



## Sun Valley G.I.D. Board Meeting Minutes of February 10, 2011

### **Board Members Present:**

Margaret Reinhardt	Chairperson
Linda Woodland	Vice-Chair
Sandra Ainsworth	Secretary
Garth Elliott	Treasurer
Robert Fink	Trustee

### **Board Members Not Present:**

### **Staff Present:**

Darrin Price	SVGID, General Manager
Mike Ariztia	SVGID, Public Works Director
Jennifer Merritt	SVGID, Staff
Stewart White	SVGID, Legal
Bill Short	SVGID, CPA
Carol Bratcher	SVGID, Accountant

**The meeting of the Sun Valley GID was called to order by Chairperson Margaret Reinhardt at 6:03 p.m. in the Sun Valley District Administrative Building, 5000 Sun Valley Blvd, Sun Valley, NV.**

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

Roll call was taken by Chairperson Margaret Reinhardt and it was determined a quorum was present.

#### **Item#2. Pledge of Allegiance.**

#### **Item#3. Motion to approve agenda.**

*Linda Woodland made a motion to approve the agenda. Sandra Ainsworth seconded the motion. The motion carried unanimously.*

#### **Item#4. Certify posting of agenda.**

Jennifer Merritt certified posting of agenda.

#### **Item#5. Public comments for items not on the agenda.**

Garth Elliott commented on the Washoe County Strategic Workshop and how the state is laying off employees and replacing them with union workers.

Robert Fink commented Radon is the number one cause of lung cancer. He also commented on some of the Clark County employees that abused sick leave.

**Item#6. Discussion and motion to approve payables and customer refunds from February 10, 2011.**

Treasurer Garth Elliott gave a brief report of the accounts payable for February 10, 2011.

*Garth Elliott made a motion to approve the accounts payable for February 10, 2011 in the total amount of \$574,883.22 dollars and customer refunds for February 10, 2011 in the total amount of \$1,805.61 dollars. Linda Woodland seconded the motion. The motion carried unanimously.*

**Item#7. Discussion and motion to approve minutes from January 27, 2011.**

*Linda Woodland made a motion to approve the minutes from January 27, 2011 as submitted. Sandra Ainsworth seconded the motion. The motion carried unanimously.*

**Item#8. Discussion and motion to approve the transfer of funds from Heritage Bank to Umpqua Bank.**

Carol Bratcher reported currently all of the District's liquid funds, (liquid funds is money used to pay bills, employees, cover emergencies, etc.; money that is readily available without disrupting current investments) is deposited with Heritage Bank. Although all the deposits at Heritage Bank are covered or guaranteed of loss by FDIC insurance and collateral, if something were to happen, the monies would not be immediately repaid. It could take weeks or months before the monies could be recovered. Staff is recommending splitting up the District's funds to help reduce potential risk in the event of a bank failure and to generate community 'good will' by spreading business around.

Dave Funk with Umpqua Bank gave a brief report on Umpqua Bank. Umpqua Bank originated in Roseburg Or., and since then they have opened branches in Northern California, Nevada, and Washington. Umpqua Bank also will cover or guarantee deposits by FDIC insurance and collateral. No additional expenses will be incurred, i.e. additional bank fees, check charges, loss of interest, and etc.

Margaret Reinhardt inquired what the comparison is in total assets between Heritage Bank and Umpqua Bank.

Carol reported Heritage Bank total assets are \$195 million and Dave reported Umpqua Bank, Nevada total assets are \$400 million and all Umpqua Banks combined has a total of \$10 billion in assets.

Margaret inquired about interest and if there was an advantage to the District by switching.

Carol reported currently the District is receiving .35% from Heritage Bank and Umpqua is offering .36% up to .37% in interest. The District will not lose any interest by switching banks.

Robert Fink agrees the District should protect its assets by splitting the assets up.

*After some discussion Robert Fink made a motion to approve request to move the District's Depreciation Account, Properties & Garbage Fund, Acquisition Fund, and a portion of the Operation and Maintenance Account from Heritage Bank to Umpqua Bank. Garth Elliott seconded the motion. The motion carried unanimously.*

**Item#9. Discussion and possible direction regarding partnership with Washoe County Senior Services with programs using grant funds from Generations United.**

Darrin Price reported Washoe County Senior Services was granted a \$2,500 grant from Generations United last year. Senior Services invited the District to help generate ideas for an intergenerational program. A small committee was formed and the committee recommended holding a Veteran's Day event. The purpose of the event was to bring together the youth and the veteran's of our community. The youth were encouraged to talk with a veteran and learn more about that veteran and how they served our country in return the student would get class credit.

Grady Tarbutton Director of Washoe County Senior Services thanked the District for partnering with Senior Services and assisting with the Generations United Grant. The mission of Generations United grant is to improve the lives of the youth and older people through intergenerational programs. The Senior Services and the District hosted a Veteran's Day event utilizing the grant funds, as its first attempt to allow the youth and the seniors to interact. At the event there was a suggestion box on display, hoping to gather public input for ideas for intergenerational programs. As part of the grant, Senior Services has to provide a progress report to Generations United how Senior Services plans to continue bringing generations together through the implementation of an intergenerational program. Some of the suggested programs were; Assembly of holiday baskets for church's and/or food banks, a community garden, and even seniors volunteering at the local schools to assist students with reading.

Robert Fink commented he liked the Veteran's Day event and would like to continue honoring the veterans and educating the youth with a Veteran's Day event.

Linda Woodland commented she likes the idea of the community garden.

Mike Ariztia commented that the District was a participant with Senior Services regarding the Generations United Grant. The purpose of Generations United is to integrate the youth with the seniors, and having them work together. The Veteran's Day event was a good start, but Generations United is looking for more of a year round program where the youth can learn from the seniors and vise-a-versa. Senior Services is the recipient of the Generations Grant and should be the one to decide and implement a program they would like to pursue and the District can assist as needed.

Robert Fink commented when he was a child, a group of them planted a forest with the assistance of the foresters. Maybe a planting event could be a suggested program.

Darrin suggested continuing this item for further discussion at the District's next meeting, so that ideas of different intergenerational programs can be submitted.

**Item#10. Discussion and possible direction regarding Washoe County pilot program Alert ID.**

Audience member Susan Severt gave a presentation on the Washoe County pilot program Alert ID. Northern Nevada was selected for this pilot program out of the entire Nation. Alert ID uses the newest online technology to create instant, two-way communications between citizens and federal, state, and local authorities to provide immediate information on crime, and natural disasters. When using Alert ID you are

constantly connected to neighbors, local police and fire departments, as well as federal and state agencies to exchange critical information that can help your family and community safety. An individual would create his/her own account with their home address. As part of the account set-up, the user would select how they would like to be alerted, by text or email, of an event that took place in the selected neighborhood. The user can determine if they want to receive notices for everything within a half-mile up to 5 miles away. The website offers an active map showing the various crimes or events that took place with time, location, and offers the user the opportunity to report any additional information related to the incident. It is a great tool to stay informed on what's going on in your neighborhood.

Susan reported Alert ID is free of charge, no registration fee when signing up and encouraged everyone to sign up with this pilot program to help make it a success.

**Item#11. Discussion and motion to approve Stewart White's Legal Service Agreement.**

Stewart White provided a Legal Service Agreement for consideration. The agreement if approved will authorize Mr. White to perform such legal services for the District as requested by the Board of Trustees or the General Manager, which also includes attending bi-weekly board meetings. Mr. White's compensation is broken down by a monthly retainer of \$1,000 dollars and hourly billing at a reduced rate of \$225 per hour for legal services that are considered "extra" or "non-recurring", both the retainer and hourly rate have remained constant since 2001. The term of the agreement shall continue in existence from the date signed or until such time majority of the District Trustees vote at any board meeting to terminate the agreement.

*Robert Fink made a motion to approve Stewart White's Legal Service Agreement as submitted. Linda Woodland seconded the motion.*

During discussion Garth Elliott commented he doesn't want to diminish Stewart, but he has a big concern regarding the rates since the funds come from rate payers.

*The motion carried unanimously.*

**Item#12. Discussion and possible direction to staff regarding potential changes to representation on the governing boards of the Regional Planning Governing Board ("RPGB"), the Regional Transportation Commission ("RTC"), and the Western Regional Water Commission ("WRWC").**

None

**Item#13. Update on the Pyramid/US 395 Connection.**

None

**Item#14. Update and discussion regarding the 76<sup>th</sup> (2011) Legislative Session.**

Darrin Price provided a 120 day calendar that shows the activity of both the Assembly and Senate committees. The Committee of Government Affairs will be meeting February 11, 2011 regarding the overview of the consolidation of Washoe County, City of Reno, and the City of Sparks. Darrin also reported the District's lobbyist Fred Hillerby is tracking AB101 the Creation of an Underground Utility District, and SB100 changes and provisions to governing local improvement districts.

**Item#15. Update and discussion regarding activity of on-going commissions and committees.**

Darrin Price gave the following update;

- Northern Nevada Water Planning Commission continues to discuss the Regional Water Plan and reviewing Bill Draft Requests.
- Western Regional Water Commission next meeting is February 11, 2011.
- Washoe County held their annual strategic planning workshop on February 1, 2011. Washoe County is facing more budget cuts and is considering outsourcing some of its work due to additional employee cuts to satisfy the budget. They also anticipate for revenues to continue to go down over the next two years.
- Washoe County Debt Management Commission had a three way tie for the General Improvement District representative. After a tie breaker, Mr. Fuller from Incline Village GID became the representative for the General Improvement District's.
- Truckee Meadows Water Reclamation Facility Joint Coordinating Committee is having some sewer monitoring done and Mike Arizita is working with the contractor to get some sewer monitoring done for the District.

**Item#16. HEARING for discussion and possible motion to consider Petition for Annexation and matters there to: A Petition for Annexation into the District's service territory has been filed jointly by Javier and Martha Barajas, of 6275 W. Crow Ct., Sun Valley, NV 89433 and Chung and Emily Lee, of 3175 Roxbury Dr., Reno, NV 89523. The location of the property under consideration for annexation is west of Biller Lane and north of Quartz Lane, consisting of approximately 39 ½ acres. The Assessor's Parcel Numbers for the subject property are 088-210-27, 088-210-28, and 088-210-29. The general area is currently sparsely developed, such as on the east side of Biller Lane and on the south side of Quartz Lane. The property proposed to be annexed, on the west of Biller Lane and north of Quartz Lane, is currently undeveloped.**

Mike Ariztia reported the District has received a Petition for Annexation from Javier Barajas and Chung Lee. Both Javier and Chung own property located on Biller Lane and Quartz Lane also known as parcel numbers 088-210-27, 088-210-28, and 088-210-29. The purpose of the preliminary meeting is to consider whether or not development on the property sought to be annexed meets the District's goal and that such development shall pay for all of its impacts upon the services offered by the District. The District can only provide water service at this time to the subject properties. Mike commented on some of the issues and benefits related to the petition for annexation. Some of the issues that were noted are;

- Sewer facilities are not available at this time. Parcels will be serviced by individual septic systems. Each parcel will be subject to a perk test by Washoe County Health Department.
- Owner(s) will be responsible for all costs associated with the extension of the distribution main and associated services. Any and all construction of the extension and services shall be installed to District's specifications.
- Facility Fees for each individual parcel will be required to be paid prior to development. The subject parcels are proposed to be subdivided into 5 acre lots, making a total of approximately 15 lots for future development.
- Sufficient Truckee River Water Rights are required and shall be dedicated to the District prior to development.

- There are no near term plans to develop the proposed lots or connect into the water system.

Some of the benefits that were noted are;

- Extension of distribution main will provide the opportunity for additional parcels to annex into the District's Service Boundary for water service and promote development.
- Future Facility Fees and associated revenues.

Darrin Price commented on the District's two Boundaries. The District has a Wholesale Boundary and a Service Boundary. Several years ago Darrin met with Washoe County, City of Sparks, and Truckee Meadows Water Authority regarding the future development of parcels located within Sun Valley, which became the District's Wholesale Boundary. The District currently has a Service Boundary, this boundary represents the parcels the District currently provides water and wastewater services to. The subject parcels are located in the District's Wholesale Boundary, but they need to annex into the District's Service Boundary in order for the District to provide water service.

Garth Elliott inquired what kinds of homes are proposed to go on the properties and is there any downside for the District with the proposed development connecting to the District's water system.

Mr. Lee reported he is proposing stick built homes.

Mike Ariztia reported he does not fore see a downside with the connection to the District's water system. The District's Water Master Plan identifies the subject area for future service. Up until several years ago, there was no water available to serve the area. Now that there is a connection point available, staff will make sure that any connection meets District requirements and specifications according to the Water Master Plan that was prepared by Shaw Engineering.

Robert Fink inquired what parcel is proposed to be developed first. Is there an agreement or a partnership between Mr. Barajas and Mr. Lee regarding the proposed development?

Mr. Lee commented he would like to start by building one home on parcel 088-210-28. Both Mr. Lee and Mr. Barajas have agreed to be partners on the annexation and development of the subject parcels, and signed an Authorization of Owner that authorizes either one of them individually to act as the agent.

Stewart White recommended that both owners should get a separate partnership agreement between the two of them for their own protection.

Robert also informed Mr. Lee that as part of the development they will be responsible for providing a road to the development and Washoe County has strict requirements when it comes to roads. Robert also encouraged Mr. Lee to look into additional requirements by Washoe County so that he and Mr. Barajas are fully aware what is expected of them when developing the parcels.

Margaret Reinhardt inquired if the properties have to meet specific requirements in order to a septic system.

Mike commented he spoke with Washoe County regarding the septic systems. Washoe County will allow a septic system on a property as long as it is 5 acres or close too, and passes a perk test. Once the District has a wastewater collection system in place, at that time they would have to connect to the public wastewater collection system.

*After further discussion Robert Fink made a motion to proceed with the Public Hearing for the Petition of Annexation from Mr. Barajas and Mr. Lee. Linda Woodland seconded the motion. The motion carried unanimously.*

**Item#17. Financial report by Bill Short.**

None

**Item#18. Legal report by Stewart White.**

Stewart White reported the Gepford Park Deed has been signed and recorded. District staff is still working on the Highland Ranch Park Land Patent from BLM.

**Item#19. Field report by Mike Ariztia.**

Mike Ariztia thanked the board for allowing him to attend the Water Rights Workshop, it was very informative. Mike also gave an update on a property located on Amargosa Dr. that was turned in to Washoe County for code violations. Mike reported he spoke with the County Code Enforcer and the property is getting cleaned up.

**Item#20. Manager report by Darrin Price.**

Darrin Price reported on the following;

- Provided a Customer Service Activity report for the month of January.
- Briefly referenced a memo from Washoe County addressing public concerns regarding the Clock Tower.
- The District recently hired an employee for the field department to replace a recent vacancy.
- The District received eight claims for 2010 and they were all related to the 4<sup>th</sup> Ave. break. No monies were paid out.
- The Pool/Pact will be holding there annual meeting on April 28<sup>th</sup> and 29<sup>th</sup>, 2011. On an up coming agenda the board will need to vote for a District representative and an alternate.
- Staff is starting to prepare for the 2011/2012 budget. Staff is anticipating a 15% to 20% increase to the health care premiums due to the new health reform program. The health reform program costs were passed onto the employers.

**Item#21. Public Comments.**

None

**Item#22. Board Comments.**

Robert Fink commented on property located on Tanberg Circle that is now available for purchase.

Garth Elliott commented on Special Use Permits and abandoned properties for cell towers.

**Item#23. Future agenda items.**

- Presentation from Wayne Carlson regarding Open Meeting Law and Ethics
- Update on District's Volunteer Program
- Website update

**Item#24. Adjournment.**

*Linda Woodland made a motion to adjourn at 8:35 pm. Sandra Ainsworth seconded the motion. The motion carried unanimously.*