Sun Valley General Improvement District
Board Meeting Minutes of
October 08, 2026

Board Members Present:

Susan Severt	Chairperson
Michael Rider	Vice Chair
Mark Neumann	Treasurer

Board Members Not Present:

Carmen Ortiz	Secretary (Excused)
Mark Dunn	Trustee (Excused)

Staff Present:

Brad Baeckel	SVGID, Public Works Director
Jennifer Merritt	SVGID, Executive Administrative Assistant
Maddy Shipman	SVGID, Legal Counsel

Other Members Present:

Mike Revty	Public Audience
Glenda Walls	Public Audience
Heidi Soper	Sun Valley/D3 Advisory Board

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, and Treasurer Neumann. A quorum was present.

Item# 2. Pledge of Allegiance.
Led by Chairperson Severt.

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

Sun Valley General Improvement District is an equal opportunity provider and employer.

Item# 4. Motion to approve the agenda.
Treasurer Neumann made a motion to approve the agenda. Vice Chair Rider 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. Baeckel made the following announcements:

- Early Voting begins October 17, 2026 and continues through October 30, 2026 from 10 AM to 6 PM in the Sun Valley Neighborhood Center, East Room.
- Sun Valley/District 3 Advisory Board Meeting at Hobey's Casino is scheduled Monday, November 2, 2026 commencing at 6 PM.
- Veterans Celebration Breakfast is scheduled November 7, 2026 from 9 AM to 11AM at the Sun Valley Neighborhood Center.
- Sun Valley Senior Craft Fair is scheduled November 14, 2026 from 9 AM to 4 PM at the Sun Valley Neighborhood Center.

Item# 7. Discussion and action to approve account payables for September 24, 2026.
Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for September 24, 2026.

Treasurer Neumann made a motion to approve the account payables for September 24, 2026 in the total amount of $575,491.59. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 8. Discussion and action to approve account payables for October 08, 2026.
Treasurer Neumann gave a brief report of the account payables, customer refunds and payroll for October 08, 2026.

Treasurer Neumann made a motion to approve the account payables for October 08, 2026 in the total amount of $187,992.80. Vice Chair Rider seconded the motion. After discussion the motion carried unanimously.

There were no public comments.

Item# 9. Discussion and action to approve board meeting minutes of September 10, 2026.
Vice Chair Rider made a motion to approve the Sun Valley General Improvement District Board Meeting Minutes September 10, 2026 as submitted. Treasurer Neumann seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 10. Review of Community Service Award nominations with motion to approve award recipients.

Sun Valley General Improvement District is an equal opportunity provider and employer.

Mr. Baeckel reported each year the District recognizes individuals, businesses and organizations whose efforts significantly benefit the Sun Valley community. The District has advertised and promoted the request for Community Service Award nominations through the District's website, newsletter, Facebook, and front lobby. He reported this year the District received two nomination for the 2026 Community Service Award; nomination is Claudia Castañeda with the New Revival Church Reno and Dave Solaro with Washoe County.

Mr. Baeckel reported Mr. Melton nominated Washoe County Assistant County Manager Dave Solaro for the 2026 Sun Valley Community in recognition of his outstanding service, dedication, and commitment to the Sun Valley community. Mr. Solaro has been an invaluable resource and advocate for Sun Valley. He has consistently taken the time to understand the needs of our community and has helped the Sun Valley General Improvement District identify creative and alternative funding opportunities to support improvements to our parks and public facilities. Through his assistance and guidance, the District has been able to pursue and secure important resources, including ARPA grant funding and Washoe County sub-grants. Most recently, Mr. Solaro played an important role in helping the District establish an Interlocal Agreement that provides sustainable funding for Sun Valley Parks. This agreement represents an important step toward ensuring that our community has the resources necessary to maintain and improve its parks for residents today and in the future. What makes Mr. Solaro especially deserving of this award is that his commitment extends well beyond a single project or community. He advocates for Sun Valley while also keeping the broader needs of Washoe County residents in mind. He consistently looks for innovative approaches to address community needs, identify efficiencies, reduce costs, and make the most effective use of public resources. Mr. Solaro brings a collaborative and solutions-oriented approach to his work. Rather than simply identifying challenges, he works with community organizations, local governments, and other partners to find practical solutions. His willingness to listen, provide guidance, explore funding opportunities, and help move projects forward has made a meaningful difference for Sun Valley. His efforts demonstrate that community service is not limited to a particular position or title—it is demonstrated through a willingness to invest time, knowledge, creativity, and leadership in improving the community. Mr. Solaro has repeatedly demonstrated those qualities through his work with Sun Valley and throughout Washoe County. Mr. Melton is honored to nominate Dave Solaro for the 2026 Sun Valley Community Service Award. His dedication to Sun Valley, his commitment to Washoe County residents, and his continued efforts to find creative and sustainable solutions make him a deserving recipient of this recognition.

Chairperson Severt reported she nominated Claudia Castañeda; "The true test of a person is how they treat everyone, regardless of circumstance". Ms. Castañeda passes that test every day through her energy, dedication, and compassion for those around her. Although Ms. Severt has never personally met Ms. Castañeda, she has heard her name mentioned countless times and have witnessed the results of her hard work firsthand. One example is the Food Pantry, one of the community's important bi-monthly events, where she works tirelessly to ensure individuals and families can receive food in a welcoming and supportive environment. Ms. Castañeda is also a wealth of knowledge when it comes to connecting people with valuable resources and services. Her efforts in organizing health fairs and informational booths have had a meaningful impact on our community. During one such event, a woman speaking with representatives from NV Energy mentioned that she recognized the smell of gas being discussed because she had noticed the same odor at her home. As a result, NV Energy was able to respond quickly and repair a gas leak that could have led to serious consequences. She stated, as Commissioner Garcia said when asked

Sun Valley General Improvement District is an equal opportunity provider and employer.

about Ms. Castañeda, “She is the one who coordinates volunteers, gathers donations, organizes events, and promotes them in both English and Spanish.” She thanked Ms. Castañeda, for your passionate service and unwavering commitment to the Sun Valley community. Her dedication makes a difference in the lives of so many people, and we are grateful for all that she does.

Treasurer Neumann made a motion to approve nominations for both Dave Solaro with Washoe County and Claudia Castañeda *with the New Revival Church Reno for the 2026 Sun Valley Community Service Award. Vice Chair Rider seconded the motion. The motion carried unanimously.*

There were no public comments.

Item# 11. Discussion and action regarding Sun Valley General Improvement District 2026 Photo Contest.

Mr. Baeckel reported the District’s photo contest was initiated in 2010. The contest was designed to encourage individuals to get outside and recreate then display through photos, what Sun Valley means to them. The District advertised and promoted the Photo Contest through the District’s website, newsletter, Facebook, and front lobby. This year the District received a total of 2 submittals.

A) Judging and selection of photo winners (1st, 2nd, and 3rd place winners)

After review of the photo submittals, Vice Chair Rider made a motion to award first place winner to photo number 1, and second place winner to photo number 2. Treasurer Neumann seconded the motion. The motion carried unanimously.

B) Motion to approve contest prizes (1st, 2nd, and 3rd place winners)

Treasurer Neumann made a motion to award first place winner with a cash prize of $75, and second place winner with a cash prize of $50; paid from the District’s water and sewer funds. Vice Chair Rider seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 12. Discussion and action to approve playground equipment proposal for Sun Valley Community Park with a not to exceed amount of $99,999 for purchase and installation; to be funded by the District Recreation CIP and Washoe County Recreation Tax.

Mr. Baeckel reported that the District received two proposals from Garden Shop Landscaping and Great Western Recreation for the purchase and installation of new playground equipment at Sun Valley Community Park. Following the posting of the agenda, staff received updated proposals from both vendors. Garden Shop Landscaping revised its proposal to less than $100,000 for the purchase and installation of the playground equipment, with the District responsible for demolition of the existing equipment. Great Western Recreation revised its proposal to $98,046, which includes the purchase and installation of the new equipment and demolition of the existing playground equipment.
Mr. Baeckel noted that staff was pleased with Great Western Recreation’s customer service, citing the representative’s responsiveness to emails and phone calls, as well as multiple site visits. To minimize disruption to park visitors and provide favorable construction conditions, staff anticipates scheduling the equipment replacement for spring 2027. The project’s funding plan includes $50,000 from the District’s approved FY 2026/2027 Capital Improvement Project Budget, a $10,000 donation from former County Commissioner Jung

Sun Valley General Improvement District is an equal opportunity provider and employer.

pursuant to Washoe County Resolution R22-163, and $40,000 from the Washoe County Residential Construction Tax Fund designated for Sun Valley Park District 2D. Staff recommended approving Great Western Recreation's proposal with a not-to-exceed amount of $99,999 to allow flexibility for potential minor change orders, if necessary.

Treasurer Neumann asked whether staff had inspected the proposed playground equipment to verify its durability and expected service life.

Mr. Baeckel responded that he had not personally inspected the equipment but confirmed that the proposed equipment meets applicable playground material standards. He also noted that both vendors offer a one-year warranty.

Vice Chair Rider commented that he had met the Great Western Recreation representative at the park and was impressed with her product knowledge, customer service, and willingness to work within the District's budget.

After further discussion, Treasurer Neumann made a motion to approve Great Western Recreation proposal for the purchase and installation of playground equipment, including demolition of the existing playground equipment, at the Sun Valley Community Park with a not to exceed amount of $99,999 as presented by staff. Vice Chair Rider seconded the motion. The motion carried unanimously.

There were no public comments.

Item# 13. Discussion and action to approve RHP Mechanical Systems proposal with a not to exceed amount of $120,000 for the purchase and installation of new HVAC equipment for the District office building.

Mr. Baeckel presented a proposal from RHP Mechanical Systems in the amount of $115,634 for the removal of the existing Trane HVAC equipment and installation of new Trane HVAC equipment at the SVGID Office Building. He explained that the District's existing HVAC system is more than 20 years old and has required multiple repairs over the past several years. During the most recent service visit, the contractor strongly recommended replacing the system to improve energy efficiency and reduce ongoing system interruptions.

Mr. Baeckel reported that staff initially solicited quotes from nine companies, three of which submitted proposals. All three proposals exceeded $100,000, requiring the District to advertise a Request for Proposals (RFP) to qualified contractors in accordance with NRS 332.352. Following the advertisement, RHP Mechanical Systems was the only contractor to submit a proposal. Staff expressed confidence in RHP Mechanical Systems, noting that the company conducted a thorough on-site evaluation of the existing HVAC system and was responsive to staff inquiries and follow-up questions.

Mr. Baeckel reported the project would be funded through the Board-approved Fiscal Year 2026–2027 Capital Improvement Project (CIP) Water and Sewer Budget, which includes $200,000 for this purpose. Due to equipment lead times, project completion is anticipated in Spring 2027. Staff requested Board approval of RHP Mechanical Systems proposal in an amount not to exceed $120,000 to allow flexibility for minor change orders, if necessary.

Public member Mr. Revty commented that he works in the maintenance field and expressed his view that other companies should also replace their aging HVAC systems, noting that he has worked on some systems that are 40 to 50 years old.

Sun Valley General Improvement District is an equal opportunity provider and employer.

Treasurer Neumann made a motion to approve RHP Mechanical Systems proposal for the purchase and installation of Trane HVAC equipment for the District office building with a not to exceed amount of $120,000 as presented by staff. Vice Chair Rider seconded the motion. The motion carried unanimously.

Item# 14. Legal report by Maddy Shipman.

Ms. Shipman reported that, at the Board's direction, she and District staff reviewed the District's current Advertising Policy. During the discussion, staff and legal counsel noted that the District's policy is similar to Washoe County's Advertising Policy, which is intended to limit unrelated matters and maintain control over the content of advertisements. Ms. Shipman explained that, as a limited-purpose general improvement district, the District may advertise services, programs, and events related to its operations and available to the general public, including seniors. Although permitting outside agencies to advertise their services and activities may not involve a direct cost to the District, there are indirect costs associated with managing and administering such advertising. She further reported that staff and legal counsel reviewed whether the existing policy could be expanded to allow additional types of advertisements. However, the consensus by legal counsel and staff concerns, broadening the policy could result in requests from other agencies to advertise their services and programs without clearly defined limitations. She noted that the current Advertising Policy allows the District, at its discretion, to approve advertisements for events, programs, and services that benefit the Sun Valley community, including those associated with the lessees of the Sun Valley Neighborhood Center.

Ms. Shipman stated that this item was presented as an informational report in response to the Board's direction. If the Board wishes to discuss the matter further, the topic may be requested as a future agenda item.

Item# 15. Field Report by Brad Baeckel.

Mr. Baeckel reported on the following:

- The District hired a new Service Technician; he has twelve years of water distribution experience and currently holds a Grade 2 Distribution Certification and a class A license.
- JT Pump was pulled and sent in for repairs. Upon inspection it was determined there are multiple bearing failures due to a misalignment. The repair work will take up to two weeks and repair costs are approximately $10,000.
- Staff has installed additional trees and shrubs, two barbeques, and extended the walkway to the concession stand along the side of the pavilion.
- The District recently had its Sanitary Survey performed by Washoe County Health. He was proud to announce there were no significant or minor deficiencies, nor was there any recommendations.
- Peek Brothers installed trusses on the new pump station this week. They will continue with roofing next week. JT backup generator tie over should be later this month. Along with gas offsets and valve insertions are scheduled this month. This work will include lane closures on E. 1st Ave. and Sun Valley Blvd.
- The Baring Boulevard and Prosser Way sewer projects are complete pending additional work as mentioned in the final walk through.
- 5 Ridges Village 1B, 46 duplexes, water infrastructure installation is complete and hydrostatic test will be performed next week.
- 5 Ridges Aden Ridge watermain installation complete and bacterial tests have been taken.

Sun Valley General Improvement District is an equal opportunity provider and employer.

- 5 Ridges Transmission Main 4B & 5, installation began this week. Work started at the end of Cezanne to 5 Ridges.
- Sun Mesa Phase 5 final walk through complete with minor items to be completed.

Item# 16. Public Comments.

Public member Mr. Revty suggested considering kids using District's playgrounds for future photo contest theme idea.

Item# 17. Board Comments.

Treasurer Neumann commented he spoke with a Washoe County Human Services representative and District general manager regarding advertising programs/services for seniors at the Sun Valley Neighborhood Center. Moving forward, Washoe County will request and provide a copy of the flyer to the District's executive administrative assistant for approval. Once approved Washoe County will post flyer(s) at the Sun Valley Neighborhood Center. This should resolve all matters regarding advertising at the Sun Valley Neighborhood Center. He also thanked the District for the opportunity to attend the 2026 Nevada Association of Counties annual conference. It was very informative and provided trivial information regarding various counties population, and stated if Sun Valley was considered a county, it would be the sixth largest county.

Vice Chair Rider thanked the District too for the opportunity to attend the 2026 Nevada Association of Counties annual conference. He was disappointed in the class content; a lot of the classes were redundant from prior conferences. He also thanked District staff for their continuous hard work.

Chairperson Severt commented she is pleased that the District's Health Inspection/Sanitary Survey passed with zero findings or recommendations. This is a testament to the hard work and dedication by District staff. She also commented moving into fall along with warm weather, parks are still being utilized. She is also pleased with the decrease in vandalism of the parks this year.

Item# 18. Future Agenda Items.

Mr. Melton reported the following items will be on the November 12, 2026 agenda;

- Presentation to photo contest winners
- Presentation to Community Service Award recipients
- Presentation of District's 2025/2026 audit
- Renewal of Roo Co. Service Agreement
- Approval of Holland and Hart 2027 Lobbyist Agreement
- Personnel Policy updates
- Consideration to cancel December board meeting
- Possible review of Cell Tower Agreement

Treasurer Neumann requested discussion only at a future meeting consideration of streaming District board meetings.

Item# 19. Adjournment.

Vice Chair Rider made a motion to adjourn at 6:18 pm. Treasurer Neumann seconded the motion. The motion carried unanimously.

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

Sun Valley General Improvement District is an equal opportunity provider and employer.

Minutes Prepared by: Jennifer Merritt, Executive Administrative Assistant

Sun Valley General Improvement District is an equal opportunity provider and employer.