



Sun Valley General Improvement District Board Meeting Minutes of May 28, 2026

Board Members Present:

Susan Severt	Chairperson
Michael Rider	Vice Chair
Carmen Ortiz	Secretary
Mark Neumann	Treasurer
Mark Dunn	Trustee

Board Members Not Present:

Staff Present:

Chris Melton	SVGID, General Manager
Brad Baeckel	SVGID, Public Works Director
Erin Dowling	SVGID, Customer Service Supervisor
Elizabeth Thrall	SVGID, Senior Accountant
Jennifer Merritt	SVGID, Administrative Assistant
Maddy Shipman	SVGID, Legal Counsel

Other Members Present:

Bryce Warner	LP Insurance
Jared Rossi	LP Insurance
Wayne Carlson	POOL/PACT
Nick O'Connor	Shaw Engineering
Micheal Revty	Public Audience
Heidi Soper	Public Audience
Glenda Walls	Public Audience

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, Vice Chair Rider, Secretary Ortiz, and Treasurer Neumann. A quorum was present.

Item# 2. Pledge of Allegiance.

Led by Treasurer Neumann.

- 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.**

None

- Item# 4. Motion to approve the agenda.**

Vice Chair Rider 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 made the following announcements:

- Early Voting is offered at the Sun Valley Neighborhood Center from May 23, 2026 until June 5, 2026 from 10 AM to 6 PM.
- The Sun Valley Citizen Advisory Board Meeting is scheduled for Monday, June 1, 2026 6 PM at Hobey's.
- District's Dive Into Summer Event is Friday, June 5, 2026 from 5:30 PM to 7:30 PM at the Sun Valley Community Park.
- Primary Voting is offered at the Sun Valley Neighborhood Center Tuesday, June 9, 2026 from 7 AM to 7 PM.
- Sun Valley Pool opens Thursday, June 11, 2026 at noon.
- The Sun Valley Community Park and Gepford Park will both be locations for the Northern Nevada Food Bank Summer Meal Program for all youth. Program will be held from June 15, 2026 through August 1, 2026.
- Sun Valley Food Truck Thursday's will be held on Thursday, June 11, 2026, June 18, 2026, and June 25, 2026 from 4 PM to 8 PM at the old Scolari's.
- Free Swim Day sponsored by the Fink Family June 20, 2026 from noon to 5 PM.
- Swim Lesson Registration is open; this year there will be a total of 4 sessions.

- Item# 7. Discussion and action to approve account payables for April 23, 2026.**

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for April 23, 2026.

Treasurer Neumann made a motion to approve the account payables for April 23, 2026 in the total amount of \$753,261.00. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Trustee Dunn arrived at 5:41 pm

Item# 8. Discussion and action to approve account payables for May 14, 2026.

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for May 14, 2026.

Treasurer Neumann made a motion to approve the account payables for May 14, 2026 in the total amount of \$640,901.97. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 9. Discussion and action to approve account payables for May 28, 2026.

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for May 28, 2026.

Treasurer Neumann made a motion to approve the account payables May 28, 2026 in the total amount of \$493,711.10. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 10. Discussion and action to approve board meeting minutes of April 09, 2026.

Secretary Ortiz made a motion to approve the Sun Valley General Improvement District Board Meeting Minutes of April 09, 2026 as submitted. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 11. Presentation by Nevada Public Agency Insurance and LP Insurance with acceptance of liability insurance renewal proposal in the amount of \$97,709.94 for District facilities.

Mr. Rossi with LP Insurance briefly presented the deductibles and summary of coverages for District facilities for 2026/2027. The District's policy has a \$500 deductible for each and every loss that is reported. He reported the property per loss limit has increased from \$300M to \$500M per loss. The equipment breakdown limit increased from \$100M to \$150M per loss. He reported the cyber liability limit/aggregate is \$1M per member for first- and third-party liability. In addition, there is a \$500K sub-limit for cybercrime coverage. Mr. Rossi reported the District's renewal premiums are based on District exposures; the District's payroll increased 10.47% based on current compensation, total insured value increase of 10.14% based in current property values, total auto count increase of 7.69% based on number of vehicles, and total employee increase of 6.67% based on the number of employees. The District's total program cost including all services for 2026/2027 is \$97,709.94.

Mr. Carlson with Nevada Public Agency Insurance Pool (POOL/PACT) reported during the last Board annual meeting held in April 2026, there was an amendment to the Interlocal Cooperation Agreement regarding Article 22 to state that a Member must provide a 120-day Notice of Withdrawal. When a member withdrawals from POOL/PACT that member waives

the two-thirds Board vote requirement under Article 23.A of the Agreement. Mr. Carlson was pleased to report the PACT celebrated its 30th Anniversary with the POOL. He shared with each of the Board Members and staff a POOL/PACT commemorative challenge coin.

After further discussion Treasurer Neumann made a motion to ratify General Manager's action renewing Nevada Public Agency membership and LP Insurance renewal proposal in the amount of \$97,709.94 for the District's liability insurance for 2026/2027. Vice Chair Rider seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 12. Presentation by LP Insurance regarding District Health Insurance options with action to change health insurance carriers from Hometown Health to Anthem for fiscal year 2026/2027.

Mr. Warner with LP Insurance gave a brief overview of the District's Health Insurance renewal options. Mr. Warner reported the District current medical coverage is currently with Hometown Health; Hometown Health has been the District's health carrier for many years, mainly due to the retiree coverage for the past several years. Since the District retirees are no longer on the plan, this provided more competitive insurance proposals. Mr. Warner presented the proposal options for consideration; the District current plan directly with Hometown Health has slightly higher co-pays. This year's renewal premium is \$316,344 a 17.4% increase. Another option is switching carriers. Anthem Health Plan offers a competitive health plan. Anthem will continue to offer both HMO and PPO plans for employees to pick from. Both plans offer some decreases and increases to co-pays and deductibles; overall the plan offers lower max out-of-pocket deductible for the employees. One of the biggest benefits by considering Anthem is the employees now have the opportunity to select from a larger pool of providers. Employees also get to select what hospital they would like to visit instead of being restricted to one option. The same medical insurance plan through Anthem is an annual premium of \$283,701 a 5.2% increase of the District's existing plan. Mr. Warner reported the District's current dental and vision plan through Met Life is current and not set to renew until 2027. The District's current life insurance and long-term disability plan through Standard is current and not set to renew until 2028.

Additional discussion ensued regarding all the plans and coverage comparisons. Mr. Melton reported staff recommends changing the medical insurance to Anthem Health Plan. This Both HMO and PPO plans provide the same coverage or better with a savings to the District and to those employees who are responsible for 50% of the premiums for additional dependents.

Vice Chair Rider made a motion to approve Anthem Health Plan as the District's new health insurance provider in the total amount of \$283,701. Chairperson Severt seconded the motion. The motion carried unanimously.

There were no public comments.

Chairperson Severt reported the Board is going to hear the presentation by Shaw

Engineering for Agenda Items 13, 14, and 15 followed by a block vote for all three items.

Item# 13. Discussion and action to approve Shaw Engineering Service Proposal for 2.0 MG Klondike Tank Interior and Exterior Recoat Project in the total amount of \$219,000 funded by 50% District and 50% NDEP Capital Improvement Grant GP2614.

Mr. O'Connor with Shaw Engineering gave a brief overview of the NDEP Capital Improvement Grant GP2614. In April 2025 a grant opportunity became available for the District to apply for capital improvement funding. The District applied for a total of \$10.4M to be used towards the following District capital improvement projects; Klondike Tank Recoat (interior and exterior) engineer estimate of \$2.1M, Sun Valley Blvd. and 2nd Ave. Pressure Reducing Vault engineer estimate of \$1.3M, Boundary to Central Pressure Reducing Vault engineer estimate of \$1.3M, Water Meter Replacement engineer estimate of \$3.2M, Main Pumpstation (District portion only) engineer estimate of \$2.5M. The District was awarded \$5,201,135.73 with a 50% match. The grant is time sensitive and must be used within 3 years.

Mr. O'Connor reported the District's Klondike Tank is a welded-steel water storage tank that was constructed in 1996. The interior and exterior coating have not been replaced since its original construction. A tank inspection report completed in 2022 indicated that the condition of the interior is 'fair' with some areas ranging from 1% to 60% corrosion on the walls and the entire interior roof rating at 60% corrosion. The coatings are beyond their useful life and require replacement. The engineering services generally include evaluating the existing interior and exterior conditions of the tank and providing plans and specifications to recoat the interior and exterior of the tank. The total service proposal for the Klondike Tank Project is \$219,000; this includes preliminary engineering and site evaluation, project design, permitting support, bidding, support, and construction management.

Item# 14. Discussion and action to approve Shaw Engineering Service Proposal for Sun Valley Blvd. & 2nd Ave. Pressure Reducing Valve (PRV) Project in the total amount of \$237,000 funded by 50% District and 50% NDEP Capital Improvement Grant GP2614.

Mr. O'Connor with Shaw Engineering reported this PRV station is beyond its service life and is in need of repair and replacement. Per the SVGID Master Plan, the project will add isolation valves outside the PRV station, new interior isolation valves, new piping and appurtenances, and new Cla-Valves. The Sun Valley Blvd. water distribution main is near the 2nd Ave. PRV station and is comprised of old 4-inch, 2-inch and 1-inch piping. The project will also replace this main with approximately 1,550 feet of 6-inch C900 PVC piping along with new services and looping into the 1st Ave. 6-inch main. The engineering services generally include evaluating the existing operations of the system, performing preliminary design and system modeling to confirm system piping alignments, sizes, and configurations, designing the improvements and providing plans and specifications to construct the project, permitting, bid support and construction administration tasks. The total service proposal for the Sun Valley Blvd. and 2nd Ave. Pressure Reducing Valve Project is \$237,000.

- Item# 15. Discussion and action to approve Shaw Engineering Service Proposal for Boundary Zone & Central Zone Pressure Reducing Valve (PRV) Project in the total amount of \$204,000 funded by 50% District and 50% NDEP Capital Improvement Grant GP2614.** Mr. O'Connor with Shaw Engineering reported The project is needed in order to maximize the TMWA Raleigh Heights wholesale point of connection into the system. To achieve result, the project will tie the Boundary pressure zone into the Central pressure zone along the West 7th distribution main which feeds the Sidehill/Chimney pressure zone from the Boundary Zone with a tie-in near Chocolate Dr. This would allow for an additional gravity feed to the Central Zone and provide redundancy to the Central Zone. The engineering services generally include evaluating the existing operations of the system, performing preliminary design and system modeling to confirm system piping alignments, sizes, and configurations, designing the improvements and providing plans and specifications to construct the project, permitting, bid support and construction administration tasks. The total service proposal for the Boundary Zone and Central Zone Pressure Reducing Valve Project is \$204,000.

After further discussion regarding timing of scheduling projects, Vice Chair Rider made a motion to approve Shaw Engineering Service Proposals for Klondike Tank Recoat, Sun Valley Blvd. and 2nd Ave. Pressure Reducing Vault, and Boundary Zone to Central Zone Pressure Reducing Vault in the total amount of \$660,000.00. Chairperson Severt seconded the motion. The motion carried unanimously.

There were no public comments.

- Item# 16. Adoption of Resolution 2026-03 amending Sun Valley General Improvement District Tariff, said amendment as approved by the Board of Trustees following the public hearing held on April 09, 2026 and to be effective as of July 1, 2026.** Mr. Melton provided a copy of the District Tariff Resolution that adopts the Tariff amendments approved by the District Board of Trustees following the public hearing held on April 09, 2026. He reported all amendments will become effective July 1, 2026.

Treasurer Neumann made a motion to adopt Sun Valley General Improvement District Resolution 2026-03, implementing various Tariff amendments approved by the Board of Trustees on April 09, 2026 and to become effective July 1, 2026. Vice Chair Rider seconded the motion. The motion carried unanimously.

There were no public comments.

Chairperson Severt called the Public Hearing to order at 6:16 pm.

- Item# 17. Discussion and action to adopt Sun Valley General Improvement District Final Budget for fiscal year 2026/2027.**

Chairperson Severt read into the record the Order of Procedures for the District's Public Hearing.

Secretary Ortiz provided proof of publication for the public hearing.

Mr. Melton reported there were various adjustments to the approved tentative budget for fiscal year 2026/2027. He reported on five (5) changes to the District's Water Expenses; a decrease of \$6,729 for the District's Health Insurance, an increase of \$341 for the District Liability Insurance, increase of \$3,860 for the District's Worker's Comp Insurance, increase of \$7,500 for proposed increase to Trustee Compensation, and a decrease of \$42,432 for depreciation. The overall District's Water Budget decreased by \$37,460.

Mr. Melton reported on five (5) changes to the District's Sewer Expenses; a decrease of \$6,729 for the District's Health Insurance, an increase of \$341 for the District's Liability Insurance, increase of \$3,860 for the District's Worker's Comp Insurance, increase of \$7,500 for proposed increase to Trustee Compensation, and an increase of \$28,362 for depreciation (due to a recent developments that donated new sewer infrastructure to the District). The overall District's Sewer Budget increased by \$33,334.

Mr. Melton reported District staff and District's engineer reviewed how the District currently expenses depreciation. The District has received several donations of water and sewer infrastructure with new development. It is anticipated to receive more donations in the next several years due to development in progress, future development, and District completing its capital improvement project list. Effective immediately, the District will no longer include engineering project design expenses to the total cost of the capital improvement project for donated infrastructure; this will reduce depreciation by 25%. The District is also going to extend the life expectancy from forty (40) years to fifty (50) years to all of the new infrastructure. He reminded the Board the District sets aside a set amount of funds each year towards depreciation, instead of incurring additional water bonds, to replace said infrastructure.

Mr. Melton reported on two (2) changes to the District's Acquisition Budget; there is an increase to revenue of \$56,949 due to receiving a corrected Ad Valorem schedule from the Nevada Department of Taxation. There is also an increase to District's Capital Improvement Project Expenses of \$50,000 due to anticipated increase of expenses related to Electrical PLC/SCADA. The overall District's Acquisitions Budget decreased by \$6,949.

Mr. Melton reported on three (3) changes to the District's Recreation Budget; there is an increase to revenue of \$150,000 due to a recent Interlocal Agreement with Washoe County. There is also an increase to District's Pool Expenses of \$1,200 due to telephone/internet with Spectrum during the recreation season, and an increase of \$1,947 to depreciation for capital improvements at the pool. The overall District's Recreation Budget decreased by \$147,653.

Mr. Melton gave an overall budget summary recap for all funds revenues is projected at \$13,432,507, all funds expenses is projected at \$19,567,797 for an overall Net Income Loss of (\$6,135,290). He stated the net income loss is due to the capital improvement projects; some projects might get deferred to next fiscal year or paid by a developer; reducing the overall net income loss. He thanked staff for all of their hard work with assembling the District's 2026/2027 budget.

Public member Mr. Revty inquired if the District took into account the increase in chemical expenses for the pool.

Chairperson Severt closed the public hearing at 6:28 pm.

Vice Chair Rider made a motion to adopt the Sun Valley General Improvement District Final Budget for fiscal year 2026/2027 with the amendments presented by management and staff. Secretary Ortiz seconded the motion. The motion carried unanimously.

Item# 18. Legal report by Maddy Shipman.

None

Item# 19. Field Report by Brad Baeckel.

Mr. Baeckel reported on the following:

- Field staff has begun replacing meters; to-date 700 meters have been changed out. The District is recycling the brass from the old meters to help offset cost.
- Staff has been working with Washoe County regarding fire hydrant replacement and maintenance. Staff has been coordinating with isolating and flushing.
- There was a fire last week near one of the District's tanks. The fire went right up to the tank, he is happy to report there was no damage to the District's facility.
- The District's employee parking lot is scheduled to be sealed and striped May 30, 2026.
- Sun Valley Pool passed its annual inspection and is scheduled to open June 11, 2026. The pool is fully staffed with 14 lifeguards, and 2 cashiers. The Aquatic Supervisor will be conducting lifeguard training courses the next 2 weekends.
- Both 5 Ridges Aden Ridge Water Main construction is in progress.
- Plans have been reviewed for 5 Ridges Village 5 Phase 1, Village 8 Phase 1, and Village 9 & 10 Phase 1; corrected plans have been submitted.
- Water Project has been approved for Sun Mesa Phase 5 for 52 units.
- Construction of Sun Mesa Phase 4 for 5 units has been completed.
- Highland Village I Phase 1 Water Project is complete.
- Chocolate Apartments submitted plans for review, developer anticipates paying the water and sewer facilities fees in September 2026, and offsite improvements be conducted in spring of 2027.
- The main pump station has gone vertical. Still waiting on NV Energy offset and permitting for valve insertion on Sun Valley Blvd. and 1st Ave.
- He attended the RTC kickoff meeting regarding Highland Ranch Pkwy. widening project. Survey and design to begin this year with construction commencing in summer of 2028.

Item# 20. Customer Service Report by Erin Dowling.

Ms. Dowling reported on the following:

- The District issued a total of 100 vouchers for the District's April E-Waste Recycling event. There were a total of 89 TV's and 6 Monitors recycled along with a total of 3,286 pounds of e-waste recycled.
- Swim Lesson Registration opened on May 18, 2026. There will be 4 sessions offered this year. Each session will run for 3 weeks with 3 classes per week, 9 classes total per session. Swim Lessons are \$50 per session; registration is performed at the District office. The District is currently 28% registered for this year's swim lessons.
- The District office will be closed to the public, except for emergency service calls, Tuesday, June 9, 2026 from 12 PM to 1 PM for an employee meeting to go over the board approved new health benefits.
- Both office and field staff are working diligently together on the meter replacement project.

Item# 21. Manager Report by Chris Melton.

Mr. Melton reported on the following:

- None

Item# 22. Public Comments.

None

Item# 23. Board Comments.

Vice Chair Rider complimented staff, they continue to find efficiencies every year to help save time and money. He appreciates accounting for providing a comprehensive budget that is easy to understand.

Treasurer Neumann commented he will not be able to attend the Dive Into Summer Event due to prior obligations.

Secretary Ortiz commented she will not be able to attend the Dive Into Summer Event due to prior obligations.

Item# 24. Future Agenda Items.

Mr. Melton reported the following items will be on the June 11, 2026 agenda;

- Approval of Summer Newsletter
- Presentation of Water Quality Report
- Approval of Backup Legal Service Agreement with Holland and Hart
- Approval to register for NACO 2026 Conference
- Consideration to increase Trustee compensation per NRS 318.085
- Discussion and possible action per District Personnel Policy 9.3.1; Board to determine percentage for annual employee wage increase.

Chair Severt requested a Truckee Meadows Water Reclamation Facility update for a future meeting.

Item# 25. Adjournment.

Secretary Ortiz made a motion to adjourn at 6:39 pm. Vice Chair Rider seconded the motion. The motion carried unanimously.

Approved by the SVGID Board of Trustees on June 11, 2026

Minutes Prepared by: Jennifer Merritt, Executive Administrative Assistant