’s tourists rather than “the inhabitants...of (Incline Village, Crystal Bay) and of the State of Nevada” as NRS 318.015(1) instructs? And that its senior staff have learned to use the public’s assets to marshal the votes of large special interest groups to ensure that those few qualified elector property owners remaining who take a different view of their duties and powers, are never elected/re-elected? This state of affairs is buttressed by staff’s misbelief that IVGID is only a “quasi-public agency” of the State²⁵. And it explains why staff regularly conceal the public’s financial records²⁶ because they don’t want the public to know, criticize or interfere with their self-anointed misbelief. And you’re surprised?

²² See page 11 of the 2018-19 Budget.

²³ See pages 12-17 at https://www.yourtahoepace.com/uploads/pdf-ivgid/IVGID_Policy_and_Procedure_Resolutions.pdf.

²⁴ See page 10 at <https://www.yourtahoepace.com/uploads/pdf-ivgid/IVGID-Board-Policies.pdf>.

²⁵ See <https://www.yourtahoepace.com/ivgid/about-ivgid>.

²⁶ The particulars of IVGID’s financials are hidden from the public. It maintains at least three sets of books and the set which discloses the precise uses of IVGID’s major funding source are called “internal” rather than “public,” and they are hidden from public examination. To maintain the charade, staff go to unprecedented lengths to confuse, misstate, misrepresent and conceal the truth.

How Staff Have Manipulated Their Proposed 2019-20 Budget to Fund All of Their Operationally Money Losing Facilities/Pet Projects Without Bonding: Listen to Gerry Eick's explanation:

1. "Following the plans and known parameters that we have, *we cannot achieve this without some sort of 'time payment(s)' (i.e., leasing versus purchasing and bonding)*...My keynote approach to laying out this outline is" as follows:

"The facility fee for community services and beach (i)s not going to (*de*)crease over the (next) five year period of time." In other words, it remains as a dependable funding source¹⁸. So I (have) built ...in...a facility fee available for capital replacement of \$405...per parcel(/dwelling unit) for (a total of \$3,322,215²⁷ for)...community services;"

2. "As I looked at the listed projects that came through the process of our staff identifying their needs...*we came up with a list that was larger than (just) the facility fee*...(So) where is the (deficiency) going to come from?

Reluctantly...I (first) looked to the General Fund being able to provide some flexibility...So I have put...\$561,800²⁷...into the plan...coming from the (current) General Fund²⁸ (balance);"

3. For the same reasons, I have put \$200,000²⁷ into the plan coming from the current community services fund balance for replacement of the Mountain Course fuel storage tank²⁹;

4. For the same reasons, I have put \$250,000²⁷ into the plan coming from the current community services fund balance for repairs to the Diamond Peak Lakeview chairlift³⁰; and,

In fact *unbelievably*, IVGID's trustees don't have access to financial material other than what is sparsely published by staff on the public's web site.

²⁷ See page 65 of the packet of materials prepared by staff in anticipation of the Board's March 18, 2019 meeting ["the 3/18/2019 Board packet" (https://www.yourtahoepalace.com/uploads/pdf-ivgid/BOT_Packet_Regular_3-18-19.pdf)].

²⁸ The problem here is staff have been accumulating sums in anticipation of a different General Fund option; replacing the Administrative Building. Taking this money for a different use now means that ultimately, the monies taken will have to be replaced from somewhere when it comes time to replace the Administrative Building.

²⁹ The problem here is staff have been accumulating sums in anticipation of other Community Services CIP options such as replacing the Mountain Golf Course Fuel Storage tank. Taking this money for a different use now means that ultimately, the monies taken will have to be replaced from somewhere when it comes time to replacing the fuel storage tank.

³⁰ The problem here is staff have been accumulating sums in anticipation of other Community Services CIP options such as repairing the Diamond Peak Lakeview chairlift. Taking this money for a

5. For the same reasons, I have put \$700,000²⁷ into the plan coming from the current community services fund balance for renovation of the Tennis Center facility³¹.

By “adding th(e)se (additional)...sources...gives us an adequate amount to cover the(se 2019-20) expenditures.

But...in arriving at that total...I had to also propose use of time payments for...

1. Acquisition of the...58...Mountain Course golf cart fleet (\$54,136/year spread out over 5 years versus an initial acquisition cost of \$288,000³² - ‘the beauty is you’re spreading out time payments’)³³,

2. A(n approximately \$46,000 the first year versus an initial acquisition cost of \$290,000 for acquisition of another) snowcat for the ski resort,³⁴ and

3. “I’ve actually also got a \$92,000 mower being leased because I needed to shift that money too.”³⁵

Stated a bit differently, and reiterated by GM Pinkerton,

“To stay at the \$405 that we’ve allocated (from the RFF) along with \$39 (we’ve allocated from the BFF for the)...beaches²¹...requires the golf cart lease...the snowcat lease (and the mower lease) this year assuming we don’t want to (adversely) impact (i.e., *reduce*) fund balance any more than we have already proposed. To make it this year, *we have to do those leases.*”³⁶

But There’s MORE! The Controlling Majority of the Board Now Admit There’s No Way to Fund All of Their Pet Projects Starting in Fiscal Year 2020-21 Without Bonding: Recall Trustee Morris’ words of wisdom announced at the Board’s March 18, 2019 meeting:

different use now means that ultimately, the monies taken will have to be replaced from somewhere when it comes time to repairing.

³¹ The problem is that staff have been accumulating sums in anticipation of other Community Services CIP options such as renovating the Tennis Center. Taking this money for a different use now means that ultimately, the monies taken will have to be replaced from somewhere when it comes to renovation of the Tennis Center.

³² See page 68 of the 3/18/2019 Board packet.

³³ See 2:09:47-2:33:35 of the 3/18/2019 livestream.

³⁴ See 2:53:07-2:53:13 of the 3/18/2019 livestream.

³⁵ See 3:03:55-3:04:01 of the 3/18/2019 livestream.

³⁶ See 2:33:37-2:34:10 of the 3/18/2019 livestream.

“Frankly...this Board is going to...(have to) raise bonds...or...raise...the Rec Fees...Otherwise, *we...might as well go home.*”¹

Now listen to Chairperson Wong who has reiterated Trustee Morris’ conclusion:

“Given “currently we don’t have anything in our (proposed) capital plan related to the community services (“CSMP”) [or for that matter the Diamond Peak (“DPMP”)] Master Plan(s, or the dog park, or the Mountain Golf clubhouse or cart storage building, or the Championship Golf maintenance building, or the Incline Beach restaurant,...where we’re at...in order to meet...all of...our needs for capital planning...regardless of what way you cut it, *we’re going to need to bond.*”³⁷

Now look at page 65 of the 3/18/2019 Board packet: \$2.75 million of bonding for K Rail and Ski Way in 2021-22, \$2.1 million of bonding for Ski Way Roundabouts in 2022-23, and \$2 million of bonding for replacing the Burnt Cedar Pool in 2020-21. ***That’s a total of \$6.87 million of bonds plus at least an additional \$250,000 in issuance/underwriting costs*** and remember,

1. An additional \$500,000 or more in yearly lease costs for the next 5 years for Mountain Course golf carts, a Diamond Peak snowcat, and a \$92,000 mower; and,

2. *None* of these bonds provides funding for: the CSMP, or the DPMP, or a dog park, or the Mountain Golf clubhouse or cart storage building, or the Championship Golf maintenance building, or the Incline Beach restaurant, or anything else for that matter! By the time staff fills in these blanks, well...you do the math. No wonder Trustees Morris and Wong tout that “any way you cut it, *we’re going to need to bond.*”

The Chickens Are Finally Come Home to Roost: Or as the Tahoe Daily Tribune Newspaper (“the Tribune”) reports Trustee Morris’ very words, “the day of reckoning is coming.”³⁸ For years Frank Wright and I have warned that IVGID is broke and broken and its staff and trustees just didn’t realize the truth. Well now we can all see that these observations were absolutely right on.

The Reason We Are at a Financial Crossroads is Because Staff and Three Trustees are Hell Bent on Expanding IVGID’s Footprint Even Further at a Cost of at Least \$65-\$74 Million: According to the Tribune³⁸, the reason why three members of the Board insist on bonding rather than drawing down the Community Service Fund’s balance is because of “the-in-the-works CSMP”³⁹ which is destined to come up with tens of millions of dollars (actually, anywhere from \$48.85 to \$57.75

³⁷ See 2:49:15-2:51:00 of the 3/18/2019 livestream.

³⁸ See the bottom of page 6 at <http://edition.pagesuite-professional.co.uk/html5/reader/production/default.aspx?pubname=&pubid=97990d7e-c1ec-4086-bfc4-124516fe6cb3>.

³⁹ Which was presented to the Board on July 24, 2018 for receipt, review and possibly moving forward.

million) in additional “must have” recreation CIPs⁴⁰. And not that I believe any of the phony numbers staff routinely throw out to justify their many endeavors, but add the \$4,113,774 staff wants held back *now* for phases 1A and 1B of the DPMP⁴¹ plus the additional \$12,294,688 in capital expenditures that plan calls for⁴², and some of us can clearly see that *these three members of the Board insist upon bonding to enable the purchase of an additional \$65,258,462-\$74,158,462 of new CIP expenditures!*

And We Are at This Crossroads Because Staff and Three Trustees Refuse to Listen to the Voices of Local Residential Parcel/Dwelling Unit Owners: As part of the CSMP, IVGID’s contractor surveyed a segment of the population insofar as their wants and needs⁴³. Not that I believe in IVGID’s pattern of skewed and deceitful questions which tend to generate pre-determined and biased results, but IVGID’s contractor reports it affirmatively reached out to/contacted “3,134 owners(/occupants) of residential properties within IVGID’s boundaries,”⁴⁴ and as a result, out of roughly 8,200 local property owners, received 838 responses; a 26.7% response rate⁴⁵. Of those who responded, 68% stated that IVGID should “focus on taking better care of what we have (by)...improv(ing) the condition and appeal of (our existing) recreation facilities” rather than “invest(ing) in building or expanding recreation facilities.”⁴⁶ Yet both the CSMP and DPMP are chock full of proposed CIPs which represent building new or expanded facilities. Translation: by perpetuating these plans, three members of the Board are *rejecting the wants and desires of over 2/3 of local property owners!*

And We Are at This Crossroads Because of the Basic Conflict in What IVGID Has Turned Into, and Where it Goes From Here: Resident Margaret Martini described this crossroads several years ago with her observation about how we’d all like shiny new Jaguar automobiles in our driveways, that we can’t afford, as long as they’re paid for by someone else (here local parcel/dwelling unit owners). Our community simply cannot afford all this “stuff” which exist as an attractant for:

1. A local tourist based economy rather than the inhabitants of Incline Village/Crystal Bay; and,

⁴⁰ See pages 264-270 of the packet of materials prepared by staff in anticipation of the Board’s July 24, 2019 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/8-27-18_-_Item_H.1._-_Minutes_-_07242018.pdf (“the 7/24/2018 Board packet”)].

⁴¹ See page 66 of the 3/18/2019 Board packet. This sum is broken down as follows: \$150,000 for DPMP “Entitlements & Permits,” \$2,206,000 for DPMP “Phase 1A Activities,” and \$1,757,774 for DPMP “Phase 1B Activities.”

⁴² See page 55 at https://www.yourtahoeplace.com/uploads/pdf-ivgid/DPMP_August_2015_10-21-2015.pdf.

⁴³ See that survey presented on February 21, 2018 [[https://www.yourtahoeplace.com/uploads/pdf-ivgid/IVGID_Presentation_2018_\(02-21\).pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/IVGID_Presentation_2018_(02-21).pdf) (“the survey”)].

⁴⁴ See pages 7, 8 and 13 of the survey.

⁴⁵ See page 13 of the survey.

⁴⁶ See page 27 of the survey.

2. The nearly 1,000 employees staff employ² to uneconomically maintain/operate them.

So do we continue down this road? Or do we put our collective foot down and just say no? That's the seminal issue we as a community face, and I agree with Trustee Morris that the time for determination is now rather than later.

Given There is No Way the District Can Finance the Projects Contemplated Under the Proposed CSMP and DPMP Without Massively Increasing the RFF/BFF to Service Bonds Used For This Purpose, the Time Has Come For the Board to Ask Local Parcel/Dwelling Unit Owners if They Are "Willing...to Pay for (Any of These Proposed) Future Enhancements via New Bonding."⁴⁷: Why would we ask Trustee Morris? After all,

1. **Since Mr. Morris Isn't a Local Property Owner, He Doesn't Have to Pay a RFF Used to Pay the Servicing Costs on These Bonds:** In other words, he doesn't feel our pain and really shouldn't be making decisions such as these on local parcel/dwelling unit owners' behaves; and,

2. **Don't You Remember the Candidate Forum:** where Peter Morris was asked whether he would vote to require voter consent as a pre-requisite for the issuance of future general obligation bonds⁴⁸ ("GOBs") if elected? And what was his disingenuous response⁴⁹?

"I haven't heard anything about a propose bond. Have you? Even though trustees are elected to the Board to make tough decisions such as these (rather than deferring them to voters), if I am a member of a future Board that proposes issuing a bond, I will study the issues then presented to determine whether it should be conditioned upon voter consent."⁵⁰

Given his current views on bonding, what do you think his answer to the question would be today?

⁴⁷ The Board and the public are reminded that part of the scope of work for creating the CSMP was to "assess...available funding options and gaug(e) the community's willingness to pay for (the Plan's proposed) future enhancements" (see page 18 of the 7/24/2018 Board packet).

⁴⁸ NRS 350.020(3) instructs that where payment of a GOB is proposed to be secured, in part or in whole, "by a pledge of gross or net revenue of a project to be financed by its issue" (and here the RFF well be pledged for this purpose), IVGID may not "incur this general obligation without an election unless...(its Board) determines, by an affirmative vote of two-thirds of (its) members" that those bonds may issue *without an election*.

⁴⁹ I state "disingenuous" because I and others firmly believe that Mr. Morris knew exactly what he would do (i.e., vote to dispense with an election). However, he answered as he did because he did not want to share the truth fearing it would compromise his candidacy.

⁵⁰ This was not Mr. Morris' literal response. Notwithstanding, I believe I have accurately paraphrased the gist of his response.

Nevertheless, at least two members of the Board have answered this question by stating they are in favor of voter consent. And if this be the case, this Board will not be able to issue future GOBs⁵¹ without first obtaining voter consent.

Which now sets up a special election to obtain voter consent to issue new GOBs to finance the Board's and staffs' future vision for IVGID.

Conclusion: So there you have it! A "day of reckoning" Mr. Morris.

So let's recap:

IVGID lied to the County Board and the public on October 25, 1965 when it represented that if it were granted the new basic power to furnish facilities for public recreation, that power would only be used to acquire parks and the beaches;

IVGID lied to the County Board and the public at the same time when it represented that if it were granted the new basic power to furnish facilities for public recreation, the Championship and Mountain Golf Courses, and Diamond Peak, would be owned, operated and financed by private persons;

IVGID lied to the County Board and the public at the same time when it represented that if it were granted the new basic power to furnish facilities for public recreation, the costs associated therewith would be paid for with IVGID's share of then current and future *ad valorem* taxes;

IVGID lied to the County Board and the public at the same time when it represented that it acquisition and operation of the public's recreational facilities including the beaches would be "economically sound and reasonable;"⁷

IVGID lied when it entered into the agreement we know as the beach deed, whereby it represented that only qualified local property owners would be entitled to beach access, for their recreational use *only*, and then turned around and adopted Ordinance No. 7⁵² which at ¶168 gives the District the discretion to "issu(e) recreation privileges to employees, former Board members, or anyone else (for that matter), in the past, present or future" whether or not they own qualified parcels/dwelling units with beach access.

IVGID lied to the public in 2000 when its then trustees represented that if the public supported a recreation bond for renovations to The Chateau, which would be paid for with an increased RFF, the RFF would be decreased by a like amount when that bond was repaid in March of 2013;

⁵¹ Nor vote to lease Mountain golf course carts, a Diamond Peak snowcat nor a \$90,000 mower because such leases are really "installment purchase agreements" which require the votes of four IVGID Trustees [NRS 350.087(1)].

⁵² Go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/rec_ordinance_7_1998.pdf.

IVGID lied to the public when its trustees represented that it would adhere to the wishes of a majority of property owners responding to the CSMP survey⁴⁰ to not “invest in building or expanding (existing) recreation facilities.” If this were true, the Board would not be continuing to prosecute the CSMP given it is chock full of proposed CIPs which represent new or expanded facilities;

And if this were true, the Board would not be continuing to prosecute the DPMP given it is chock full of proposed CIPs which represent new or expanded facilities;

IVGID lied to the public when its trustees represented that the DPMP would not be reliant in any way, shape or form upon the RFF. To date over \$800K of our RFF has been appropriated for expenses associated with the DPMP. Moreover, page 66 of the 3/18/2019 Board packet reveals that staff have accumulated a fund balance from past RFF “smoothing” which includes another \$4,113,774 dedicated to the DPMP;

Three members of the Board want to bond now so they can *enable the purchase of an additional \$65,258,462-\$74,158,462 of new CIP expenditures* which are destined to forever shackle parcel/dwelling unit owners because the District has no means of paying for the servicing costs on those bonds without the subsidy of the RFF/BFF; and,

These three members of the Board have no intention of allowing voters to thwart their plans by voting no to new bonds.

Yes Trustee Morris. Let’s have the discussion now rather than later. Let’s ask voters what they really want. And then let’s commit to follow their wishes. If you can’t agree to this simple proposition, then it’s time for you to just go home.

And you the reader wonder ***why the RFF/BFF Are as High as They Are?*** I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

EXHIBIT "A"

Incline Village Recreation Association

PO BOX 20000
INCLINE VILLAGE, NEVADA

May 15, 1964

Encl. 1/1/64
Special meeting
Monday 5/11/64
Office

TO RECREATION ASSOCIATION MEMBERS:

As many of you probably already know, the new Olympic-size pool and bath house on the Burnt Cedar Community Beach have been completed and will be in operation May 30. In addition, picnic tables are being purchased and the entire area is being irrigated so it can become a luxurious green space for your enjoyment. This is all being fenced so as to ensure privacy and to limit its use to the property owners at Incline Village. All these improvements have been financed by monies advanced to the Recreation Association from the Crystal Bay Development Co.

To recap for those who may have forgotten some of the details: two large beach areas in Incline Village have been set aside for the use of the Recreation Association. These two beaches have a total lake frontage of about 2500 feet, over one-half mile. As part of the consideration for the purchase of property, every purchaser at Incline Village has contracted to pay yearly dues sufficient to purchase, improve, and maintain these community beaches, but such dues are not to exceed \$50.00 per year.

Since the members of the Recreation Association are providing the financial wherewithal, it is only proper that the use of these facilities be limited to its members. In accordance, the following regulations have been adopted.

1. No person may use any of the facilities of the community beaches in Incline Village unless personally accompanied by a member.
2. For each guest, accompanied by a member, the following charges will be collected and paid into the general fund of the Recreation Association. Adults \$1.50 - Children \$.75.

These regulations have been set up on a trial basis and are subject to change. It is planned to have a meeting of the entire membership about July 15. By this time it is hoped that any possible kinks will have been worked out. At that time a full report on finances and operations will be available and suggested changes in operations can be considered. Also at this meeting, discussions can be held concerning election of officers.

On receipt of the information requested on the enclosed sheet, membership cards will be sent for each member of your immediate family and a sticker for your car or cars, will be furnished. It will be necessary to have these cards in your possession to obtain admittance to either beach. Also no cars will be permitted in the picnic or parking area without a sticker affixed to it.

Burnt Cedar Beach is located 3 blocks southeast of the junction of State Highways 27 and 28. The Incline Village Community Beach is near the Sierra Tahoe Hotel, and a boat launching ramp for members is being provided here. Hoping this is all satisfactory to the membership,

Sincerely yours,

INCLINE VILLAGE RECREATION ASSOCIATION

Robert McDonald
Robert McDonald, President

896-59

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EXHIBIT "B"

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

PO BOX OFFICE BLDG 847
INCLINE VILLAGE, NEVADA

October 25, 1965

Board of County Commissioners
Washoe County
Nevada

Re: Ordinance to add power to acquire
and operate recreation facilities
to present powers of Incline Village
General Improvement District

PUBLIC CONVENIENCE AND NECESSITY

Incline Village is designed to be a complete recreational area. To this end, when completed, there will be two great golf courses; the finest tennis facilities in the world in the Tahoe Racquet Club; a major ski development; riding stables with a vast area for activities such as trails to the very crest of the mountains and to remote places for evening and all-night cookouts, both by horse back and wagon hay rides; gaming and related night club entertainment and a cultural center with related youth programs.

After all of the foregoing, you have to consider the availability of the use of Lake Tahoe the most important and actually the very heart of a complete recreational base. To this end, it seems highly desirable to acquire facilities for such use and to acquire them as public property (public to the property owners within the District). With the acquisition of the two pieces of lake frontage (see attached maps) the property owners of the Incline Village General Improvement District would be assured forever of access to and use of Lake Tahoe. Those two lake front properties would be used as family parks for picnics and swimming and for boating access to the lake for fishing and water skiing.

ECONOMIC FEASIBILITY

All of the recreational facilities except the park properties (including the two beaches) are, or will be, privately owned and operated. The assessed value of Incline Village General Improvement District, together with its expected growth, will readily finance the acquisition and operation of the two beaches. The feasibility of a bond issue to acquire these properties will have to be passed upon and approved by the Washoe County Bond Commission. For your present consideration and future use by the Bond Commission, the Trustees of the Incline Village General Improvement District present their projection of taxes necessary to finance the acquisition of the beaches and the operation thereof. The projection is based upon the following assumptions:

65-928

*

89

October 25, 1965

1. That the beaches can be acquired for \$1,250,000.00;
2. That the operating expense will average \$20,000.00 annually;
3. That the bonds can be sold at a 4-3/4% yield;
4. That the bond issue include a working capital bond reserve for the first two years due to the Nevada property tax being one year behind on collection together with the fact that it will take another year to get the tax levied to apply on the debt retirement; and
5. That the total bond issue amount to \$1,458,000.00 for costs, acquisition and working capital and reserve.

Tax Year	Debt Service Requirement	Operating Expenses	Total	Assessed Value of District	Tax Rate per \$100
1966-67	\$ 69,255.00	20,000.00	89,255.00	15 M	None
1967-68	69,255.00	20,000.00	89,255.00	20 M	None
1968-69	69,255.00	20,000.00	89,255.00	25 M	0.357
1969-70	121,972.00	20,000.00	141,972.00	30 M	0.473
1970-71	119,407.00	20,000.00	139,407.00	35 M	0.398
1971-72	116,842.00	20,000.00	136,842.00	40 M	0.341
1972-73	114,277.00	20,000.00	134,277.00	45 M	0.298
1973-74	111,712.00	20,000.00	131,712.00	50 M	0.263
1974-75	109,147.00	20,000.00	129,147.00	55 M	0.235
1975-76	106,582.00	20,000.00	126,582.00	60 M	0.211
1976-77	104,017.00	20,000.00	124,017.00	65 M	0.206
1977-78	101,452.00	20,000.00	121,452.00	70 M	0.174
1978-79	98,887.00	20,000.00	118,887.00	75 M	0.159
1979-80	96,322.00	20,000.00	116,322.00	80 M	0.145

Tax rate to continue to decrease as assessed value goes up and principal is retired. At this point (1979-80) \$594,000.00 of principal has been retired, leaving an unpaid principal of \$864,000.00 to be retired over the remaining 16 years.

To clarify again the no tax for the first two years, the bond proceeds would be used as follows:

Acquisition	\$1,250,000.00
Working capital bond reserve	178,510.00
Expenses of bond issue	29,490.00
	<u>\$1,458,000.00</u>

Attachments:
 Development Map
 Summary of Appraisal by
 Real Estate Research Corporation

Submitted for the record by
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

By Harold B. Miller
 Harold B. Miller, Treasurer

This certificate is attached to the best copy of the record in my office.

 County Clerk in and for the County of Washoe, State of Nevada

Deputy

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EXHIBIT "C"

March 7, 1968

Property Owners
Incline Village, Nevada

Dear Property Owner:

Over the past several weeks, all of us have been meeting to resolve mutual misunderstandings and apprehension and to create some basis upon which all of us can foresee our future development - namely, Crystal Bay Development Co., Incline Village General Improvement District, Incline Village Recreation Association, Howard Smith, Roger Howard, David L. Quandt, and various participants in pending litigation.

It would appear that a mutual lack of communication has given rise to misunderstanding and apprehension on all sides. We desire that our discussions and their result - a settlement of all pending litigation - be clearly understood by all. And we hope that the terms and nature of this settlement serve to resolve such doubts as you may have.

Specifically, we all are in accord with and propose terms of settlement as follows:

I.

RELATIONSHIP OF DEVELOPMENT COMPANY
AND IMPROVEMENT DISTRICT

Crystal Bay Development Co. agrees not to sell to the Incline Village General Improvement District any real property save and except certain Lake Tahoe beach property referred to herein and such real property as the Development Co. and the District may hereafter agree to sell and purchase for the purpose of creating a park or parks.

II

BOARD OF TRUSTEES
OF INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

It is naturally in the best interests of all concerned, the District, the Company and the residents, that the Board of Trustees of the Improvement District be occupied by qualified and impartial individuals who are generally accepted

as both qualified and impartial. Whether for sound reasons or not, some apprehension was voiced by certain parties that the entire Board was not impartial. Several individuals have been nominated by property owners to serve on the Board and they have consented to serve, which will effect a re-organization of the Board as follows:

GEORGE SAYRE
C. R. HERDA
HOWARD SMITH
ROGER HOWARD
DAVID L. QUANDT

Those offering to resign from the Board have graciously done so in the interest of promoting a feeling of new understanding - as expressed by this letter - and they are sincerely thanked for their hard work and long hours.

Those nominated to become new members of the Board have examined the certified audit made of the District through the fiscal year ending June 31, 1967, by Chanslor, Barbieri and DeWitt, Certified Public Accountants, and believe that the affairs of the District are in order.

III

SALE AND PURCHASE OF BURNT CEDAR AND INCLINE BEACHES

The most feasible method of acquiring ownership of the beaches from Crystal Bay Development Co. and financing that acquisition is by a purchase by the Improvement District rather than the Incline Village Recreation Association. We now believe that the Recreation Association does not have the means to obtain financing for the purchase because it lacks any practical means of collecting revenues therefor; collections by the Association must depend at bottom on voluntary contributions and individual collection suits by the Association are impractical.

Such a purchase, to be equitable, should be at fair market value for our purposes, no more or less. The fair market values of Burnt Cedar Beach and Incline Beach have been determined by appraisal as indicated below. These fair market value figures were determined by three (3) MAI Appraisers namely BRICE J. LEGGETT and the REAL ESTATE RESEARCH CORPORATION who had already appraised those beaches for the Crystal Bay Development Co., and PAUL BENSON, MAI, who appraised the beaches

March 7, 1968

Page 3

for the Improvement District, which paid his costs and fees.

The appraisals were made as follows:

			<u>TOTAL</u>
<u>LEGGETT</u>	Burnt Cedar Beach	\$1,040,500	\$2,103,000
	Incline Beach	\$1,062,500	
<u>REERC</u>	Burnt Cedar Beach	\$1,340,000	\$2,280,000
	Incline Beach	\$ 940,000	
<u>BENSON</u>	Burnt Cedar Beach	\$1,150,000	\$2,289,000
	Incline Beach	\$1,139,000	

The low appraisal figure for both beaches as rounded to \$2,100,000 has been accepted by us all as a fair and equitable purchase price.

IV

FINANCING THE PURCHASE OF THE BEACHES

In order to finance the purchase of Burnt Cedar and Incline Beaches, the Improvement District shall proceed with the issuance and sale of revenue bonds in the total sum of \$2,685,000.00 to cover the purchase price of the beaches of \$2,100,000.00, to create sufficient reserve funds to be held on deposit by the District as a margin against the first year's interest and one year of principal, which revenues are expected to pay, to cover the amount of the discount (6%) at which the bonds are sold, and to pay the various expenses of the bond issue itself.

Eliminated from the issue and sale as originally proposed are funds for the construction of a marina and various pool and bathhouse facilities. The presently outstanding bonds and the payment schedules therefor as of June 30, 1967, have been reviewed as well as the proposed issue and payment schedules for this issue. The assessable charges thereunder, for each subdivided lot or unsubdivided parcel constituting a single family homesite, zoned for a single family residence structure, whether or not so improved, will not under any circumstances exceed FIFTY DOLLARS (\$50.00) for each fiscal year ending June 30 commencing July 1, 1968.

The following rates, tolls and charges are prescribed for each fiscal year ending on June 30 and commencing with July 1, 1968 for the various classifications of property as follows:

Developed Single Family Lots

1968-69 through 1978-79 \$50.00 per year per lot

Developed Multiple Units

1968-69 through 1978-79 \$50.00 per year per unit

Developed Hotel - Motel Property

1968-69 through 1978-79 \$25.00 per year per room

Undeveloped Single Family Parcels

1968 - 1969	\$10.00 per acre
1969 - 1970	\$15.00 per acre
1970 - 1971	\$15.00 per acre
1971 - 1972	\$10.00 per acre
1972 - 1973	\$10.00 per acre
1973 - 1974	\$ 5.00 per acre
1974 - 1975	\$ 1.00 per acre

Undeveloped Multiple Family Parcels

1968 - 1969	\$200.00 per acre
1969 - 1970	\$200.00 per acre
1970 - 1971	\$150.00 per acre
1971 - 1972	\$150.00 per acre
1972 - 1973	\$100.00 per acre
1973 - 1974	\$ 50.00 per acre
1974 - 1975	\$ 5.00 per acre

V

DISSOLUTION OF THE INCLINE VILLAGE RECREATION ASSOCIATION

We think it best for all concerned - in view of

acquisition and management of the beaches by the Improvement District - that the Incline Village Recreation Association be dissolved and the monies placed on deposit therein by shareholders, or payors, approximately the sum of \$57,600.00, be distributed to them as provided in Nevada Revised Statutes. This can be done only upon the written request of two thirds (2/3) of the Association membership, addressed to the Directors. If so requested, dissolution will be administered by four persons we have nominated, namely GREG ENGLEHARDT, MRS. PAULA C. GURNEY, REVEREND DAVID GRAHAM, and C. R. HERDA.

VI

DISMISSAL OF LITIGATION

In view of the foregoing, orders of dismissal with prejudice will be entered upon stipulation of the parties of pending litigation, namely,

- (a) Arden D. Connick, et al, plaintiffs, vs. Commissioners of Washoe County and Trustees of the Incline Village General Improvement District, defendants, No. 225863, Department No. 4,
- (b) Crystal Bay Development Co., plaintiff, vs. A. D. Connick, et al, defendants, No. 240864, Department No. 1,
- (c) Crystal Bay Development Co., plaintiff, vs. A. D. Connick, et al, defendants, No. 240863, Department No. 4,
- (d) Seamount, Inc., plaintiff, vs. A. D. Connick, et al, defendants, No. 241359, Department No. 5, and
- (e) Arden D. Connick, et al, plaintiffs, vs. Commissioners of Washoe County, Trustees of the Incline Village General Improvement District, Crystal Bay Development Co. and Incline Village Recreation Association, Defendants, No. 240307, Department No. 3.

We are enclosing a form of letter which we jointly ask you to execute which constitutes a written request

March 7, 1958

Page 6

to the Directors of the Association to dissolve Incline Village Recreation Association. Enclosed also is an addressed envelope for return mail to those four impartial individuals who will count the requests and, if sufficient in number, administer dissolution itself.

Very truly yours,

CRYSTAL BAY DEVELOPMENT CO.

By Arthur E. Wood
ARTHUR E. WOOD, President

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

By George Saxe
GEORGE SAXE, Chairman, Board of Trustees - pursuant to Board resolution

INCLINE VILLAGE RECREATION ASSOCIATION

By Carl E. Shaff
CARL E. SHAFF, Chairman, Board of Directors - pursuant to Board resolution

Howard Smith
HOWARD SMITH

Roger L. Howard
ROGER HOWARD

David L. Quandt

DAVID L. QUANDT

OLIVER CUSTER & RAYNER KJELDSEN as
Attorneys for A. B. Larsen, A. D.
Connick, C. K. Connick, R. Gaubert,
F. Gaubert, H. S. Smith, P. G.
Gurney and A. E. Peterson, parties
to litigation

By *Oliver Custer*

By *Rayner Kjeldsen*

MARGAS, BARTLETT & DIXON as
Attorneys for W. W. Jones
and Nancy S. Jones, parties to
litigation

By *John Bartlett*

STREETER, SALA & McAULIFFE as
Attorneys for Seamount, Inc.

By *John Streeter*

ON THE BASIS OF THE INFORMATION FURNISHED,
THERE IS NO RECORD ON FILE WITH THE
SECOND JUDICIAL DISTRICT COURT, WASHOE
COUNTY, RENO, NEVADA.
Shirley Hall 9-13-11
DEPUTY CLERK DATE

DATE	DAY OF THE WEEK	TIME	LOCATION	MEETING	ITEMS SLATED FOR CONSIDERATION
				2019	
05/06	Monday	12 noon	Admin Bldg.	Audit Committee Meeting	
05/22	Wednesday	6 p.m.	Chateau	Regular Board Meeting	Yearly Report review and last meeting's minutes Approve District budgets and Recreation Roll Legislative Advocacy Report (Tri-Strategies) Mtn Course Cost Estimate Board Feedback on CSMP Contract Award: Incline Creek Restoration Contract Award: Media Services
06/19	Wednesday	6 p.m.	Chateau	Regular Board Meeting <i>Trustee Callicrate out of country 06/04 to 06/30</i>	Board Feedback on CSMP Open Early for Snowcat acquisition Discussion on Ord. 7 Tennis Center Project update
07/17	Wednesday	6 p.m.	Chateau	Regular Board Meeting	GM Employment Agreement Review and approve District Indebtedness Report including the Five Year Capital Project Summary Construction Contract Award: WPS 2-1 Improvement Project Final Approval of CSMP
07/24	Wednesday	TBD	TBD	Workshop/Community Forum	Beaches Workshop/Community Forum on Ordinance 7
08/14	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
08/28	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
09/11	Wednesday	6 p.m.	Chateau	Regular Board Meeting	Financial Reporting – Board Work Plan – get Staff's idea (September/October) – see minutes from March 28, 2019
09/25	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
10/09	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
10/30	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
11/13	Wednesday	6 p.m.	Chateau	Regular Board Meeting	
12/11	Wednesday	6 p.m.	Chateau	Regular Board Meeting	

Items sitting in the parking lot (to be discussed but (a) not yet scheduled for a specific Regular Board Meeting) or (b) a future Board not on this calendar

- RFID Picture Passes – Item for next Strategic Plan or three years from now – software not available nor is infrastructure/hardware
- TRPA EIS Contract at Diamond Peak
- WCSD Joint Agreement
- Accept grant for the Burnt Cedar Beach Water Quality Improvements Project
- Contract Award – Championship Golf Course Creek Restoration
- Contract Award – Mountain Golf Course Restrooms