



Sun Valley G.I.D. Board Meeting Minutes of March 24, 2011

Board Members Present:

Margaret Reinhardt	Chairperson
Sandra Ainsworth	Secretary
Garth Elliott	Treasurer
Robert Fink	Trustee

Board Members Not Present:

Linda Woodland	Vice-Chair
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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

Others Present:

Paul Winkelman,	Shaw Engineering
Grady Tarbutton,	Washoe County Senior Services
Javier Barajs	Sun Valley, NV
Chung Lee	Sun Valley, NV

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.

Robert Fink 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.

Warren Brighton commented on the sidewalk project located on Sun Valley Blvd. near 8th Ave. He recently met with Washoe County Commissioner Bonnie Weber and she will try to get funding every year for additional sidewalks for Sun Valley. Commissioner Weber is also going to have Washoe County look into the intersection of Sun Valley Blvd. and 7th Ave. for the consideration of adding turn lanes to assist with the traffic congestion. Warren also commented on an upcoming public hearing with the Washoe County Commissioners regarding the request for an extension of the Ladera Ranch Subdivision Map.

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

Treasurer Garth Elliott gave a brief report of the accounts payable for March 24, 2011.

Robert Fink made a motion to approve the accounts payable for March 24, 2011 in the total amount of \$114,606.45 and customer refunds for March 24, 2011 in the total amount of \$803.43. Sandra Ainsworth seconded the motion. The motion carried unanimously.

Item#7. Discussion and motion to approve minutes from March 10, 2011.

Robert Fink made a motion to approve the minutes from March 10, 2011 as submitted. Sandra Ainsworth seconded the motion. The motion carried unanimously.

Item#8. Discussion and motion to approve Bill Short as the District's auditor for the fiscal year 2010/2011.

Bill Short provided a proposal to perform the District's audit for the fiscal year 2010/2011. Bill reported he did not increase his fee, his services will be at his standard hourly rate plus out-of pocket costs such as; report reproduction, postage, travel, copies, phone, etc., both parties agree that his gross fee, including expenses will not exceed \$19,750. The fee is based on cooperation from District personnel and the assumption that unexpected circumstances will not be encountered during the audit.

Robert Fink made a motion to approve William Short as the District's auditor for the fiscal year 2010/2011. Garth Elliott seconded the motion. The motion carried unanimously.

Item#9. Update and discussion regarding the 76th (2011) Legislative Session.

Darrin Price provided a Legislative Session update from Fred Hillerby. Darrin reported on some of the updates including the resignation of U.S. Senator John Ensign. This created a rare open Senate seat and has set off a chain reaction of moves that could greatly impact the redistricting effort later this Session. Both AB183 and SB192 have passes their house of origin regarding job creations, pending Governor signing. Mining continues to be a popular target, and a bill removing a long-standing eminent domain provision was easily past by the Senate. Other updates include auto, workers comp, life and health insurers, along with hospitals, remain popular targets for "transparency", price control and enhanced oversight by everyone from the Legislature to new Consumer Advocates.

Item#12. Discussion and possible motion regarding programs and/or events for consideration for the Washoe County Senior Services Generations United Grant.

Grady Tarbutton with Washoe County Senior Services had discussions as requested with the Sun Valley seniors. The seniors at the Sun Valley Senior Center are all willing to contribute and participate with any intergenerational program. They would support the continuation of the Veteran's Day event as well as the creation of a tree farm and a community garden. They also suggested intergeneration swimming, craft classes, and a walking club with exercise stations at the Sun Valley Community Park. Grady reported Senior Services is not requesting for any financial contribution, requesting for a partnership only. He would like to start an intergeneration program that is low in cost or perhaps that could be supported by donations from the community.

Robert Fink thanked Grady Tarbutton for his report and thinks the District could assist with majority of the proposed intergenerational programs that have been suggested.

Grady suggested that he meet with both Darrin Price and Mike Ariztia to come up with a prioritized list of programs with estimated costs to bring back for approval.

After some discussion Robert Fink made a motion to approve Grady Tarbutton's report. Sandra Ainsworth seconded the motion. The motion carried unanimously.

6:30 PM TIME CERTAIN

Item#10. PUBLIC 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 Barajs, 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.** Chairperson Margaret Reinhardt read into the record the Order of Procedure for the District's Public Hearing. Sandra Ainsworth provided proof of publication for the Public Hearing.

Mike Ariztia reported the proposed properties for consideration is located on Biller Lane and north of Quartz Lane. Both Mr. Barajs and Mr. Lee are requesting consideration to annex their 39 ½ acres into the District's Boundary for both water and sewer. The properties are currently undeveloped and designated Low Density Suburban (LDS) and General Rural (GR). Mike reported on some of the requirements that need to be met if approved. Currently there is no sewer facilities available, parcels will be serviced by individual septic systems approved by Washoe County Health Department. Owner(s) will be responsible for all costs associated with the extension of the water distribution main and the installation of associated services. Facility Fees for each individual parcel(s) will be required to be paid prior to development. Sufficient Truckee River Water Rights to service the proposed parcel(s) will be required to be dedicated to the District prior to development. Mike commented there are no near term plans to develop the proposed parcel(s) or connect into the water system. At such time, owner(s) will be required that a service plan with a financial survey and preliminary engineering survey by a licensed civil engineer in the State of Nevada be submitted to the District per the District's Annexation Rule No. 24 section 24, B4. Any future development must comply with the District's specifications for water and sewer. It must also comply with all applicable rules and regulations and associated fees. Any plan review fees, engineering costs, or other expenses incurred by the District will be passed through to the owner(s) and will be the owner(s) responsibility to reimburse the District. If in the future District sewer facilities become available to the parcel(s), and/or septic systems are no longer permitted, the owner would be responsible for the facility fees and construction costs to tap and run the sewer service to the property.

Mike reported he spoke with District's council Stewart White regarding the annexation request and the plans of no development at this time. Stewart's recommendation is to make an exception to District's Rule No. 24 having both property owners signing an agreement with the District that they will abide by District's rules and regulations and still provide the District with everything that was listed in staff report, if approved by the Board of Trustees.

Robert Fink inquired if the District could hold the property owners to a deadline regarding the development.

Stewart White commented the danger to the property owners by not developing now is it will most likely be more expensive to develop later on. The agreement will also state that the property owners would have to pay the District's current required Facility Fees at that time. And should the ownership transfer to any other person(s) they too will be responsible to abide by the District's rules and regulations and fulfill anything that is listed in the agreement. The advantage of approving the

annexation request, the District would start receiving Ad Valorem Tax from these parcels and the subject parcels have been identified within the District's Sphere of Influences.

Margaret Reinhardt inquired if the District received any public protest regarding the annexation request.

Mike Ariztia reported the District has not received anything from the public and based upon staff analysis and Stewart White's recommendations, staff recommends approval of the annexation request.

After some discussion Robert Fink made a motion to approve the annexation request from Mr. Barajs and Mr. Lee for parcels 088-210-27, 088-210-28, and 088-210-29 subject to both property owners signing an agreement drafted by Mike Ariztia and Stewart White requiring them to meet all of the stipulations and requirements listed in the staff report and in the District Rule No. 24, and any facility fees paid would have to be the District's current required Facility Fees at such time and not today's fees. Garth Elliott seconded the motion. The motion carried unanimously.

Item#11. Discussion and possible motion for approval of engineering for Capital Improvement Projects and associated costs by Shaw Engineering.

Darrin Price reported staff was directed to look at some Capital Improvement Projects (CIP) for water and sewer in efforts to protect District funds. The purpose of getting some of these CIP's ready for construction is in the event the state asks the District for funds to help with the state debt.

Paul Winkelman with Shaw Engineering reported he recently met with District staff to review the District's Capital Improvement Projects from the 2007 Water Master Plan and the 2003 Sewer Master Plan. Paul commented he is currently in the process of updating the District's Sewer Master Plan. The purpose of the meeting was to identify some of the existing CIP's from the Master Plan that could be designed and be ready for construction at any given time. District staff, Darrin Price and Mike Ariztia, and Shaw Engineering identified seven (7) projects that include; Installation of a new Pressure Reducing Valve (PRV) on Leon Dr. and 2nd Ave. Currently there is only one (1) PRV in the District's Southern Zone, so if the District ever had to shut the water off for this zone, all customers in this zone would be affected and have no water. By installing the additional PRV it will allow the District to shut off the water in this zone to make any necessary repairs without affecting any customers. The next project would be to replace the existing PRV for the Southern Zone that is located on Sun Valley Blvd. and 1st Ave, since it is very old. In addition to replacing the PRV, the recommendation is to move the vault out of the right-of-way on Sun Valley Blvd. for the safety of District staff. The following project is the only sewer CIP and that is the rehabilitation of the Flow Meter Station #2 located on Sullivan by the golf course. This station is very old and dirty. The rehabilitation will make the station more user friendly for District staff and other utilities that collect data from this station. The remainder of the projects would be looping in several areas to help eliminate existing dead ends and improve fire flow in some areas. The District currently provides adequate amount of fire flow, the needed upgrades is to meet the new fire flow demand. The overall cost for engineering is estimated to be \$48,700 and the estimated cost for construction of all the projects is \$1,125,100.

Mike Ariztia recommended proceeding with the designs of the seven (7) individual projects and have them shovel ready and ready to bid as needed.

Robert Fink commented he thinks the District should not wait and proceed with the construction of some of the projects.

Darrin Price reported staff is only requesting for approval of the engineering fees to design these identified CIP's and approve the projects at a later date.

Robert Fink requested for staff to bring back approval for construction of various projects at a future meeting.

Robert Fink made a motion to approve staffs requested to have Shaw Engineering to design seven (7) Capital Improvement Projects that were identified from the District's Water and Sewer Master Plan. Sandra Ainsworth seconded the motion.

Discussion;

Garth Elliott commented he is concerned with the funding of these projects since they were not budgeted for this fiscal year. It would be helpful to see the District's proposed budget for the upcoming fiscal year to assure that funding is available. He also commented the state may or may not approach the District for funding to help with the existing state debt, and that it is too early for the District to consider it a legitimate concern.

Sandra Ainsworth inquired where the funding would come from to construct these and/or any CIP.

Darrin Price reported the funding would be provided from the District's Acquisition Fund.

After some discussion the motion carried unanimously.

Item#13. 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#14. Update on the Pyramid/US 395 Connection.
None

Item#15. Financial report by Bill Short.

Bill Short gave a brief overview of the budget requirements. The District is required to file the District's tentative budget no later than April 15, 2011. After the tentative budget has been filed the District will have to approve the tentative budget at the District's May 19, 2011 meeting during a Public Hearing. Once the tentative budget is approved, the District will then file the final budget no later than June 1, 2011.

Item#16. Legal report by Stewart White.

Stewart White reported he received a proposed deed for two (2) acre feet of Galena Creek Water Rights from Skip Roggenbuhl. The District will have the water rights reviewed to verify if they are valid prior to accepting them. Stewart also gave a brief update regarding the ongoing dispute over sewer invoices and ownership by Washoe County Department of Water Resources.

Item#17. Field report by Mike Ariztia.

Mike Ariztia commented on the following;

- He recently met with Doug Cordova with Truckee Meadows Boys and Girls Club regarding the use of the Community Garden. The Boys and Girls Club would like to use the garden as one of their leadership programs. The leadership group will give a presentation to the District during the April 28th meeting.

- The sidewalk project on Sun Valley Blvd. near Quartz Ln. has started. The District abandoned one service line and replaced one galvanized line. The remainder of the District's utilities are clear of the proposed storm drain. NV Energy will be moving a gas main for this project and traffic delays are to be expected.

Item#18. Manager report by Darrin Price.

Darrin Price reported on the following;

- He gave a presentation to the Washoe County Community Development Committee for the recent Community Development Block Grant application that was submitted by both the District and Washoe County for additional sidewalks on 2nd Ave. and 1st Ave. During the presentation the committee had informed him that the prior grants that were awarded for the sidewalk project on Leon Dr. and for the Sun Valley pool rehabilitation project, Washoe County has never provided them copies of invoices to be reimbursed. They will still consider the submitted grant application, but they also pointed out that Sun Valley has been awarded several grants for various projects.
- The District's proposed budget workshop has been scheduled for April 12, 2011 at 6 pm.
- He gave a District update at the recent Sun Valley CAB meeting. Items of discussion at the meeting were; Security issues, promotion of the upcoming Appliance and E-Waste recycling days, and the discussion of putting together a history book of Sun Valley.

Item#19. Public Comments.

None

Item#20. Board Comments.

Robert Fink commented on the storm drains located on 7th Ave. and Sun Valley Blvd. and how they are in need of repair.

Mike Ariztia commented he spoke with Washoe County Department of Engineering regarding the storm drains and they agreed to investigate them and consider a plan of action.

Item#21. Future agenda items.

- Discussion regarding accepting donations for televisions and computer monitors during the upcoming recycling days.
- Consideration of offering reward(s) or the creation of a new program to individuals who report graffiti or any other vandalism.

Item#22. Adjournment.

Robert Fink made a motion to adjourn at 7:50 pm. Sandra Ainsworth seconded the motion. The motion carried unanimously.