



**Sun Valley General Improvement District
Board Meeting Minutes of
February 12, 2026**

Board Members Present:

Susan Severt	Chairperson
Carmen Ortiz	Secretary
Mark Neumann	Treasurer
Mark Dunn	Trustee

Board Members Not Present:

Michael Rider	Vice Chair
---------------	------------

Staff Present:

Chris Melton	SVGID, General Manager
Erin Dowling	SVGID, Customer Service Supervisor
Jennifer Merritt	SVGID, Administrative Assistant
Maddy Shipman	SVGID, Legal Counsel

Other Members Present:

Cindy Leslie	Public Audience
Dawn McCarthey	Public Audience
Micheal Revty	Public Audience
Heidi Soper	Public Audience
Katherine Yriarte	Public Audience
Daniel Yriarte	Public Audience
Drew Hortt	Battle Born BMX
Matt Morris	Holland & Hart
Rick Murdoch	Hobey's Casino
Darcy Phillips	Keep Truckee Meadows Beautiful
Steve Schroeder	Reno Street Food, LLC
Kelly Glenn	Roo Co.
Janice Nurmi-Patton	Sun Valley Cal Ripken
Jimmy Obregon	Sun Valley Cal Ripken
Mariluz Garcia	Washoe County Commissioner

The meeting of the Sun Valley General Improvement District was called to order by Chair Severt at 5:30 pm in the Sun Valley District Administrative Building, 5000 Sun Valley Blvd., Sun Valley, NV.

Item# 1. Roll call and determination of a quorum.

Board members present; Chairperson Severt, Secretary Ortiz, Treasurer Neumann, and Trustee Dunn. A quorum was present.

Item# 2. Pledge of Allegiance.

Led by Ms. Dowling.

Item# 3. Public comments for items both on and off the agenda will be heard under this item and will be limited to three (3) minutes per person. The Board will hear public comments during individual action items with public comment limited to three (3) minutes per person. Comments are to be made to the Board as a whole.

Audience member Mr. Obregon and Ms. Nurmi-Patton with Sun Valley Cal Ripken, thanked the District for the use of the parks for the upcoming spring season, the parks look amazing. They announced signups for spring ball is officially open and opening day is April 4, 2026 at Gepford Park. Sun Valley Cal Ripken will be hosting a fund raiser March 28, 2026 at the Reno Sparks Indian Colony.

Audience member Ms. Yriarte announced her candidacy for Washoe County Commission District 5. She has been a Reno resident since 1986. She invited the community to reach out to her to provide input regarding the needs of Sun Valley. Ms. Yriarte can be reached KatherineYforNV.com

Audience member Mr. Neumann announced there is a survey regarding regionalizing all the park districts in Washoe County. He encouraged everyone to take the survey to provide input.

Audience member Mr. Hortt with Battle Born BMX announced he is the newly appointed BMX Track Operator for the Sun Valley BMX Track located at the Sun Valley Community Park. He was the Assistant Track Operator under the last appointed Track Operator. He reported the track was recently groomed and is ready to open the BMX season March 7, 2026 weather pending.

Item# 4. Motion to approve the agenda.

Secretary Ortiz made a motion to approve the agenda. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 5. Certify posting of the agenda.

Ms. Merritt certified posting of the agenda.

Item# 6. Trustee/Manager's announcements, request for information, and statements relating to items not on the agenda.

Mr. Melton announced the District office will be closed on Monday, February 16, 2026 in observance of Presidents' Day. The Sun Valley Citizen Advisory Board Meeting is scheduled for Monday, March 02, 2026 6 PM at Hobey's.

Treasurer Neumann announced he heard there is a grant opportunity for parks and trails, he shared the information with District management. He would like to see the District apply for the grant if possible.

Item# 7. Discussion and action to approve account payables for January 22, 2026.

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for January 22, 2026.

Treasurer Neumann made a motion to approve the account payables for January 22, 2026 in the total amount of \$471,457.36. Chairperson Severt seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 8. Discussion and action to approve account payables for February 12, 2026.

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for February 12, 2026.

Treasurer Neumann made a motion to approve the account payables for February 12, 2026 in the total amount of \$361,788.24. Secretary Ortiz seconded the motion. After discussion the motion carried unanimously.

Item# 9. Discussion and action to approve board meeting minutes of January 08, 2026.

Secretary Ortiz made a motion to approve the Sun Valley General Improvement District Board Meeting Minutes of January 08, 2026 as submitted. Trustee Dunn seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 10. Presentation by Commissioner Garcia regarding Sun Valley economic growth and acceptance of Commissioner Garcia discretionary funds of \$20,500.00 to host a Sun Valley Food Truck Event.

Washoe County Commissioner Garcia announced she has represented District 3, that includes majority of the Sun Valley community, for the past three years. Washoe County Board of Commissioners approved her request of \$20,500.00 of District 3 discretionary funds be donated to the District to be used specifically to host food truck events in Sun Valley to promote economic growth and community engagement as a pilot program. Any remaining funds can be used towards any of the Sun Valley Parks and Recreation facilities and/or programs. She reported there will be a total of three (3) food truck events tentatively scheduled for June 11, 2026, June 18, 2026, and June 25, 2026 from 4 PM to 8 PM at the vacant Scolari's parking lot. She has partnered with Steve Schroeder with Reno Street Food, LLC who is well known in the community for Food Truck Fridays in the City of Reno.

Mr. Schroeder gave a brief presentation regarding Food Truck Events. Food Truck Events is created for families and local communities. The event itself is free to attend, an opportunity to meet other community members, enjoy live music, and purchase food from one of the best food trucks in town. Mr. Schroeder stated, "Food, is one of the few things that can transcend language culture and religion and bring strangers together". The goal is to have 10 to 12 vendors that would provide a diverse menu (food, dessert, and drinks). He

welcomes local Sun Valley food trucks to participate in the event. Each food truck is required to provide an active Washoe County or City business license, \$1M General Liability Insurance, NV State Tax Permit, Washoe County Health Permit, NV State Fire/Propane Certificate, and NV State business license. Mr. Schroeder commented as the event promoter Reno Street Food, LLC holds a \$3M General Liability Insurance Policy that will also list Washoe County as an additional insured for the events. Mr. Schroeder provided a preliminary event layout using the vacant Scolari's parking lot, the heart of Sun Valley. He provided a preliminary Budget-Expense for the event, expenses include, entertainment, table/chairs/picnic tables, restrooms, garbage, shade tents, security, advertising, and event staff.

Treasurer Neumann commented there is already a number of food trucks available every day on Sun Valley Blvd. Majority of the food options are strictly Mexican food; will there be other food options such as hamburgers, pizza, or barbeque.

Commissioner Garcia reported she has requested that each of the Food Trucks offer a budget friendly menu.

Mr. Schroeder reported the he believes he can achieve offering budget friendly menu's by requesting each food vendor to have a minimal menu option. There should still be a diversity of food options by having different types of food vendors.

Secretary Ortiz inquired if the property owners of the event will be donating the use of the property.

Commissioner Garcia responded she is working with Ms. McCarthy at the House of Realty to facilitate discussions with the property owner. They are still in discussions regarding the use of the property either donated or at a cost.

Chairperson Severt commented she recalls a similar community event in the 80's. The event drew a crowd. She hopes this event is as successful as past events.

Additional discussion ensued regarding other Food Truck Events nationally and how successful they can be in regards to economic growth for communities as well as community engagement.

Secretary Ortiz made a motion to accept Washoe County Commissioner Garcia's donation of \$20,500.00 to be used as a pass through for a Sun Valley Food Truck event to promote economic growth and community engagement and potential use of unspent funds for Sun Valley Parks and Programs. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 11. Presentation by Keep Truckee Meadows Beautiful regarding cleanup efforts and future cleanup events; with possible action to approve partnership with Keep Truckee Meadows Beautiful 2026 Great Community Cleanup including approval of \$10,000.00 donation from the District's Garbage Fund.

Darcy Phillip with Keep Truckee Meadows Beautiful (KTMB) gave summary of the 2025 Great Community Cleanup, there were a total of 4 sites identified throughout North Valley's with a total of 189 volunteers that participated in the 2025 Great Community Cleanup, removing up to 54 tons of trash, 16 sharps, 3 cars, and 336 tires were collected.

Ms. Phillip reported KTMB offers a Adopt a Park Program and other various community cleanup events. In 2025 there was a total of 7 community cleanups that took place at the Sun Valley Community Park, Highland Ranch Park, and Dandini Blvd. There was a total of 133 volunteers that worked a total of 323 hours and removed a total of 1.2 ton of trash, and 300 pounds of green waste. Ms. Phillip reported KTMB is incredibly grateful for the continued generosity and support from all their sponsors. She thanked the District for their ongoing support and involvement with providing staff and equipment each year. With the District's help, KTMB advances its mission of creating a more sustainable and beautiful region for future generations. In part of the District's support, KTMB coordinates the Illegal Dumping Task force, a collaborative of local agencies that focus on illegal dumping and prevention.

Mr. Melton reported the District has partnered with Keep Truckee Meadows Beautiful since 2008. Each year the District has provided staff and equipment to assist with the Great Community Cleanup in addition to donating funds from the District's Garbage Fund to help with event expenses. Staff is recommending approval of \$10,000 donation that has been approved in the District's Fiscal Year 2025/2026 budget.

After discussion Treasurer Neumann made a motion to approve Sun Valley General Improvement District donation of \$10,000.00 from the District's Garbage Fund to be used towards the 2026 Keep Truckee Meadows Beautiful Great Community Cleanup. Secretary Ortiz seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 12. Discussion and consideration to schedule an E-Waste Recycling Event Spring 2026.

Ms. Dowling reported the District has partnered with Lifecycle Solutions the last several years offering E-Waste Recycling throughout the month of April. By offering the event for the month of April it allows customers to recycle any day that works with their personal/work schedule. The event is to assist the community and reduce illegal dumping in Sun Valley and the surrounding open spaces. She reported Lifecycle Solutions will continue to accept all household electronics, with the exception of heavy metal appliances. The cost to recycle a television is \$40.00 per unit and the cost to recycle a CRT Monitor is \$25.00 per unit. In past events District customers were allowed one television and one monitor or a combination of two monitors or televisions for free; the District covered this expense. Last year a total of 84 televisions were recycled and a total of 7 monitors were recycled. This was a total expense to the District of \$3,500.00. She reported staff is requesting approval to offer the electronic recycling event again for District customers in partnership with Lifecycle Solutions for the month of April. The event has been budgeted in the total amount of \$9,000 in the District's board approved 2025/2026 budget.

Audience member Ms. Phillip with KTMB commended the District for offering this event to the community. KTMB has discussed starting to track the number of electronics collected during cleanups. She believes that with the District's E-Waste Recycling program has reduced the amount of electronics being illegally dumped in Sun Valley. She hopes other agencies will start offering a similar program.

Secretary Ortiz made a motion approve staffs request to partner with Lifecycle Solutions for an E-Waste Recycling Event the month of April as presented by staff. Treasurer Neumann seconded the motion. The motion carried unanimously.

Item# 13. Discussion and possible action to award Integrated Concepts, LLC bid proposal of \$958,854.12 for the District's PWP# WA-2026-145; 15-Inch Prosser Sanitary Sewer Regrade: remove and abandon approximately 740 lineal feet of 15-inch sewer pipe and three manholes, install approximately 740 lineal feet of new 15-inch gravity PVC and three 60-inch manholes. 21-Inch Baring Boulevard Sanitary Sewer Interceptor Regrade: replacement of approximately 500 lineal feet of 21-inch gravity sanitary sewer interceptor main and three manholes.

Mr. Melton reported the District received one bid on January 22, 2026 from Integrated Concepts, LLC for the District's PWP# WA-2026-145; 15-Inch Prosser Sanitary Sewer Regrade: remove and abandon approximately 740 lineal feet of 15-inch sewer pipe and three manholes, install approximately 740 lineal feet of new 15-inch gravity PVC and three 60-inch manholes. 21-Inch Baring Boulevard Sanitary Sewer Interceptor Regrade: replacement of approximately 500 lineal feet of 21-inch gravity sanitary sewer interceptor main and three manholes. He reported this particular project is tied to a development and will be 100% developer funded. Shaw Engineering has reviewed the bid received by Integrated Concepts, LLC for the total amount of \$958,854.12. Integrated Concepts, LLC has satisfactorily completed all the forms associated with the bid proposal package and is properly licensed in the State of Nevada and has submitted a responsive and responsible bid. Mr. Melton recommends the award of this project to Integrated Concepts, LLC for a total amount of \$958,854.12.

Trustee Dunn commented he has some concerns that there was only one bid. He also commented Integrated Concepts, LLC is a fairly new contractor and has concerns if they have enough experience for the project.

Mr. Melton responded he and Shaw Engineering had the same concerns. After receiving several referrals from other agencies, they have received a good performance review.

Secretary Ortiz made a motion to approve Integrated Concepts, LLC bid for District PWP# WA-2026-145 in the total amount of \$958,854.12 for sewer regrade of a portion of Prosser Way and Baring Blvd. sewer main. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 14. Review and approval of the District's 2026 spring newsletter article ideas.

Kelly Glenn with Roo Co. provided a list of suggested articles for the upcoming 2026 spring newsletter. Article suggestions include: promotion of the Dive Into Summer event, Opening of Pool and operation schedule including free swim days, job announcement for aquatic staff, partnership with Keep Truckee Meadows Beautiful and the Great Annual Community Cleanup, announcement of voluntary watering days, Did You Know article regarding District's Backflow and Cross-Connection Inspections, and upcoming important dates.

Ms. Dowling reported the final draft will be presented to the Board at its March meeting with scheduled distribution in April.

Chairperson Severt requested to include the Food Truck Event Dates.

Audience member Ms. Nurmi-Patton with Sun Valley Cal Ripken requested to include the Sun Valley Cal Ripken schedule of events in the District's spring newsletter.

Treasurer Neumann made a motion to approve the proposed 2026 spring newsletter article ideas as presented. Trustee Dunn seconded the motion. The motion carried unanimously.

Item# 15. Discussion and action to schedule a Tariff Hearing April 09, 2026 to consider various rule amendments and increase to base and consumption wastewater rates.

Mr. Melton reported District staff has reviewed the District's Tariff for possible amendments for consideration related to formatting/grammar consistencies, current practices, rule consolidation, and proposed increases and implementations. Staff is recommending the following rules for amendment; Amend Rule 1 amending definitions, as needed, to include any applicable updates from other Rules amendments. Update water rights dedication requirements per reflect Truckee Meadows Water Authority Rule 7 update reducing the demand calculation for residential and multi-family complexes in Rule 2. Consideration of amending customer non-payment process in Rule 5. Consideration of amending customer non-payment and fraudulent use of service process in Rule 6. Update business hours of operation in Rule 7. Consideration to amend landowner standby agreements in Rule 8. Amend to clarify agency responsibilities related to fire hydrants in Rule 9. Amend to clarify use of fire hydrants in Rule 10. Update re-establishment of credit for customers whose service has been disconnected for non-payment in Rule 11. Update backflow inspection process in Rule 15. Update developer deposit process related to studies, design, construction management, and as-builts and GIS Mapping in Rule 16. Consideration of amending billing adjustments for fast/slow meters in Rule 19. Amend rule to include language regarding illegal (RV) hook-ups in Rule 20. Update various processes and cleanup, consideration of implementing a tier 2 for commercial domestic consumption and amend tier 2 for residential multi-unit complexes serviced by a master meter, amend language to clarify new installation fee, and consideration of increase to reconnection fee. Update various processes and cleanup, consideration of increase of sewer fees for all service types, and amend language to clarify new installation fee. Lastly, update to deposits and refund policy in Rule 28.

Ms. Dowling reported the District would provide a Public Notice per NRS, Public Notice and track changes will be available to the public in March 2026.

Audience member Ms. Leslie commented she disagrees with the District Rule regarding

signing up for service. She commented she is the legal owner of a property that is used as a rental. When her tenant moves out, she is required to sign up for service to have the water/sewer put back in her name. She strongly disagrees with the Rule that requires her to have to sign up each time in order to put services back in her name.

Treasurer Neumann made a motion to schedule a Tariff Hearing April 9, 2026 to review the Rules as presented by staff. Trustee Dunn seconded the motion. The motion carried unanimously.

Item# 16. Discussion and possible action to approve Sign Crafters proposal with a not to exceed amount of \$20,000.00 to install a new Sun Valley monument on W. 7th Ave., Sun Valley, NV Parcel Number 502-700-05.

Mr. Melton reported staff is recommending approval of Sign Crafters proposal in the amount of \$17,819.35, with a not to exceed amount of \$20,000, to manufacture and install a new Sun Valley monument on District owned property located on W. 7th Ave., Sun Valley also known as APN 502-700-05. The scope of work includes manufacturing a 60" x 108" cast concrete monument. Monument will be single sided with raised and painted "WELCOME TO SUN VALLEY" lettering to match existing monuments located on Sun Valley Blvd., and Highland Ranch Pkwy. He reported this project would be funded by the Board approved 2025-2026 CIP Recreation Budget; reserved amount approved was \$30,000. Per NRS 332.115 the District can approve contract without having to request for competitive bids. He reported he did not request for any additional bids since Sign Crafters is in possession of the original molds to construct the monument.

Treasurer Neumann commented he would like to see the monument further west on W. 7th Ave. near the Ladera Ranch subdivision or adjacent to the District's Pump Station on 7th Ave.

Both Chairperson Severt and Secretary Ortiz commented they like the recommended location, especially since it is currently on District owned property.

Trustee Dunn comment he has concerns of the recommended location due to traffic pattern of the area. He suggested for consideration painting Welcome to Sun Valley on the Water Storage Tank on W. 7th Ave.

Mr. Melton responded he has been negotiating with the current property owner where the District's Pump Station on W. 7th is located for the past 2-years, nothing has come to fruition. This location could be costly due to property line adjustments. He has looked at other potential sites near Ladera Ranch subdivision. He has concerns regarding the topography of the area and the NV Energy easement potentially being an issue. Mr. Melton also commented he has reservations painting a mural on the District's Water Storage Tank. It would be more costly for the initial painting, as well as, any touchups. He reminded the Board the District staff performs graffiti abatement on a regular basis of District Water Storage Tanks.

Additional discussion ensued regarding monument location. Mr. Melton would meet with those onsite to look at other options for consideration.

Audience member Mr. Reivity inquired if the District owns the area on W. 7th Ave. where the natural wash is located; that area appears to be more flat/straight and not on a curve.

Treasure Neumann made a motion to table approval of Sign Crafters proposal for a Sun Valley Monument to allow staff to consider alternate locations. Trustee Dunn seconded the motion. The motion carried unanimously.

Item# 17. Legal report by Maddy Shipman.

Ms. Shipman reported on the District's Annual Claims Report for 2025, she was happy to report the District had no claims made or pending from prior years for 2025.

Item# 18. Customer Service Report by Erin Dowling.

Ms. Dowling reported on the following:

- She has spoken with POOL/PACT regarding Board of Trustees trainings. There were 3 training sessions recommend for the Board of Trustees; Ethics in Nevada Government, Open Meeting Law, and Fraud Prevention and Reporting. All classes would be conducted through the Absorb POOL/PACT training system. Ms. Dowling will be the point of contact to schedule the trainings that best suit each trustee's schedule.
- The District has issued all of the RADON Kits. Additional kits can be obtained through University of Nevada Reno or by visiting RadonNV.com.

Item# 19. Manager Report by Chris Melton.

Mr. Melton reported on the following:

- Mr. Melton gave a brief field update; Piping from the new Pump Station to the old Pump Station is complete and pump cans have been set. Peek Brother's is working with NDOT regarding gas offsets on Sun Valley Blvd. and 1st Ave.; there will be a delay in valve insertions due to NDOT Permitting. 5 Ridges Village 1B the water project submittal is in progress and District Water Facilities Fees have been paid. 5 Ridges Aden Ridge the water project submittal is in progress and fees have been paid. Lastly, Mr. Baeckel met with the Chocolate Apartment developer, funding is expected in May or June 2026. Once funding has been secured developer will proceed forward with District offsite improvement designs through Shaw Engineering.
- The District received the draft copy of the State of Nevada NDEP Capital Improvement Grant Agreement. The final Agreement should be issued the first of March for approval.
- He has been working with the Regional Park Committee and Pros Consulting regarding regional recreation and park feasibility study. The District has a direct link on its website for the region-wide survey. The survey is to get feedback from all of Washoe County, including the Sun Valley community.
- Staff is currently working on the 2026/2027 District Budget and proposed updates for the District's Tariff.

Item# 20. Public Comments.

Audience member Ms. Leslie shared AARP is offering a grant up to \$25K. The Grant is to be used towards park improvements that seniors can benefit from. She recommend the District apply for the grant for a potential Pickleball Court.

Item# 21. Board Comments.

Chairperson Severt thanked Treasurer Neumann for the flowers distributed to staff. She is the District's representative on the Western Regional Water Commission. The Commission will be discussing the A+ Drinking Water Reclamation Facility; efforts to plan for the future water needs at their next scheduled meeting.

Item# 22. Future Agenda Items.

Mr. Melton reported the following items will be on the next agenda;

- Approval of the final Spring Newsletter
- Marketing update by Roo Co.
- Review of the Summer Newsletter Article ideas
- Continuation of the Sun Valley Monument
- Acceptance of State Capital Improvement Grant

Item# 23. Adjournment.

Secretary Ortiz made a motion to adjourn at 6:56 pm. Treasurer Neumann seconded the motion. The motion carried unanimously.

Approved by the SVGID Board of Trustees on March 12, 2026

Minutes Prepared by: Jennifer Merritt, Executive Administrative Assistant