MINUTES

REGULAR MEETING OF JANUARY 23, 2019
Incline Village General Improvement District

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairwoman Kendra Wong on Wednesday, January 23, 2019 at 6:00 p.m. at the Chateau located at 955 Fairway Boulevard, Incline Village, Nevada.

A.  PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B.  ROLL CALL OF THE IVDID BOARD OF TRUSTEES*

On roll call, present were Trustees Peter Morris, Matthew Dent, and Kendra Wong. Trustee Tim Callicrate is ill and unable to attend tonight’s meeting. Trustee Horan arrived shortly after roll call (at 6:02 p.m.)

Also present were District Staff Members Director of Finance Gerry Eick, Director of Parks and Recreation Indra Winquest, Director of Public Works Joe Pomroy, Director of Human Resources Dee Carey, Diamond Peak Ski Resort General Manager Mike Bandelin, Principal Engineer Charley Miller, and Communications Coordinator Misty Moga.

Members of the public present were Steve Price, Frank Wright, Dale Smith, Aaron Katz, Judith Miller, Margaret Martini, Denise Davis, Steve Dolan, and others.

(29 individuals in attendance at the start of the meeting which includes Trustees, Staff, and members of the public.)

C.  PUBLIC COMMENTS*

Judith Miller said that she hoped that Trustee Callicrate doesn’t have what she has however she does feel like she is on the mend. Ms. Miller then read from the 2016 Nevada Public Records Act, Bulletin #3 regarding responding to a request. She doesn’t think that is what happens here and that it has not been her experience rather she has received a cursory reply or here is what you asked for. This is a State developed document and it shouldn’t be any less for a small community rather we should have a more customer service reality. People have questions about missing charges therefore Staff should do as the State directive states and ask what do you mean, what do you want, have questions and go back and forth
until a determination is made. Maybe these charges are in a database and we should make our request as such.

Aaron Katz said that he has two written statements to submit and that the third one is working on will be presented either later today or tomorrow. Mr. Katz then said that he sent an email asking that the Board take the first item off of the Consent Calendar because it requires public discourse and should not be approved. The problem with past Boards is that they don’t understand how rates are created and that this Board has to get down in the weeds on how they are created. First charge is an ad valorem tax for your business and we shouldn’t be paying for your business. Now the skewed rate structure does another subsidy to these business, this is all in the rate structure, and it is called the capacity adjustment factor which Staff has come up with arbitrarily. Taking Diamond Peak as an example, and while he doesn’t now the diameter of the pipe for snowmaking, he thinks it is less than ten inches. There is a multiplication done by x for excess water which no one pays except about one hundred and twenty customers so everyone gets a pass. If you don’t have a big enough meter, you get a pass. If you are recreation, you use all the water you want and that includes Diamond Peak and the golf courses who are not being charged. Mr. Katz concluded by stating he will put all of this in writing with his other statements.

Jeff Sheldon said he wanted to speak about Last Tracks. The tickets were sold out by noon and it was reported that people were buying up to fifty tickets. You raised the price but they were still purchased so you aren’t at the right price. He would like this problem addressed and he would suggest having an early sign up for passholders.

Frank Wright said Happy New Year. It seems to him like things are not getting any better rather they are getting worse. We have representatives that don’t represent us and are cooperating with things that shouldn’t be happening. This is not going to change because three of you are going to continue doing what you are doing. Chairwoman Wong, or Ms. TruBlueFacts, is horrible. Trustee Horan was a little late tonight and that was probably due to his having trouble getting over Mount Rose as he lives in Reno and has for the last six months. You don’t live here and you haven’t lived here for the past six months and that is why the District Attorney is looking into this. We can’t find people, like our Staff, who will give us records rather they fabricate them and he finds that horrible. He asks for public records and he is told that the public records don’t exist. We have an estimate and you need more than an estimate so we can account for the monies going through the District. Back to the question, why would the three of you do what you are doing to the people who are living here. Lie, lie, lie. It seems to be your modus operandi.
Isn't that right Trustee Horan that you were telling people who to vote for at the polls and that is why you got fired. Chairwoman Wong you say you weren't part of TruBlueFacts but you were.

D. **APPROVAL OF AGENDA (for possible action)**

Chairwoman Wong asked for changes to the agenda; Chairwoman Wong said that she would like to remove General Business Items G.2., G.3., and G.4. and that she would like the Board's input on that suggestion. All Board members agreed with these removals. Hearing no further changes, Chairwoman Wong approved the agenda has modified with those removals.

E. **REPORTS TO THE BOARD OF TRUSTEES**

E.1. **Verbal Legislative Update from Tri-Strategies representative(s)**

Tri-Strategies' Victor Salcido gave a PowerPoint presentation which is included herewith by reference.

Trustee Morris said he can imagine the potential of a bill coming up and requiring some action by us and it is outside our meeting schedule; what happens then. Mr. Salcido said that they report through the General Manager and that they don't take action, one way or another, without direction from you speaking as a Board. If a quick decision is necessary, we will go through the General Manager's office. We take direction from the Board exclusively.

Chairwoman Wong said that there will be plenty of opportunity to give feedback and go back and forth. What we ran into two years ago was we weren't paying attention and then we were left scrambling. This allows us to be on the forefront which is exactly what we should do to prevent that situation from happening again. Mr. Salcido said that the weekly updates will be the helper as they are tasked with looking at every bill and if they could possibly affect GID's then they would go through you. There is no reason that at the next meeting we won't have a laundry list of bills to seek direction on.

Trustee Horan said it has been made very clear that they are to do nothing under the General Manager's direction rather it is the Board.
Chairwoman Wong asked if there were any bill draft requests that are circulating that are on your radar that we need to be aware of. Mr. Salcido said yes but that they don’t have the official language so there is nothing to present yet. He knows that there are things coming that will affect GiD’s in particular and we have a bill draft request number and a title. The balance should occur very soon and right now it would be pointless to present them as there is no meat on the bone.

Chairwoman Wong thanked Mr. Salcido for the update; she appreciated it.

F. **CONSENT CALENDAR (for possible action)**

   F.1. Review, Discuss, and Possibly Award a Construction Contract for the ADA Access for On-Course Restrooms Project – 2017/2018 Capital Improvement Project: Fund: Golf; Division: Mountain Golf; Project # 3241BD1402; Vendor: Colbre Grading and Paving in the amount of $99,395 (Requesting Staff Member: Engineering Manager Charley Miller)

   Trustee Morris made a motion to approve the Consent Calendar as submitted; Trustee Horan seconded the motion. Chairwoman Wong asked for comments.

   Trustee Horan said we discussed using the Consent Calendar at our last meeting and that we have done this in the past. Trustee Callicrate suggested reinstituting this tool and using for items that are planned for and in the budget.

   Trustee Dent asked what the perimeters are. Chairwoman Wong said it is typically for items that are budgeted, within the budgeted amount, and are a routine transaction. Trustee Dent said that this project wasn’t within the budget amount but is a combination of two projects so does it fall into that classification. Chairwoman Wong replied yes.

   Trustee Morris said that he is very comfortable with it being a consent item. Chairwoman Wong hearing no further comments, called the question, the motion was passed unanimously by all the Trustees that were present.

G. **GENERAL BUSINESS (for possible action)**
G.1. Utility Rate Study Presentation – 2019 (Requesting Staff Member: Director of Public Works Joe Pomroy)

Director of Public Works Joe Pomroy gave the PowerPoint presentation that was included in the Board packet.

Trustee Horan said, regarding water, that several years ago we put in some new language for sprinklers and that it was adjusted for so many floors thus requiring a bigger line; do you keep track of those. Director of Public Works Pomroy said yes as it goes through a detailed plan check. We count the fixtures and depending on the amount, we resize for capacity. If you add fixtures, you have to put in a larger line. Trustee Horan asked what the numbers are. Director of Public Works Pomroy said about fifty percent size up with their remodels and that they see a high conversion rate and that happens on the commercial side as well.

Trustee Dent asked what the aeration project is. Director of Public Works Pomroy said it is $1.1 million dollars. Trustee Dent said is that the one where the air comes out. Director of Public Works Pomroy said yes.

Chairwoman Wong said we are replacing a dump truck. Director of Public Works Pomroy said yes for about $90,000. Chairwoman Wong asked about Burnt Cedar and when are we doing that project and what is the projected timeline. Director of Public Works Pomroy said in the fall and it is all inside the fence line and the interior of the building therefore he wouldn’t expect any impact to the parking. The project is being constructed elsewhere and then installed at our facility.

Trustee Morris asked, regarding the Burnt Cedar pool, will there be any detriment or benefit. Director of Public Works Pomroy said this project is the water treatment plan and that Staff is finishing the bid documents and that this might be another one where it is built and then shipped to us for installation.

Trustee Dent said, referencing the slide on agenda packet page 50, that we are now collecting up to $27 million dollars so is that the new projected cost of this project. Director of Public Works Pomroy said no, still on track for $23 million plus or minus. Trustee Dent said he thought we were stopping in 2021 but this slide shows continuation to 2025. Director of Public Works
Pomroy said the first two years we were not collecting money and that he will correct that slide.

Trustee Horan said in looking at the map that the first segment goes just past Sand Harbor, the second segment goes just past Chimney Beach and then the third segment goes up to the meadows before it goes over to Spooner Summit. Director of Public Works Pomroy said that is correct.

Trustee Dent asked if the United States Army Corps of Engineers (USACE) is helping us with the design. Director of Public Works Pomroy said that we do continue to work with USACE as there is some money in the 595 Fund and that they are trying to gather up the unspent money and then trying to get a Project Partnership Agreement. To date, we have gotten good feedback. There is not $23 million dollars more like one million or one million and some change; we hope to have some very good news on this very soon.

Trustee Dent said so there is no need to collect additional operating revenue. Director of Public Works Pomroy said we do to make sure we have stable reserves. Trustee Dent followed up and asked about working capital per our policies. Director of Public Works Pomroy said if that is met then there is no need to collect additional revenue. Trustee Dent then asked for a report on Policy 19.1.0 and Practice 19.2.0. Director of Public Works Pomroy said we can provide that and noted that it will be part of the budgeting process as well.

Trustee Morris asked if we have many users at the upper end of the spectrum. Director of Public Works Pomroy said for the 3-inch to 8-inch we have about 100 customers and that we have about 9,000 customers/equivalent residential units with the bulk of the demand being single family and condos.

Chairwoman Wong said in looking at this comparison chart, one of the reasons our rates are so much lower is because of water. Director of Public Works Pomroy said take a place like Tahoe City. There were a bunch of small, private water districts that were all built in the 20's through the 40's. As they got absorbed into that utility, there was a lot of work to do. When ours was built, all the hydrants, etc. were put in place and done well. We saw this happen when Crystal Bay merged into our system and they had to do a bond to do the work and make it happen prior to merging.
Trustee Horan asked about the five percent increase for connection fees and if that was to upgrade the pipe size as well. Director of Public Works Pomroy said yes exactly and that you pay for the higher size but you get a credit for the old one or in another words you pay the difference between the original and the upgrade. If you are a brand new connection, you pay the full connection fee. This is about new demand, not existing demand.

Trustee Dent said, referencing agenda packet page 12 at the bottom, that it talks about reserve balances and why are we dealing with the fund balance. Director of Public Works Pomroy said that the reserve fund is the $1.9 million and we do met that. Trustee Dent asked what is the breakdown of our actual working capital in reference to policies/practices 19.1.0 and 19.2.0. Director of Finance Eick said when you talk about working capital, it is different and it is monitored which you can see in the Comprehensive Annual Financial Report. For the working capital requirement, we come out around $7 million dollars which is well over by $2 million dollars. We have money on hand for future projects, in the Utility Fund, and we don’t invest it for more two or three years. We also have nominal liabilities thus working capital is the least of our concerns. Staff will show this to you during the budgeting process as well as the history. Trustee Dent said if Staff can do a breakdown and show that to us it would help him to vote in favor of this item for this year. Director of Finance Eick said that will be in the February 27 packet.

Chairwoman Wong said that she has a broad question – the proposed overall increase is four percent yet last year we projected a 3.2% increase so therefore the upcoming year is always slightly more than projected. What is driving that slight increase and should it be a bit higher for greater predictability. Director of Public Works Pomroy said we are looking at the end fund balance and setting revenues and expenses to reach that so future year rate increase could vary but that they are coming out on average and that he is always looking at a five year window which is the best he can do. Chairwoman Wong said so it is always going to be the tail and is that appropriate knowing where we are headed with the effluent pipeline in 2020 and 2021. Director of Public Works Pomroy said the project is not increasing rather the cost increase is on salaries and wages and that over the past five years it has not been on the capital side. He doesn’t expect the effluent pipeline to be driving increases. District General Manager Steve Pinkerton said that this is a snapshot in time and that next year the Director of Public Works will have a lot more information for the work we did this fall which will help with the costs on the effluent pipeline. Also, if we secure funding with USACE that will help. Things could get better in one place, worse in another,
so overall it stays the same. Director of Public Works Pomroy said he agrees and that in the fall, we will have a re-scoping of the project and that the smart pig will say the actual scope that needs replacement.

Trustee Morris said on the time scale, we did all that work last year and while he isn’t asking for the results, what is the estimate time for knowing that information. Director of Public Works Pomroy said that the technical data has been collected however that contractor is not a licensed engineer. We give it to HDR and then they tell us what this data means. They are working through that scope to tell us what it means and they are receiving this data. In the fall, we may have that information. Trustee Morris said if you take the effluent pipeline out of the equation and as you expect a linear 3.5% increase, what are the factors that could negatively impact that or are there things or concerns that you might have. Director of Public Works Pomroy said that the biggest things are usually about replacing mechanical equipment as it is not cheap to replace that is why we do our best to balance it over five years. It could be one million dollars a year, every year, and that in looking at the ten largest items, this one is a year early and then the next one is two years early and then the next one is on time so we are spreading it out and staying ahead of both the failure and technology curves. Another item are the residential water meters as we try and do those all at once and get it done within twelve months. The bigger headache is replacing the meter reading software and billing software which occurs in a six to ten year window unless technology leapfrogs faster. Staff is already starting to put those out in the CIP so they get included in the rates. Trustee Morris said that he appreciates that explanation as it helps him.

Trustee Horan said that budgeting is not a science rather it is an art form. One of the advantages we have is lot of experience in data. Staff does a really good job and he is very comfortable with our approach.

Chairwoman Wong said thank you as this is her fifth year and she learns more and more. Given the timeline etc., we will see the highlights in at least three or four meetings which gives us time to absorb and prepare for our budget cycle; thank you.

Trustee Horan said that he is comfortable with moving forward and that he would like to see Trustee Dent get his answer and that other than that, the presentation is pretty sound.
Trustee Morris made a motion that the Board of Trustees has provided direction and comment to Staff on the 2019 Five Year Utility Rate Study and proposed utility rate increase for 2019 and therefore direct District Staff to prepare documents and Utility Rate Schedules for a one year average 4.0% utility rate increase in accordance with the 2019 Utility Rate Study. Trustee Horan seconded the motion. Chairwoman Wong asked for comments.

Trustee Horan said other than that one question by Trustee Dent, he support this motion. District General Manager Pinkerton said that on February 27, Staff will provide that answer. Trustee Morris asked Trustee Dent if he was okay with that. Trustee Dent said he thinks the Board should have that information. District General Manager Pinkerton said that Staff can bring that back when we set the date or at the February 6 meeting. Chairwoman Wong says that she appreciates that it stays within a reasonable rate of information and doesn’t think it is outrageous nor unreasonable and that she thanks Staff for keeping that in mind.

Hearing no further comments, Chairwoman Wong called the question – Trustee Horan, Morris, and Wong voted in favor of the motion and Trustee Dent voted opposed; the motion passed.

Chairwoman Wong called for a break at 7:40 p.m.; the Board reconvened at 7:47 p.m.

G.2. Review, discuss and possibly take action on Board’s Work Plan: Set a date to reassess priorities (Requesting Trustee: Chairwoman Kendra Wong) - REMOVED FROM THIS AGENDA

G.3. Review, discuss and possibly take action on Title 1 (28 pages) of the IVGID Code (Requesting Trustee: Chairwoman Kendra Wong) - REMOVED FROM THIS AGENDA

G.4. Election of Board Officers for 2019 – effective at the end of this meeting - REMOVED FROM THIS AGENDA

H. DISTRICT STAFF UPDATE (for possible action)

H.1. General Manager Steve Pinkerton
To include status of Mountain Golf Course Clubhouse

District General Manager Pinkerton gave a brief update to his submitted status report.

Chairwoman Wong said regarding the comment about ad valorem tax, can Staff please remind us what it is for, etc. Director of Finance Eick said the General Fund is the only recipient of these tax proceeds and they are used for administrative services. The Facility Fees are specific to facilities and beaches and that doesn’t go to either the General Fund or the Utility Fund. The comment painted a way too broad a brush as they are specific. District General Manager Pinkerton add that all the utility districts around the lake get this as well and if one is doing an apples to apples comparison, this is different from off the hill because in most places the utility rates are one hundred percent supported by rates.

District General Manager Pinkerton said that he had an inquiry about the Washoe County lands bill and specifically the land across from the Incline High School. There have been changes in leadership at the Washoe Tribe and since December 21, we haven’t been able to make any contact with the United States Forest Service. We are ready to go and when Staff brings back the Community Services Master Plan we will talk about time frames as well as when we go back to Washington D.C. we will be discussing that as well.

Trustee Morris asked about the ski hill, Last Tracks and those tickets as there have been a lot of concerns voiced and wondered what is the opportunity to do additional Last Tracks events this season. District General Manager Pinkerton said that the limited number we have are economical and that we try and do as many as is financially feasible. While we can adjust the policies, there will always be someone who doesn’t like them. There is also an opportunity to do a private event which is much more expensive. We did raise the rates but that didn’t reduce the demand. As we are a service organization, our emphasis, for next year, will be to focus on our passholders which should allay a lot of the concerns and noted that this is a good problem to have.

H. APPROVAL OF MINUTES (for possible action)

H.1. Regular Meeting of December 12, 2018
Chairwoman Wong asked for any changes, none were offered. Chairwoman Wong deemed the minutes dated December 12, 2018 approved as submitted.

I. REPORTS TO THE IVGID BOARD OF TRUSTEES*

I.1. District General Counsel Jason Guinasso

There was no report by District General Counsel.

J. BOARD OF TRUSTEES UPDATE (NO DISCUSSION OR ACTION) ON ANY MATTER REGARDING THE DISTRICT AND/OR COMMUNITIES OF CRYSTAL BAY AND INCLINE VILLAGE, NEVADA*

Trustee Morris said that he and Trustee Callicrate were at the short-term rental meeting on Monday. Trustee Callicrate was asked a couple of questions by Washoe County Commissioner Berkbiger but that IVGID has no horse in that race.

Trustee Dent said that the League of Cities has their in venture luncheon scheduled for a week ago but that got cancelled and has now been rescheduled for February 1, 2019.

K. PUBLIC COMMENTS* - Conducted in accordance with Nevada Revised Statutes Chapter 241.020 and limited to a maximum of three (3) minutes in duration; see Public Comment Advisory Statement above.

Steve Dolan thanked the District General Manager for telling us that nothing is happening at this regarding the Washoe County lands bill. Washoe County Commissioner Berkbiger did lay out two alternatives which seemed to be much more reasonable thus Staff might want to contact her to work faster through that process. Curious as to what was the result of the FEMA funding on the culvert as they were going to be funding in a large way and we haven’t heard anything lately so would love to hear about it. Regarding water quality and fire concerns, his concern is algae bloom. On the pier study, he is wondering if there is anything formal happening with either Fire or Sheriff and that he would love to hear a statement on that topic. As to the sale of the old elementary school, he is hearing that Washoe County wants to turn it into a parking lot and he would hate to see it become a parking lot.

Margaret Martini said that she also attended the short term rentals meeting and that it was pretty clear that Washoe County has the intention to use that school as
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a parking lot for the whole village and that instead of running shuttle busses it would be a place to park and do a one stop. It could be very cost effective for the District not to do a complete route. They would provide parking for overflow, houses, short term rentals, etc. Making it a place for public parking would be a really good public service and a good use of that land that is not in the scenic corridor especially if it can be piggybacked with public transportation.

L. REVIEW WITH BOARD OF TRUSTEES, BY THE DISTRICT GENERAL MANAGER, THE LONG RANGE CALENDAR (for possible action)

District General Manager Pinkerton reviewed the Long Range Calendar with the following updates/changes:

✓ Moved deferred agenda items to next meeting (02/06).
✓ Pier – Sheriff and Fire Chief have expressed interest in coming to next meeting.
✓ Staff would like to have a truncated CIP tour, right before the meeting, on March 18 – probably start at 4 or 4:30. Chairwoman Wong may have a conflict but she requested that the tour not be held up due to her schedule.

Trustee Dent said that he didn’t see anything for Ordinance 7 on the Long Range Calendar. District General Manager Pinkerton said it is part of the code and that he anticipates tackling that in June or July.

Chairwoman Wong asked that the letter from Washoe County School District dated January 11, 2019 be added to the February 26 meeting agenda.

M. ADJOURNMENT (for possible action)

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk

Attachments*:
*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.
Submitted by Aaron Katz (9 pages): Written Statement to be included in the written minutes of this January 23, 2019 regular IVGID Board Meeting – Agenda Item C – Public Comments – More staff propaganda – Aren’t you so pleased at the effort of Diamond Peak staff, combined with the effort of IVGID Public Works, to make the cost of the water Diamond Peak uses for manmade snow, at a lower per unit cost, than you and I pay?

Submitted by Aaron Katz (23 pages): Written Statement to be included in the written minutes of this January 23, 2019 regular IVGID Board Meeting – Agenda Item F(1) – Proposed expenditure of $124,395 on ADA paving and grading improvements at Mountain Golf Course restrooms adjacent to tees at holes 6/13
WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS JANUARY 23, 2019 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – PUBLIC COMMENTS – MORE STAFF PROPAGANDA – AREN’T YOU SO PLEASED AT THE EFFORT OF DIAMOND PEAK STAFF, COMBINED WITH THE EFFORT OF IVGID PUBLIC WORKS, TO MAKE THE COST OF THE WATER DIAMOND PEAK USES FOR MANMADE SNOW, AT A LOWER PER UNIT COST, THAN YOU AND I PAY?

Introduction: The Public Works Newsletter for December 2018\(^1\) which accompanied our December water/sewer bills for the period ending December 4, 2018 points to the inequity of our water/sewer rates and the subsidies afforded to all of the public’s recreational facilities. And that’s the purpose of this written statement.

So Let’s Review the Facts IVGID Staff Have Shared in the Subject Newsletter: The following are IVGID staff’s quotes. You just can’t make this stuff up!

- “Your Public Works team is proud to (supply)...Diamond Peak...with the water needed to put the first layers of snow on the mountain;”
- “Snowmaking (at Diamond Peak) can demand as much as 3,000 gallons (of water)/minute;”
- Water “consumption for median single family users during (the current) month (totaled): 1,909 (gallons per user);”\(^2\)
- “Snowmaking (at Diamond Peak) can demand as much as 3,000 gallons (of water)/minute;”
- “On a peak summer day the community can use 5.6 million gallons (of water) in a day;”
- “During a cold spell this winter, Diamond Peak used nearly 3 million gallons (of water) in a 24 hour period;”
- During this 24-hour period, Diamond Peak’s use for snowmaking represented [sixty-five percent (65%)] of the “4.6 million gallons used community wide;”
- “Diamond Peak can use (up to)...40 million gallons of water for snowmaking use in a season;”
- “As a comparison, a golf course at Lake Tahoe (and remember, IVGID has two of them) typically uses 75 million gallons per year in irrigation water;”
- “It takes a lot (of) coordination” for your “Diamond Peak snowmaking staff (to) stay in close contact with (IVGID’s Public Works) water staff;”

\(^1\) A copy of that newsletter is attached as Exhibit “A” to this written statement.

\(^2\) Look at your December 2018 water/sewer bill. Mine says “consumption for median single family user during current month: 1909.” What does yours say?
• “It takes a lot (of) coordination” for your Public Works “water staff to stay...in close contact with... Diamond Peak’s snowmaking staff;”

• “This (coordination) is important because we want to make sure the water tanks are full and pumps are ready” for Diamond Peak’s demands; and,

• “Your Public Works team is proud to support (their) Diamond Peak snowmaking team” colleagues.

Before I Comment on These Admissions, Let’s Get Some Other IVGID Staff Admissions Pertaining to Community Water Use on the Table: And just so no one thinks I am making this stuff up, these admissions come from the latest water/sewer rate study which began on January 24, 2018\(^3\), continued on February 7, 2018\(^4\), and culminated with actual approval on April 11, 2018\(^5\).

• “Water and sewer rates are...made up of three main components - fixed (aka ‘ready to serve costs’) charges, variable charges (based upon the units of water consumed/effluent discharged denoted at 1,000 gallons of water = 1 ‘unit’\(^7\)), and capital improvement charges\(^6\) (‘funds (for) the replacement of water and sewer infrastructure’\(^7\) (aka “CICs”)).

• The median Residential User’s 2018 monthly Water Utility bill totals $39.79\(^8\);

• Of this sum, $30.84 represents a fixed charge. Since the number of units of water consumed varies, no portion of those charges is included in the fixed charge portion\(^9\);

• Therefore the additional $8.95/month in a median Residential User’s monthly Water Utility charges represents actual variable water consumed (in this case 5,967 gallons billed at an average charge of $1.50/1,000 gallons/usage);

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\(^6\) See page 36 of the 1/24/2018 Board packet.

\(^7\) See page 37 of the 1/24/2018 Board packet.

\(^8\) See page 73 of the 1/24/2018 Board packet.

\(^9\) See page 71 of the 1/24/2018 Board packet.
• Notwithstanding, the actual charges for residential water customers’ variable water use increases (“excess water charges”) at 20,000 gallons use/month [from $1.50/1,000 gallons to $2.43/1,000 gallons (“1st tier”)], and then again at 60,000 gallons use/month [from $2.43/1,000 gallons to $3.73/1,000 gallons (2nd tier)]\(^{10}\);

• Because of the way fixed charges for commercial water costs are calculated\(^{11}\), essentially none is assessed an excess water charge;

• Because of a “Public Service Recreation” exemption IVGID has created for itself\(^{12}\), its recreation facilities “are not subject to excess water charges;”

• Thus because of the way excess water charges are calculated, combined with the “Public Service Recreation” exemption, no commercial water customer pays his/her/its proportional fair share for his/her/its actual water use compared to residential customers;

• 2018-19 water CICs are budgeted to generate a total of $1,679,000 in water CIC revenues, system wide\(^{13}\);

• CIC charges are calculated the same way fixed charges are calculated. Therefore the monthly base charge (here $14.80) is multiplied by the CAF. And again, since all residential customers with \(\frac{3}{4}\)"

\(^{10}\) See page 149 of the 4/11/2018 Board packet.

\(^{11}\) Fixed charges are calculated by multiplying the monthly base rate (here $11.23) by a “capacity adjustment factor” (“CAF”). The CAF is based upon the diameter of a water user’s supply line. All residential customers with \(\frac{3}{4}\)” or 1” water supply lines are assigned a CAF of “1.” Commercial water customers are assigned a CAF which varies from a low of “1” (if they have a \(\frac{3}{4}\)” diameter water supply line), to as high as “76.65” (if they have a 10” water supply line). So if a commercial water customer has a 3” water supply line, he/she/it is assigned a CAF of “10” meaning he/she/it is not assessed an excess water charge as long as he/she/its monthly use does not exceed 200,000 gallons (20,000 gallons times a CAF of “10”). If he/she/it has a 6” water supply line, he/she/it is assigned a CAF of “33.33” meaning he/she/it is not assessed an excess water charge as long as his/her/its monthly use does not exceed 666,600 gallons (20,000 gallons times a CAF of “33.33”). And if he/she/it has a 10” water supply line, he/she/it is assigned a CAF of “76.65” meaning he/she/it is not assessed an excess water charge as long as his/her/its monthly use does not exceed 1,533,000 gallons (20,000 gallons times a CAF of “76.65”). Since essentially no commercial water customers other than IVGID even approaches these threshold levels of use, essentially none is assessed an excess water charge.

\(^{12}\) See §2.40 at page 115 of the 4/11/2018 Board packet. This section declares that “accounts where the primary irrigation water use is for outdoor parks and recreation accessible to the public... includ(ing) parks and recreation facilities, golf courses, snowmaking...are not subject to excess water charges.”

\(^{13}\) See page 76 of the 1/24/2018 Board packet.
or 1” water supply lines are assigned a CAF of “1,” for them $14.80/month represents the median residential customer’s monthly water CIC⁰⁰;

- Because of the way CICs are calculated for commercial water customers¹¹, none pays his/her/its proportional fair share¹⁴ compared to residential customers;
- The median Residential User’s 2018 monthly Sewer Utility bill Totals $62.22⁸;
- Of this sum, $52.76 represents a fixed charge, assuming the discharge of no effluent whatsoever¹⁵;
- Because IVGID does not measure the effluent a sewer utility customer discharges into the public’s sewer system, variable monthly sewer costs are tied to the user’s variable water use, and it is calculated at $3.10/1,000 gallons¹⁶. Therefore the additional $9.46 in the median residential sewer customer’s monthly utility bill represents actual variable sewer effluent discharged (3,051 gallons);
- Since all residential customers with ¾” or 1” water supply lines are assigned a CAF of “1,” of this sum $18.30 in the median residential customer’s monthly sewer utility bill⁸ represents sewer CICs; and,
  - Because of the way CICs are calculated for commercial water customers¹¹, none pays his/her/its proportional fair share¹⁷ of sewer CICs compared to residential customers.

⁰⁰ Even though a commercial water customer with a 3” water supply line pays “10” times the monthly CIC a residential water customer pays, he/she/it can place demands on the public’s water system which can be 104.77 times those of the median residential water customer (200,000 versus 1,909 gallons use/month). Or if we are talking about a commercial water customer like Diamond Peak or the Championship Golf Course with a 10” water supply line, even though it pays “76.65” times the monthly CIC a residential water customer pays, its daily demands on the public’s water system can be a whopping 1,572 times those of the monthly demands of the median residential water customer (3,000,000 gallons use/day versus 1909 gallons use/month).

¹¹ See page 72 of the 1/24/2018 Board packet.


¹⁷ Even though a commercial sewer customer with a 3” water supply line pays “10” times the monthly CIC a residential sewer customer pays, he/she/it can place demands on the public’s sewer system which can be 104.77 times those of the median residential water customer (200,000 versus 1,909 gallons of water use/month). Or if we are talking about a commercial sewer customer like Diamond Peak or the Championship Golf Course with a 10” water supply line, even though it pays “76.65” times the monthly CIC a residential sewer customer pays, its daily demands on the public’s sewer system can be a whopping 1,572 times those of the monthly demands of the median residential sewer customer (3,000,000 gallons use/day versus 1909 gallons of water use/month).
Because of IVGID’s "Public Service Recreation" Exemption, its Residential Water Customers Are Involuntarily Subsidizing IVGID’s Wasteful Use of Water For Snowmaking Purposes at Diamond Peak, to the Tune of Nearly $80,000 Annually: Based upon the above-facts, hopefully the reader can see that if Diamond Peak were charged the same excess water charges that residential water customers are charged, it would be charged roughly $80,000 more in excess water charges than what it currently is charged\(^{18}\).

And Remember, This Involuntary Subsidy Only Applies to IVGID’s Use of Water for Snowmaking Purposes at Diamond Peak: When IVGID’s water use is calculated insofar as its two golf courses, parks, and athletic fields are concerned, all of which are operated as if they were "for profit" commercial enterprises, we’re probably looking at $500,000 or more in subsidies! Let me put this into perspective. Since IVGID reports there are about 4,000 single family residential water customers\(^{19}\), each of us is paying nearly $125 more in our water rates, annually, to financially support IVGID’s money losing commercial recreation businesses!

But It’s Not Just Diamond Peak’s Water Usage For Snowmaking Purposes Residential Water Users Are Subsidizing. It’s the CICs Diamond Peak Are Assessed: Based upon the above-facts, hopefully the reader can see that Diamond Peak’s daily snowmaking demands on the public’s water system are 1,572 times those of the monthly demands of the median residential water customer\(^{13}\). When we extrapolate Diamond Peak’s snowmaking demands over a thirty (30) day month, we see they are 47,160 times the monthly demands of the median residential water customer. Or during the 24-hour period referenced in the newsletter\(^{1}\), “nearly 3 million gallons” or sixty-five percent (65%) of the “4.6 million gallons used community wide.” Yet the monthly water CIC charges Diamond Peak is billed, totals only 76.65 times the water CIC charges residential water customers are billed\(^{11}\). Or $1,402.70/month. And if Diamond Peak snowmaking is billed this monthly charged for a full twelve months in a year\(^{20}\), $16,832.34. Or roughly 1% of total water CICs ($1,679,000) charged to all water users. If Diamond Peak were charged 65% of water CICs charged to all water users, it would be paying $1,091,350 annually.

What Kind of Specific Infrastructure Must IVGID Acquire/Maintain to Handle the Specific Water Demands of Diamond Peak That Are Not Necessary for the Water Demands of the Rest of Our Community? Listen to the newsletter: “we want to make sure the water tanks are full and pumps are ready (as) snowmaking can demand as much as 3,000 gallons a minute, which is equal to 50% of

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\(^{18}\) 40 million gallons of water usage in a roughly three month (mid-November to mid-February) ski season, less 4,599,000 gallons (1,533,000 gallons/month) allowed before excess water charges kick in because of the way the CAF is calculated = 35,401,000 gallons of excess water charged at $3.73/1,000 gallons ($132,046) versus the normal $1.50/1,000 gallon charged ($53,102) = $78,944.50.


\(^{20}\) I do not know the answer to this question given IVGID staff have not shared this information with the public.
the rate we are able to pump water out of the Lake.” Pumps that can pull 6,000 gallons of water out of the Lake per minute, water tanks that can hold “nearly 3 million gallons in a 24-hour period,” 10” water supply lines that can deliver this much water for Diamond Peak’s snowmaking requirements. This is massive compared to the demands of the remainder of our community. So why are local property owners shackled with the costs of this amount of infrastructure which is only necessary for Diamond Peak? Stated differently, I hope the reader sees that each residential water customer is subsidizing Diamond Peak’s water use for snowmaking purposes by roughly $269 annually!

**Notwithstanding, “Your (IVGID) Public Works Team is Proud to Support Diamond Peak(‘s) Snowmaking” Efforts!**

**Conclusion:** Maybe most residents don’t care about how IVGID staff repeatedly use propaganda tools such as the subject newsletter to paint the picture they’re so just and transparent. Maybe they don’t care about how the IVGID Board does nothing whenever its members are put on notice of inappropriate staff action, such as the action the subject of this written statement. But maybe some do care because they realize that not only do their ad valorem taxes, BFFs and/or RFFs, and user fees all financially subsidize IVGID’s commercial money losing business enterprises, so do their water, sewer and solid waste disposal rates/charges!

If you are a residential water customer and do not feel IVGID’s water rates are fair, just, reasonable, non-discriminatory and non-preferential to you when compared to Diamond Peak’s rates, just for manmade snowmaking no less, maybe the next time IVGID staff notice public meetings as a prelude to recommending rate increases, you will become more vocal now that you know the truth.

And the next time an IVGID staff member thanks one of his/her 966 other IVGID colleagues, understand the real reasons why.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

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21 NRS 704.040(2) makes unjust and unreasonable public utility rates unlawful.

22 See https://transparentnevada.com/salaries/2017/incline-village-general-improvement-district/.
IVGID PUBLIC WORKS NEWS

DECEMBER 2018

IVGID PUBLIC WORKS WILL BE CLOSED:
TUESDAY, DECEMBER 25
TUESDAY, JANUARY 1
MONDAY, JANUARY 21
MONDAY, FEBRUARY 18

IVGID PUBLIC WORKS IS AVAILABLE 24/7
TO RESPOND TO WATER/SEWER EMERGENCIES
CALL 775-832-1203

FREE HOLIDAY TREE RECYCLING

Curbside Tree Collection Week: Jan. 7 to 11, 2019 — ONLY
Waste Management will collect clean trees for recycling, curbside on service day, for free, only during this week.
Maximum tree length allowed curbside is 3 feet. Larger trees must be cut down to 3 foot lengths. Trees must be must clean of all decorations, nails and tree stands. Curbside collection IV/CB residential customers only.
Trees placed curbside any other time are considered excess trash and will be subject to extra charges/violation.

Drop-Off at Preston Field: Open Dec. 21, 2018 to Jan. 28, 2019
Trees can be any size, but must be clean of all decorations, nails and tree stands.

Program Partners:

WM WASTE MANAGEMENT

HHW & E-WASTE DROP-OFF SITE WILL BE CLOSED:
TUESDAY, DEC. 25
THURSDAY, DEC. 27
TUESDAY, JAN. 1
HOURS FEB. 1-OCT. 31:
TUES & THURS 3-5 PM
WINTER HOURS NOV. 1-JAN. 31:
TUES & THURS 3-4:30 PM
SITE WILL BE CLOSED DURING SEVERE WEATHER
TV'S ARE NO LONGER ABLE TO BE ACCEPTED

IVGID PUBLIC WORKS NEWS

* * * Happy Holidays!* * *

from all the staff at Ivgid Public Works
Your Public Works team is proud to support the Diamond Peak snowmaking team with the water needed to put the first layers of snow on the mountain. You may think all we do is just print the bill then mail it to the Ski Resort and ask for payment, but it takes a lot more coordination than that. Diamond Peak's snowmaking staff stays in close contact with our water staff to inform them of how much water they plan to use and for how long. This is important because we want to make sure the water tanks are full and pumps are ready. Snowmaking can demand as much as 3,000 gallons a minute, which is equal to 50% of the rate we are able to pump water out of the lake. On a peak summer day the community can use 5.6 million gallons in a day. During a cold spell this winter, Diamond Peak used nearly 3 million gallons in a 24-hour period with a total of 4.6 million gallons used community wide. Diamond Peak can use from 20 to 40 million gallons of water for snowmaking use in a season depending on how much natural snow falls.

As a comparison, a golf course at Lake Tahoe typically uses 75 million gallons per year in irrigation water.

RADON is the primary cause of lung cancer among nonsmokers. The naturally occurring radioactive gas can seep into homes from the ground, increasing your risk for lung cancer. Elevated levels of radon have been found in 36% of homes tested in incline Village & Crystal Bay.

*Radon test kits are $10.00 for out of state residents. however, some free California radon program kits may be available at TRPA, 128 Market St. Stateline, and at the IV Rec Center in January.

FOR MORE INFORMATION
Call the Radon Hotline 888-RADON10 (888-723-6610) or visit www.RadonNV.com

University of Nevada Cooperative Extension
Follow @NVRadonProgram
Visit @NevadaRadonEducation

IVGID has included this notice as a public service announcement but has no formal role in the activity or event.
WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS
JANUARY 23, 2019 REGULAR IVGID BOARD MEETING – AGENDA ITEM
F(1) – PROPOSED EXPENDITURE OF $124,395 ON ADA PAVING AND
GRADING IMPROVEMENTS AT MOUNTAIN GOLF COURSE
RESTROOMS ADJACENT TO TEES AT HOLES 6/13

Introduction: Here staff have agendized this matter to approve the expenditure of $124,395
for ADA modifications (paving and grading only) to two Mountain Course bathrooms (adjacent to the
tees at holes 6 and 13). “This project does not include remodeling the interior(s) of the on-course
restrooms” themselves. That cost was estimated in 2016/17 to cost an additional $70,000 just in
construction costs. And by the time we revise that estimate to today’s dollars, add a 10% cushion for
“contingencies,” and add allocated staff costs, we’ll probably have added an additional $100,000 to
the cost. And if we add the $7,855 which has already been spent on the bathroom remodel project
(see discussion below), that’s a total remodel cost of over $233,000!

Notwithstanding this agenda item is identified as “review(ing and) discuss(ing)” a proposed
construction contract for the limited paving and grading scope of work identified above, it has been
placed on the Consent Calendar where by definition, there can be no discussion. For this reason
yesterday I e-mailed the Board asking that this item be removed from the Consent Calendar and
placed on the General Business calendar so it could be discussed as represented¹.

As I and others have observed and spoken out, we have a problem with our staff. Staff are
more interested in creating meaningless "busy work" for themselves which to the less informed
justifies their employment (and here an unnecessary allocation of staff time) as well as their over-
compensation and over-benefits, rather than looking out for the best interests of local property
owners who involuntarily finance their endeavors. Consequently, staff DON'T share the truth with the
Board and the public about so many things, which requires members of the public to do the research
the Board should be doing. Non-transparency, half-truths, and deceit describe your beloved staff. And
here, as the Board and the public will see, we have another glaring example.

Let's Review the Facts IVGID Staff Have Shared Insofar as This Project is Concerned:

American Disabilities Act (“ADA”): Staff use "ADA" as their version of a Chicken Little ("the sky
is falling") mantra to justify so many marginally necessary projects. And here we have another
example. ADA does NOT mandate that all existing IVGID facilities be upgraded to today's ADA
standards. It is only when existing facilities are renovated or replaced that ADA comes into play. Only
because staff want to heat these two restrooms, must local property owners contend with ADA. So
given the cost, why the push to waste so much of the RFF on this marginally beneficial project?

¹ A copy of that e-mail is marked as Exhibit “A,” and it is attached to this written statement.
The Scope of the Project: According to the “Background” section of the January 11, 2019 staff memorandum in support of this proposed expenditure\(^2\), “this project will re-construct the cross slopes and pave access from the golf cart parking to...bathrooms at holes #6 and #13...entry.” But this description is NOT what was approved by the Board for 2016/17.

Officially, this project number is 3241BD1402. Its label is “ADA Access to #6 Tee Restroom.” The project was first approved for fiscal year 2016/17. To demonstrate this approval I have attached as Exhibit “B” to this written statement, page 22 from the 2016/17 Annual Capital Improvement Budget\(^3\) (“the 2016/17 CIP Budget”). And to demonstrate the scope of this project, I have attached as Exhibit “C” to this written statement, page 201 from the 2016/17 CIP Budget\(^4\). As the Board and the public can see, the scope of this project as approved was NOT to construct anything but rather, to:

“evaluate the most efficient way to address ADA requirements for access to the restroom at Hole #6.”

*So how did the scope of this project turn into what is now before the Board?*

Staff have a penchant for changing projects approved by past Boards to meet staffs’ unilateral needs and then sneaking those changes into subsequent approvals for other appropriations, like this one, so staff can proclaim afterwards that their changed projects have been approved by the Board. And that’s exactly what happened here.

For the 2017/18 Budget the Board approved an expenditure of $95,000 for this same project number is 3241BD1402. To demonstrate this approval I have attached as Exhibit “D” to this written statement, page 22 from the 2017/18 Annual Capital Improvement Budget\(^5\) (“the 2017/18 CIP Budget”).

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\(^3\) Go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/2016-2017_CIP_Budget.pdf. An asterisk has been placed next to this project.

\(^4\) “Project Summaries” like this one are not shared with the Board before the CIP budget is adopted. Rather, they are created by staff after the CIP budget is adopted. Therefore they don’t necessarily represent the CIP project the Board envisioned when it approved that budget. If you don’t believe me, take a look at the Board packet materials presented to the Board prior to its adoption of a budget. A good example would be the packet of materials prepared by staff in anticipation of the Board’s May 23, 2018 [https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet.Regular_5-23-18.pdf (“the 5/23/2018 Board packet”). At pages 112-130 of the 5/23/2018 Board packet the reader will see where staff has included materials supporting its request for adoption of a CIP budget. Conspicuously absent are any project summaries.

Budget”). And to demonstrate the scope of this project, I have attached as Exhibit “E” to this written statement, page 8 of the 1/23/2019 Board packet. As the Board and the public can see, the scope of this project has been modified to read as follows:

“regrade and pave a golf cart parking location and accessible route to each (Mountain Golf Course) restroom.” Since “this work will be completed in conjunction with the remodel of the interior and exterior of the on-course restrooms (the subject of) 2016/17 CIP Budget Project #3241BD1503),” and that project addresses “on course bathrooms, #6 & #3/14,” the instant project extends to “on course bathrooms, #6 & #3/14.”

Yet staff didn’t change the $95,000 budget amount which was the same $95,000 projected budget amount back in 2016/17 when the project summary differed (see Exhibit “C”).

Moreover, for the 2018/19 Budget, (the fiscal year we’re currently into) this project has been removed altogether⁶ notwithstanding insufficient funds have been appropriated to complete this expanded project (see discussion below).

**The Truth as to Why We’re REALLY Remodeling These Two Restrooms – To Provide Heat to Two Bathrooms on the Mountain Course:** If the reader re-examines the 2017-18 “Project Summary” for this project (Exhibit “F”), he/she will learn the following:

“ADA compliance is necessary to procure the Washoe County Building Department permits to allow...remodel(ing) of the interior and exterior of the(se two) on-course restrooms.”

In other words, *if we didn’t remodel these two bathrooms, we wouldn’t have to prosecute the subject expanded paving and grading project!*

If the reader re-examines the 2016-17 “Project Summary” for these bathroom remodels (Exhibit “G”), he/she will learn what this “remodel” really consists of, as well as the reasons justifying this expenditure.

“The general purpose of this project is to...maintain the value of the Mountain Golf Course asset (by)...improv(ing) our facilities...that directly or indirectly reflect on our guest experience (because)...both restrooms receive regular customer complaints...Currently there is no heat in either restroom. This project will provide heat to make the restrooms more comfortable during...shoulder seasons and early mornings...All interior fixtures and finishes need to be replaced. The floors will be recoated and sealed...Because of the existing condition of the siding...new exterior siding will be evaluated⁷...rather than paint(ed).”

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⁶ See page 3 of IVGID’s 2018/19 CIP Budget approved May 23, 2018 [“the 2018/19 CIP Budget” (https://www.yourtahoeplace.com/uploads/pdf-ivgid/FY_18-19_5-year_CIP_Book_-_FINAL_5.23.18.pdf)]. This page is attached as Exhibit “E” to this written statement.
The real reason for this project is to allow staff to spend over $233,000 of local property owners’ RFF to address the vital CIP of providing heat to two existing restrooms on the Mountain Course. In other words, each local property owner must pay nearly $28.50 so those few persons who actually play golf at the Mountain Course and complain that these two restrooms are not heated will have heat.

Just like the skewed surveys staff create to gauge local property owners’ true priorities, have staff ever told those few persons who actually play at the Mountain Course and complain, or the Board, or the public, that this single project is going to cost each local property owner whose property is assessed the RFF $28.50? And if local property owners were asked if they were in favor of this expenditure if the cost were going to be an additional $28.50, how many do you think would answer yes?

Where is the Money Coming From to Fund This Grading and Paving Project? According to page 6 of the 1/23/2019 Board packet, “$95,000 was included in the 2017/18 CIP Budget...to complete the proposed (grading and paving) work...of which there is a total of $87,300 carried forward and currently available... (An) additional $37,095 will come from (another budgeted CIP)...Pavement Maintenance of Cart Paths...(Project #3241LI1205).” But,

1. Understand that none of this money actually pays for remodeling of either of the two restrooms. Listen to the following admission on page 5 of the 1/23/2019 Board packet: “this project does not include remodeling the interior of the on-course restrooms...That project...will be executed in the 2019/20 fiscal year.”

2. Where has $7,700 of the $95,000 included in the 2017/18 CIP Budget been spent? Each year staff creates a schedule of “carry over” CIPs. For 2018/19 staff created such a schedule and for the subject project, they expressly declared that: no sums had been expended as of May 11, 2018; and, the “budget carry over” was $95,000\(^7\). Since we should have an additional $7,700 available to pay for this project, what did staff spend the missing $7,700 on?

3. And now we’re going to “rob Peter to pay Paul?” If the reader re-examines the 2016/17 Five Multi-Year CIP (Exhibit “B”), he/she will see that every year sums are budgeted expressly for Mountain Course cart pathway pavement maintenance. For: 2016/17 - $55,000; 2017/18 - $55,000\(^9\); 2018/19 - $55,000\(^10\); 2019/20 - $65,000; and, 2020/21 - $15,000. A total of $245,000!

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\(^7\) Make no mistake that if the exterior siding for these bathrooms is replaced rather than re-painted, the estimate for this project will most assuredly increase.

\(^8\) Attached as Exhibit “H” to this written statement is staff’s “carry over schedule” for Mountain Golf CIP expenditures. An asterisk has been placed next to the represented “budget carry over.”

\(^9\) If the reader examines Exhibit “D,” he/she will see that $45,000 was actually budgeted for this project.

\(^10\) If the reader examines Exhibit “F,” he/she will see that $45,000 was actually budgeted for this project.
Assuming these expenditures are truly necessary, here we see that over $37,000 of presumably “vital” cart pathway pavement CIPs are not being completed. In other words, staff want the Board to irresponsibly “kick the (cart pathway pavement maintenance) can down the road.”

4. Or maybe the cart pathway pavement CIP is a “virtual” fund available for future unbudgeted CIPs, more expensive than budgeted CIPs, and/or more expensive budgeted CIPs because their “scopes of work” have been unilaterally expanded. We’ve seen this before. This is precisely what the “Recreation Administration” entry for our RFF represents. So it’s not out of the realm of possibility for our staff to have created a phony CIP and caused the appropriation of monies to its prosecution, when they know there will be no such project. Isn’t this exactly what occurred with the effluent pond liner project which was never undertaken, yet all of the monies appropriated for that project were spent? Since the funds have been appropriated and according to GM Pinkerton their expenditure is “unrestricted,” according to our GM they have become “available” for his future unidentified, unbudgeted and unappropriated pet projects.

**Allocated Staff Costs:** GM Pinkerton asserts that every CIP includes some unidentified cost allocated to staff time associated with that project. Except that’s not what the Board and the public believe. We believe that when the Board budgets $95,000 for a CIP, the full $95,000 goes to the contractor performing that work. If that isn’t the case, then essentially no CIP can ever come in under budget.

GM Pinkerton attempts to justify this allocation by declaring that if staff didn’t perform this work, someone else would have to and at a higher cost than what we incur in house. I and others I know believe that in most cases, we can secure comparable work from outside vendors for less. Of course we’ll never know because staff will never outsource something they can argueable perform themselves and besides, it would be counter-productive to their continued employment.

Then there’s the need for our staff to perform any services. Let’s take the subject project for example. We have prepared and published a Request for Proposal ("RFP") which presumably includes plans and specifications for the scope of work represented. And we have received a proposal acceptable to staff from a licensed and competent contractor. Assuming the contractor knows how to perform its job, exactly what is left for our staff to do other than inspect the finished product prior to making payment? And whatever it may be, for 15% more than the contractor’s bid?

**Conclusion:** So let’s recap:

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11 If the reader examines Exhibit “H,” he/she will see that there are no “carry-over” funds meaning that all which has been budgeted for this function have been spent either on cart pathway pavement maintenance, or something else (see discussion below).

12 We know the contractor is competent because staff tells the Board and the public that they have vetted that contractor and are pleased with what they’ve learned.
#1: Notwithstanding this agenda item is identified as “review(ing and) discuss(ing)” a proposed construction contract for the limited paving and grading scope of work identified above, it has been placed on the Consent Calendar where by definition, there can and will be no discussion;

#2: Notwithstanding the scope of this project as originally approved by the Board was supposed to be for nothing more than “evaluat(ion of) the most efficient way to address ADA requirements for access” to the Mountain Course bathroom at hole #6 (see Exhibit “C”), under staff’s unilateral tutelage, this project has “crept” into actual construction;

#3: Notwithstanding the scope of this project as originally approved by the Board was eventually to “re-construct the...excessive...cross slopes and pave access from the golf cart parking to the single “restroom at Hole #6” (see Exhibit “C”), it has “crept” into reconstruction of Mountain Course “bathrooms at holes #6 and #13;”

#4: Notwithstanding that when staff unilaterally changed the “scope of work” for this project in 2017/18 (Exhibit “F”) it represented to the Board and the public that “this work w(ould) be completed in connection with the remodel of the interior and exterior of the on-course restrooms (2016/17 CIP Budget Project #3241BD1503),” now it won’t;

#5: Notwithstanding that when the Board originally budgeted for this project in 2017/18 (Exhibit “D”) staff represented to the Board and the public (Exhibit “F”) that the cost of construction would be $85,000, and the cost of allocated staff time would be $10,000 (for a total of $95,000), page 4 of the 1/23/2019 Board packet now represents that the construction costs for this project, including contingencies, will total $109,395 (a 28.7% increase), and the cost of allocated staff time will total $15,000 (a 50% increase);

#6: Notwithstanding staff’s schedule of “carry over” CIPs for this project for 2018/19 (Exhibit “H”) represented to the Board and the public that none of the $95,000 budgeted had been expended as of May 11, 2018 and that the “budget carry over” was the full $95,000, $7,700 of these funds have been expended on something else which in essence means that the cost of this project is even $7,700 more than the $124,395 cost represented;

#7: Notwithstanding staff have told the Board and the public that $45,000 of local property owners’ collective Recreation Facility Fee (“RFF”) was necessary to repair and maintain the Mountain Course’s cart pathways in 2018/19, we now see that at least $37,095 isn’t; and,

#8: Notwithstanding staff have told the Board and the public that this is a “vital” project mandated by ADA, its true purpose is provide heating to two Mountain Course bathrooms at a cost of $233,000, or in all probability, a whole lot more.

Because now the Board and the public can see where their RFF/Beach Facility Fee (“BFF”) really go, I ask the Board to vote no for this appropriation because if it doesn’t, it will end up wasting $233,000 or more on the heating of these two bathrooms which can be far more prudently spent. Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!
EXHIBIT “A”
Request to Remove Agenda Item F(1) From the Consent Calendar/Reject ADA Access Paving and Grading Project Which DOESN'T Include ADA Modifications to Restrooms Themselves

From: "s4s@ix.netcom.com" <s4s@ix.netcom.com>
To: Wong Kendra Trustee
Cc: Horan Phil <horan_trustee@ivgid.org>, Dent Matthew <dent_trustee@ivgid.org>, Morris Peter <morris_trustee@ivgid.org>, Callibrate Tim <tim_callibrate2@ivgid.org>, Herron Susan <Susan_Herron@ivgid.org>
Subject: Request to Remove Agenda Item F(1) From the Consent Calendar/Reject ADA Access Paving and Grading Project Which DOESN'T Include ADA Modifications to Restrooms Themselves
Date: Jan 22, 2019 1:13 PM

To Chairperson Wong and the Other Honorable Members of the IVGID Board:

Agenda Item F(1) on the Consent Calendar calls for appropriating $124,395 for PARTIAL modifications (exterior paving and grading) to two Mountain Course bathrooms.

I ask this agenda item be transferred to the General Business Calendar so it can be adequately discussed evaluated. And then I ask that the proposed expenditure be rejected.

My reasons are as follows:

#1: Notwithstanding this agenda item is identified as "review(ing and) discuss(ing)" a proposed construction contract for the limited paving and grading scope of work identified above, it has been placed on the consent calendar where by definition, there can be no discussion;

#2: Notwithstanding the scope of this project as originally approved by the Board was for nothing more than "evaluat(ing) the most efficient way to address ADA requirements for access" to the Mountain Course bathroom at hole #6, under staff's unilateral tutelage, the scope has "crept" into actual construction;

#3: Notwithstanding the scope of this project as originally approved by the Board was eventually to "re-construct the... exessive... cross slopes and pave access from the golf cart parking to the single "restroom at Hole #6," under staff's unilateral tutelage, the scope has "crept" into reconstruction of partial Mountain Course grading and pavement improvements at "bathrooms at holes #6 and #13;"

#4: Notwithstanding that when staff unilaterally changed the "scope of work" for this project in 2017/18 it represented to the Board and the public that "this work w(ould) be completed in connection with the remodel of the interior and exterior of the on-course restrooms (2016/17 CIP Budget Project #3241BD1503)," now it doesn't;

#5: Notwithstanding that when the Board originally budgeted for this project in 2017/18 staff represented that the cost of construction would be $85,000 and the cost of allocated staff time would be $10,000 (for a total of $95,000), page 4 of the 1/23/2019 Board packet represents that the construction costs for this project, including contingencies, will total $109,395 (a 28.7% increase) and the cost of allocated staff time will total $15,000 (a 50% increase);

#6: Notwithstanding staff's schedule of "carry over" CIPs for this project for 2018/19 represents to the Board and the public that none of the $95,000 budgeted was expended as of May 11, 2018 and that the "budget carry over" for this project was the full $95,000, according to page 8 of the 1/23/2019 Board packet $7,700 of these funds have been expended on "something" which in essence means the cost of this project has just increased by even $7,700 more;

#7: Notwithstanding staff have told the Board and the public that $45,000 of local property owners' collective RFF was necessary to repair and maintain the Mountain Golf Course's cart pathways, we now see that at least $37,095 isn't because it can be so easily diverted to the subject project; and,

#8: Notwithstanding staff have told the Board and the public that this is a "vital" project mandated by ADA, its true purpose is provide heating to two Mountain Course bathrooms at a cost of $233,000 or in all probability, a whole lot more.

We have a problem with our staff. They're more interested in creating "busy work" for themselves which justifies their employment (and here an unnecessary allocation of their staff time) rather than looking out for the best interests of local property owners who involuntarily finance their endeavors.

Staff uses the "ADA" sky is falling mantra to justify so many marginally necessary projects. And here we have another...
example.

ADA does NOT mandate that every existing IVGID facility be modified to today's ADA standards. So why then is our staff suggesting to the Board otherwise? How many local property owners who are ADA disabled play golf on the Mountain Course? NONE? One?

And not that our facilities are here primarily for the public's use, but how many ADA disabled members of the public played a round of golf at the Mountain Course last year? NONE? One? Why don't you Board members ask staff?

We're so cash rich that we can afford to spend nearly $233K (including the costs to actually renovate the restrooms themselves) of local property owners' Recreation Facility Fee ("RFF") because a couple of golfers would prefer to have two of the bathrooms at the Mountain Course heated without understanding the adverse impact to nearly 8,200 local property owners?

Do any of you think this is a prudent expenditure? Given it is NOT necessary and will likely be used by NO ADA DISABLED PROPERTY OWNERS, do we not have anything else to spend RFF money on? SO WHY APPROVE IT let alone on the Consent Calendar?

I ask the Board to really take charge of what is going on here and to vote a resounding NO.

Respectfully, Aaron Katz
### 2016/2017 - 5 Year Project Summary Totals

#### Project Type

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#### Notes

- **A**: Major Projects New Initiatives
- **B**: Major Projects Existing Facilities
- **C**: Capital Improvement - New Initiatives
- **D**: Capital Improvement - Existing Facilities
- **E**: Capital Maintenance
- **F**: Rolling Stock
- **G**: Equipment & Software

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**Additional Information**

- All project numbers correspond to specific financial or facility initiatives.
- Total costs include estimates for all aspects of each project.
- The table reflects the cumulative impact over the 5-year period.
Project Description

The restroom on the Mountain Golf Course at hole 6 does not meet ADA requirements for access. This project will evaluate the most efficient way to address ADA requirements for access to the restroom at Hole #6.

Project Internal Staff

Will likely require outside engineering, depending on workload. Internal staff will manage the project.

Project Justification

Staff and outside engineer will look at alternatives to meet the ADA requirements; This could include grading a larger parking pad for the golf carts adjacent to the restroom.

Forecast

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### Project Type

- **A** - Major Projects - New Initiatives
- **B** - Major Projects - Existing Facilities
- **C** - Capital Improvement - New Initiatives
- **D** - Capital Improvement - Existing Facilities
- **E** - Capital Maintenance
- **G** - Equipment & Software
- **F** - Rolling Stock

### Project Summary Totals - FINAL 05/23/18

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<td>3159W2749</td>
<td>1997 1 Ton Dump Trucks #6/9</td>
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<td><strong>424,400</strong></td>
<td><strong>468,450</strong></td>
<td><strong>1,115,700</strong></td>
<td><strong>297,800</strong></td>
<td><strong>442,400</strong></td>
<td><strong>1,831,890</strong></td>
<td><strong>79</strong></td>
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</table>

#### Mountain Golf

- Mountain Course Greens, Tires and Runners
- Irrigation Improvements
- Wash Pad Improvements
- Mountain Course Clubhouse and Maintenance Building Water Service Line Replacement
- Mountain Golf Course Cart Path Retaining Walls
- Mountain Golf Fuel Storage Facility
- 2005 Carmel Club Cart #568
- 2006 Carmel Club #575
- 2016 Carmel Club #575
- 2017 Procore 664 Aerator #737
- 2012 Procore 88# Mower #701
- 2012 Tru-Tri-Mower #641
- Pavement Maintenance of Parking Lot - Mountain Golf Course
- Pavement Maintenance of Cart Paths - Mountain Golf Course
- Mountain Course Clubhouse and Maintenance Building Resevoir and ATA Upgrades
- Paint Exterior of Mountain Golf Clubhouse
- Replace Carpet in Mountain Golf Clubhouse
- Mountain Golf Roll Up Shut Doors
- **Total**

#### Facilities

- Chateau - Replace Carpet
- Resource Park Deck - Chateau
- Paint Exterior of Chateau
- Replace Air Walls Chateau
- Replace Carpet in Chateau Grill
- Replace Handrail Tie at Chateau
- Repair and Refinish Wood Walls upstairs at Chateau
- Paint Both Food & Beverage Kitchens and Storage Areas

| **Total** | **424,400** | **468,450** | **1,115,700** | **297,800** | **442,400** | **1,831,890** | **79**         |                  |
EXHIBIT "F"
### Project Summary

**Project Number:** 3241BD1402  
**Title:** ADA Access to On-course Restrooms  
**Asset Class:**  
**Division:** 41 - Mountain Operations  
**Budget Year:** 2018  
**Scenario Name:** Main  
**Budget Status:** Data Entry  
**Locations:**  
**Project Something:** BD - Buildings & Structures  
**Active:** Yes

#### Project Description

The restrooms on the Mountain Golf Course do not meet ADA requirements for access. This project will regrade and pave a golf cart parking location and accessible route to each restroom. This work will be completed in conjunction with the remodel of the interior and exterior of the on-course restrooms (2016/2017 CIP Budget Project # 3241BD1503) as ADA compliance is necessary to procure the Washoe County Building Department permits to allow the remodel work.

#### Project Internal Staff

This project will be designed by an outside Civil Engineering with management by the District's Engineering Division.

#### Project Justification

On-course restrooms must be ADA compliant with an accessible route from the location where a golf cart would be parked nearby.

#### Forecast

<table>
<thead>
<tr>
<th>Budget Year</th>
<th>Total Expense</th>
<th>Total Revenue</th>
<th>Difference</th>
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</thead>
<tbody>
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<tr>
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<tr>
<th>Year Identified</th>
<th>Start Date</th>
<th>Project Partner</th>
<th>Manager</th>
<th>Est. Completion Date</th>
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<tbody>
<tr>
<td>2012</td>
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<td>Principal Engineer</td>
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EXHIBIT “G”
Project Numbe: 3241BD1503
Title: Mtn. Golf Course Remodel On Course Bathrooms, #6 & #13/14
Asset Class: Division: 41 - Mountain Operations
Budget Year: 2017
Scenario Name: Budget Status: Data Entry
Locations: Project
Something: BD - Buildings & Structures

Active: Yes

Project Description

The restrooms at the Mountain Golf Course are in need of a remodel to meet the current standards. The interior of both Hole #6 and Hole #13/#14 restrooms are showing the wear and tear of many years of use and do not match the value of the golf course. All interior fixtures and finishes need to be replaced. The floors will be recoated and sealed. New exterior siding will be evaluated to be installed rather than paint, because of the existing condition of the siding and the durability and low maintenance of a replacement product.

Project Internal Staff

Staff will supervise and inspect project.

Project Justification

The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Mountain Golf Course asset and customer service. Both restrooms currently have power supplied to them. Currently there is no heat in either restroom. This project will provide heat to make the restrooms more comfortable during the shoulder seasons and early mornings of prime season. Both restrooms receive regular customer complaints.

Forecast

<table>
<thead>
<tr>
<th>Budget Year</th>
<th>Total Expense</th>
<th>Total Revenue</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
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</table>

Year Identified | Start Date | Project Partner | Manager | Est. Completion Date
2012           | Apr 18, 2016| Principal Engineer | May 13, 2016 |
### INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

#### Carry Over Schedule - Capital Improvement Projects for 2018-2019 Budget

<table>
<thead>
<tr>
<th>FUND</th>
<th>DESCRIPTION</th>
<th>PROJECT #</th>
<th>TOTAL BUDGET</th>
<th>Expended 5/31/19</th>
<th>Budget Carry Over</th>
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<tr>
<td>Mountain Golf</td>
<td>ADA Access to On-course Restrooms</td>
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<td>Min. Golf Course Remodel On Course Bathrooms, #6 &amp; #13/14</td>
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<td>Fuel Management Program</td>
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<td>Mountain Course Greens, Tees, Bunkers and Bridges</td>
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<td>Irrigation Improvements</td>
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<td>Pavement Maintenance of Parking Lot - Mountain Golf Course</td>
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<td>Pavement Maintenance of Cart Paths - Mountain Golf Course</td>
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<td>Mountain Golf Course Cart Path Retaining Walls</td>
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<td>Repair Roof - Mountain Golf Club House</td>
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<td>Mountain Golf Course Backflow Device Replacement</td>
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<td>Fuel System Refurbishment - Unbudgeted</td>
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<td>Gas Golf Cart Fleet - Budgeted for new lease, purchased existing fleet</td>
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<td>2007 Buffalo Turfline Debris Blower #61</td>
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<td>$297,450</td>
<td>$307,448</td>
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| Facilities               | Chateau Projector Screens                                   | 3350A12702     | 9,000        | 8,956            | -                 |
|                          | Paint Interior of Chateau                                   | 3350BD12705     | 27,100       | 26,115           | -                 |
|                          | Magnetic Fire Door Closures                                 | 3350BD12705     | 18,450       | 16,612           | -                 |
|                          | Catering Kitchen Equipment                                 | 3350BF12204     | 15,000       | 12,854           | -                 |
|                          | Enclose Chateau Exterior Storage Area                      | 3350FF12601     | 6,700        | -                | 6,500             |
|                          | Chateau Lobby Furniture                                     | 3350FF12601     | 13,500       | 8,873            | -                 |
|                          | Aspen Grove - Replace Siding                               | 3351BD12702     | 22,500       | 22,500           | -                 |
|                          | Aspen Grove Facility Improvements                           | 3351BD12703     | 60,000       | 60,000           | -                 |
|                          | Replace Banquet Serviceare                                 | 3352FF12704     | 55,000       | 50,000           | -                 |
|                          | Banquet Tables                                              | 3352FF12704     | 31,900       | 2,913            | -                 |
| **Total**                |                                                              |                 | $256,950     | $168,823         | $6,500            |

### INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

#### Carry Over Schedule - Capital Improvement Projects for 2018-2019 Budget

<table>
<thead>
<tr>
<th>FUND</th>
<th>DESCRIPTION</th>
<th>PROJECT #</th>
<th>TOTAL BUDGET</th>
<th>Expended 5/31/19</th>
<th>Budget Carry Over</th>
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<td>Replace Main Lodge / Snowflite Lodge Dining Furniture and Fixtures</td>
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<td>Lakeview Ski Lift Maintenance and Improvements</td>
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<td>Redfox &amp; Ridge Lift Retaining Bar Upgrade</td>
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<td>Snowmaking Infrastructure Evaluation and Enhancement</td>
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<td>Diamond Peak Way Finding Signage Evaluation and Enhancement</td>
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<td>Indcline Creek Culvert Rehabilitation at Diamond Peak</td>
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<td>Ski Area Master Plan Implementation - Phase 1a and 1b (Entitlements)</td>
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<td>Replace Ski Rental Equipment</td>
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<td>Replace Staff Uniforms</td>
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<td>$1,705,819</td>
<td>$1,705,315</td>
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| Recreation | Replace Walkway Sallord Lights | 4844BD12703 | $56,500 | - | $56,500 |
|           | Recreation Center Natatorium Mezzanine Safety Enhancements | 4844BD12601 | 40,000 | - | - |
|           | Replace Condensing Unit 2 and 4 | 4844BD12901 | 39,430 | - | 39,430 |
|           | Resurface Recreation Center Patio Deck | 4844FF12501 | 36,600 | - | 36,600 |
|           | Repair Deck Stairs and Powder Coat All Patio Deck Railings | 4844FF12502 | 48,500 | - | 48,500 |
|           | Pavement Maintenance, Recreation Center Area | 4844UL12102 | 17,500 | - | 17,500 |
|           | Fitness Equipment | 4848OL12001 | 42,600 | 20,884 | - |
|           | 2012 Chevy Compact SUV #695 | 4849UL12723 | 26,000 | 25,213 | - |
| **Total** | | | $307,130 | $71,099 | $181,030 |

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