



Sun Valley General Improvement District Board Meeting Minutes of June 11, 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
Jennifer Merritt	SVGID, Executive Administrative Assistant
Maddy Shipman	SVGID, Legal Counsel

Other Members Present:

Heather Goulding	Assemblymember District 27
Mathew Morris	Holland & Hart LLP
Cindy Leslie	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 5:32 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, Treasurer Neumann, and Trustee Dunn. A quorum was present.

Item# 2. Pledge of Allegiance.

Led by Secretary Ortiz.

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:

- 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.
- District office will be closed Thursday, June 18, 2026 in observance of Juneteenth Day.
- Free Swim Day sponsored by the Fink Family June 20, 2026 from noon to 5 PM.
- Free Swim Day sponsored by Hobey's Casino July 4, 2026 from noon to 5 PM.
- District office will be closed Monday, July 6, 2026 in observance of Independence Day.
- Sun Valley Citizen Advisory Board meeting Tuesday, July 7, 2026 6 PM at Hobey's Casino.

Item# 7. Discussion and action to approve account payables for June 11, 2026.

Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for June 11, 2026.

Treasurer Neumann made a motion to approve the account payables for June 11, 2026 in the total amount of \$488,124.28. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 8. Discussion and action to approve board meeting minutes of May 28, 2026.

Vice Chair Rider made a motion to approve the Sun Valley General Improvement District Board Meeting Minutes of May 28, 2026 as submitted. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 9. Discussion and action to approve final draft of the 2026 District summer newsletter.

Ms. Dowling provided a final draft of the District's 2026 summer newsletter. She reported the main article is a brief recap of the District's April 9, 2026 Tariff Hearing and notifying customers of rate increases and policy changes. Other article are promoting upcoming community events. The newsletter is scheduled for Distribution with July billings.

Chairperson Severt requested to enlarge the Sun Valley Car Show photo so it is viewer friendly.

Audience member Ms. Leslie suggested including times under the Important Dates.

After further discussion Treasurer Neumann made a motion to approve the District's 2026 summer newsletter final draft with the suggestions provided. Vice Chair Rider seconded the motion. The motion carried unanimously.

Item# 10. Discussion and action to approve Mathew Morris with Holland & Hart LLP Backup Legal Service Agreement.

Mr. Melton reported Mr. Morris has been the District's Lobbyist for the past several Legislative Sessions. Staff and Mr. Morris have built a strong business relationship and Mr. Melton recommends continue building its business relationship with Mr. Morris as the District's backup legal services. With Mr. Morris current experience with the District, it will be a smooth transition when he needs to fill in for current counsel. It will also allow him the opportunity to continue to learn about the District's needs to enhance his lobbying on behalf of the District.

Mr. Morris with Holland & Hart LLP reported he has worked with the District for five years; the District has had a long-standing business relationship with his firm Holland and Hart. Holland and Hart has a lot of resources that are available to the District. He has been honored to represent the District during the Legislative Sessions in the past. During last year's session he learned the Sun Valley General Improvement District is very unique when compared to other general improvement districts and the role it plays for the Sun Valley community. He reported worked with Assemblymember Goulding who sponsored a Bill on the District's behalf to increase elected trustees' compensation per NRS 318. He was proud to announce after several re-writes and strong lobbying; they both got the Bill in a draft the was supported and passed.

Mr. Morris reported his proposal for backup legal services is on a pro bono basis to serve the District as backup counsel. He specializes in Administration Law, Open Meeting Law, and Public Records, which is beneficial when representing a public governing body.

Vice Chair Rider made a motion to approve Mathew Morris with Holland & Hart LLP Backup Legal Service Agreement as the District backup legal counsel. Secretary Ortiz seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 11. Presentation by Public Works Director of the District's 2026 Water Quality Report.

Mr. Baeckel provided a copy of the District's 2026 Water Quality Report. He was pleased to report the District's Water Quality Report meets all the State and Federal requirements and is in compliance with Northern Nevada Public Health and Nevada Division of Environmental Protection. The Water Quality Report is available on-line, both English and Spanish, and is available in person upon request.

Mr. Baeckel reported staff performs 20 BAC-T (bacteriological) samples a month, these sample sites are throughout the valley, so it represents the water system as a whole. District staff performs quarterly TTHMS and HAA5 (trihalomethanes and haloacetic acids) samples. This monitors disinfection byproducts, these sample sites are throughout the valley, so it

represents the water system as a whole. The District is required every three years to sample for lead and copper; the last sampling was performed in 2025. He was proud to report there were no violations for 2025 and the District was able to remain compliance and continue to provide safe drinking water. He commended staff's performance to remain in compliance with Northern Nevada Public Health and Nevada Division of Environmental with all the new development (new water infrastructure tie-ins).

There were no public comments.

Item# 12. Discussion and possible action to approve sending up to 5 Board of Trustees and 1 staff member to the Nevada Association of Counties 2026 annual conference in Douglas County, NV.

Mr. Melton reported the Nevada Association of Counties 2026 conference is scheduled for September 22, 2026 through September 24, 2026 in Stateline, NV. He provided a preliminary draft conference agenda for review. He also provided a breakdown of cost per person with two travel options for consideration. The least expensive option is utilizing a company vehicle for traveling; this option would be \$1,120.35 per person. The second option is an employee or trustee utilizing their personal vehicle for traveling; this option would be \$1,207.39 per person. Mr. Melton reported he is requesting permission to register staff and any trustee who would like to attend with a not to exceed amount of \$7,300.00.

After further discussion, Secretary Ortiz, Treasurer Neumann, Vice Chair Rider, Trustee Dunn, and Mr. Melton commented they would like to attend the conference.

Vice Chair Rider made a motion to approve registering up to four Board of Trustees and one staff member to attend the Nevada Association of Counties 2026 Conference with a not to exceed amount of \$7,300.00 as presented by staff. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 13. Discussion and possible action to consider increasing Board of Trustee annual compensation per NRS 3018.085; with an effective date beginning January 1, 2027.

Mr. Melton reported during the 83rd Legislative Session, Assemblymember Heather Goulding sponsored Assembly Bill 301 (AB 301) on behalf of the District and other General Improvement Districts (GIDs) throughout Nevada. AB 301 authorizes certain GIDs that provide water, sewer, and solid waste services under NRS Chapter 318 to increase annual compensation for board members. Specifically, the legislation raised the statutory compensation cap from \$9,000 per year enacted in 2005 to \$14,500 per year, provided the GID Board elects to authorize the increase. Any adjustment remains subject to existing statutory requirements, including the provision that compensation changes may not take effect until January 1 following the next biennial election. For the District, the earliest effective date would be January 1, 2027. He reported the District's adopted FY 2026 - 2027 budget includes sufficient funding to support an increase, should the Board choose to approve its implementation.

Vice Chair Rider commented he participated in discussions in support of AB 301 with staff, trustees, and community members. He helped advocate for an increase for general improvement district elected officials since their compensation has not increased since 2005, as other elected officials received compensation increases. He commented his original thought process on considering the size of increase to recommend; he took 2% over 20 years to account for inflation, he came up with \$1,050.00 monthly from \$750.00 monthly for a total of \$12,600.00 annually. However, after giving it additional thought, the Board has changed over the course of 20 years, past trustees missed out on compensation increases and other benefits. He would like to consider a compensation increase of \$1,050.00 monthly for the first six months (January through June 2027) since that is what was approved in the fiscal year 2026/2027 budget; beginning July 1, 2027 to receive the remaining increase of \$1,208.25 monthly for a total of \$14,500.00 annually. This would allow for the District to properly budget for the full compensation increase. He strongly believes the District will get more candidates to run for the Board if they know there is an appealing compensation package for their time. A lot of the current trustees and past trustees are not on the Board for the money; they are on the Board for the community. As trustees term out, he would like to see quality candidates/trustees be compensated to carry on the hard work the current and past Boards have done for the community.

Treasurer Neumann commented when he ran for the Sun Valley General Improvement District Board, he didn't even know trustees received a compensation. He ran for the Board to better the community. He stops by the office twice a month to sign checks, visits with management to get regular business updates, attends various conferences, and attends the District board meetings on a regular basis. He is happy with status quo and will leave it up to the rest of the Board what kind of action they would like to take.

Secretary Ortiz commented she will be terming out in 2028; this is a job that the Board doesn't do it for the money. However, with the cost of living due to inflation, it would be nice to have a little extra. She will defer to Board.

Trustee Dunn commented he will defer to the Board, he didn't do it for the money.

Chairperson Severt commented she agrees, all of the trustees didn't run for the Sun Valley General Improvement District Board for the money. We all ran to better the community, she reported she donates her compensation to various community events and programs. She reported the more years a trustee serves on the Board the more work and responsibilities they take on. She takes phone calls from constituents weekly, is stopped in stores to answer questions, attend various board meetings, as well as, give interviews and testimonies. She agrees with Vice Chair Rider's comments hoping that if a potential candidate sees they get compensated for their time serving on the Board, the District will start to receive more candidates in the future. She also agrees with Secretary Ortiz, the cost of living is so high right now, an increase in compensation might give a trustee some financial relief. She is termed out December 31, 2026 and will not receive any benefit from this action. She is in full support of the District Board receiving a compensation increase.

Mr. Melton reminded the Board the District with the assistance District Lobbyist, Matthew Morris lobbied with Assemblymember Goulding as a Sun Valley Representative to sponsor AB 301. AB 301 is not just for Sun Valley General Improvement District; it will benefit other general improvement districts within the State of Nevada that also have not received a compensation increase in over 20 years.

Additional discussion ensued regarding how much compensation increase to be considered, partial or full.

Public audience member Mr. Morris commented as the District's Lobbyist for AB 301, the increased max compensation amount came from Bureau Labor Statistics Inflation Data (CPI data), the \$14,500.00 is actually less than, it was closer to \$15,000.00 if you adjust what was enacted in 2005. He also reported AB 301 passed unanimously, all 42 Assembly members voted in favor of AB 301, it almost came out of Senate unanimously, and there was bipartisan consensus that this was needed for all the reasons why the District lobbied for a compensation increase. The Sun Valley General Improvement District is an important body for the Sun Valley community and it is important to recruit individuals that are going to be committed to the job and be available 24/7. He also reported prior attempts to increase compensation in past legislative sessions have failed. With the assistance with the strong Assemblymember Goulding sponsoring AB 301 and with the collaborative efforts by District staff, other general improvement districts, and community members, AB 301 passed. As a public member he supports the Board actions to approve a compensation increase.

After further discussion Vice Chair Rider made a motion to approve increasing the Board of Trustees annual compensations from \$9,000.00 to \$12,600.00 annually for the approved fiscal year budget 2026/2027 effective January 1, 2027; with the additional increase in compensation from \$12,600.00 to \$14,500.00 annually effective July 1, 2027 to allow the District to budget accordingly. Chairperson Severt seconded the motion. The motion carried by the following: Ayes, Chairperson Severt, Vice Chair Rider, Secretary Ortiz, Trustee Dunn. Nays, Treasurer Neumann.

Item# 14. Discussion and action per District Personnel Policy 9.3.1; Board to determine percentage for annual employee wage increase.

Mr. Melton reported the District's Personnel Manual Section 9 "Performance Management" subsection 9.3.1 "Frequency of Performance Appraisals" states "During June of each year, the Board will determine the percentage calculations on which raises are to be based. Evaluation scores as set by the manager/supervisor will determine the individual employee's raise." Per the policy the board votes on the percentage to be used for At Expectation performance. For the 2026/2027 budget, the board approved a 6% increase to the compensation line items within the budget. All employees of the District are compensated from the water and sewer operations funds. The approved water operating expenses total is \$4,754,009.00 and the sewer operations expenses total is \$3,811,803.00 respectively; the combined total expenses is \$8,565,812.00. The approved budget amount from both these funds for both office and field employee compensation is \$2,221,532.00 or 25.94% of the total operating expenses for both these funds. He provided a list of District 2025/2026 Accomplishments. He stated staff is dedicated, competent and represent the District professionally. All staff members work load has increased due to new development to some degree; development reviews, inspections, increase in phone calls, increase customer traffic, increase monthly customer billings, increase service calls and orders, and etc. Staff has worked diligently and effectively being good stewards of the District's funds in efforts to keep expenses down during a time of inflation. He reported management is recommending a 4% compensation increase to employee's that scored At Expectations on their annual evaluation. He provided for information the cost breakdown for 3.5%, 4%, and a 4.5% increase and how it would impact the District's budget.

Trustee Dunn commented he would like to recognize good employees and would support an increase in efforts to retain the District employees and not lose them to the private sector.

Vice Chair Rider commented he agrees with Trustee Dunn's comment, the District wants to retain its employees. It costs more to recruit and train a new employee; he would like to acknowledge all the hard work the employees do for the District and the Sun Valley community. He would support managers recommendation of a 4% increase.

Secretary Ortiz thanked Mr. Melton and staff for being so mindful of the District's budget. Every year staff continues to find efficiencies to help save time and money.

Secretary Severt commented she witnessed a time when the District was short employees, watching the General Manager and Public Works Director performing service calls, and having trouble recruiting and retaining employees. Based on all the recent policy changes and training opportunities, the District is now functioning with a full staff. While the District may not pay the most wage wise, it makes it up with the benefits and friendly good working environment. She would support an increase in employee compensation.

Vice Chair Rider made a motion to approve a 4% compensation increase for employee's that scored At Expectations. Chairperson Severt seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 15. Legal report by Maddy Shipman.
None

Item# 16. Field Report by Brad Baeckel.

Mr. Baeckel reported on the following:

- Sun Valley Pool is officially open for the 2026 Pool Season.
- Baring sewer regrade started today with setting of traffic control and bypass pumping equipment.
- 5 Ridges Village 5 Phase 1, made their first of three water facility fee payment, he will submit to NDEP for water project.
- He thanked the Board for their continued support of District staff and acknowledging employees' hard work.

Item# 17. Customer Service Report by Erin Dowling.

Ms. Dowling reported on the following:

- She thanked the Board for their continued support. She always relays the thank you's and positive feedback to her employees to make sure they know they are valued. She is also pleased the Board took action to implement an increase for the trustees; it is long overdue and very well earned.
- Dive Into Summer Event took place on June 5, 2026 it was very successful. The event was very well attended both by vendors and patrons. The District ran out of food an hour into the event.
- Swim Lesson Registration opened on May 18, 2026. Swim Lessons are \$50 per session; registration is performed at the District office. The District is seeing a positive response with registered for this year's swim lessons.

- The Springbrook Server was down for three hours on Tuesday, June 9, 2026 from 11 AM to 2 PM; Chalk Concepts saw that the server was nearing its capacity they took quick action to correct the issue before potentially losing some backup. There were no customer complaints.
- Due to the office being closed on Thursday, June 18th in observance of Juneteenth the June 17th non-payment disconnects have been moved to June 16th to assist with getting customer service restored before the long weekend.
- The State Phone Contract will no longer be available and to renew the existing contract with AT&T without the State program, it posed a significant increase. The District has been working with Chalk Concepts regarding a new phone system that is cost effective, she will report more on it as details are provided.
- July 1, 2026 the new Tariff Rules will go into effect. Staff has been notifying customers of the upcoming changes in person, front lobby, message on the billing statements, District's website, District Facebook page, and in the upcoming newsletter.

Item# 18. Manager Report by Chris Melton.

Mr. Melton reported on the following:

- Sign Crafters have started construction on the Welcome to Sun Valley Sign on W. 7th Ave. , it should be completed in several weeks.
- Seven years ago, the Dedication Pool Plaque on the Pool Building was stolen. A citizen was cleaning up a property in Sun Valley and found it laying in the debris and returned it to the District office. He is having the plaque cleaned up to reinstall on the Pool Building. He provided the citizen with swim tokens for the citizen's grandkids.
- He thanked the Board for all their support of District staff and the Sun Valley community.
- On behalf of the District, he wished Treasurer Neumann a Happy Birthday.

Item# 19. Public Comments.

Audience member Ms. Soper commented she is accepting names and numbers that would like to participate in a community committee to help organize an anniversary event for Sun Valley. Sun Valley will be celebrating its 80th birthday known as "Sun Valley". She would like to get information regarding the use of the Sun Valley Community Park for the event. The event will take place tentatively August 2027.

Audience member Ms. Leslie commented properties located at East Gepford Pkwy. and Sun Valley Blvd. are being cleared out and inquired if anyone knew what is planned for the property's future.

Assemblymember Goulding gave a brief preliminary update for the upcoming 2027 Legislative Session. She will be supporting initiative updating policies regarding food deserts, which Sun Valley community is currently experiencing. She is working with Commissioner Garcia regarding parcels that are being occupied by squatters; exploring if this needs to be a legislative matter or if it is a local jurisdiction matter. She is collaborating with a physician regarding child abuse and neglect; to provide additional protection and how law enforcement respond to the matter. She is also working on additional protection for victims of sexual assault. She would like to carry a bill regarding water and energy standards related to Data Centers; this would require Data Centers to report how much resources are being used. She has committed to carry a bill regarding affordable housing. She also committed to carry a bill regarding education; preliminary focusing on creating a

career program for students that graduate. Lastly, she was happy to see the District Board take action on AB 301 that she sponsored.

Item# 20. Board Comments.

Treasurer Neumann commented he went through all the parks and complemented the upkeep of the parks. City of Sparks and Reno Parks have reduced maintenance due to budget cuts.

Secretary Ortiz commented she is a representative of the Nevada Parks and Recreation Society, she complimented Las Vegas for beautiful and maintained parks with limited water resources.

Vice Chair Rider thanked Assemblymember Goulding for her dedication to Sun Valley. He complimented staff, they continue to find efficiencies every year to help save time and money. He appreciates the Board, everyone works together and hopes to continue the cohesiveness going forward with future Boards. He would like to have a dedication of the new Sun Valley Sign and recognize Chairperson Severt for her efforts.

Chairperson Severt commented in regards to food deserts; suggested potentially having some of the regulations relaxed to provide flexibility for interested parties to be able to provide a community grocery store. She would like to see the planning agency consider providing an extension of time to bring buildings to code.

Item# 21. Future Agenda Items.

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

- Review of the fall newsletter articles
- Dive into Summer recap
- Possible Billing Software Purchase
- General Manager Evaluation

Treasurer Neumann requested to consider waiving rentals fees for the Sun Valley Community Committee to use the Sun Valley Community Park rent free to celebrate Sun Valley's 80th Birthday.

Vice Chair Rider requested to consider a sign dedication for the new Sun Valley Sign.

Item# 22. Adjournment.

Secretary Ortiz made a motion to adjourn at 6:40 pm. Vice Chair Rider seconded the motion. The motion carried unanimously.

Approved by the SVGID Board of Trustees on July 09, 2026

Minutes Prepared by: Jennifer Merritt, Executive Administrative Assistant