

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT  
AND  
TOPAZ RANCH ESTATES WATER COMPANY**

Address: 3924 Carter Drive, Wellington, Nevada, 89444 / Telephone: 775.266.3000

**PUBLIC NOTICE**

**DATE:** April 13, 2022  
**TIME:** 6:00 P.M.  
**LOCATION:** TOPAZ RANCH ESTATES COMMUNITY CENTER  
**POSTING:** Copies of the finalized agenda, were posted at 9:00 am on \_\_\_\_\_ or before the third day prior to the meeting date by \_\_\_\_\_, \_\_\_\_\_, Signed: \_\_\_\_\_

Name Title

in accordance with Chapter 241 at the following locations: TRE WATER COMPANY, 1490 Albite, #8, NEVADA TRADING COMPANY, 3900 Carter Dr., TOPAZ RANCH ESTATES COMMUNITY CENTER, and at PINION PINES REALTY, 1490 Albite, #6, <https://notice.nv.gov/>.

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1. mail: USDA Department of Agriculture  
Office of the Assistant Secretary of Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410
2. fax (202) 690-7442 or
3. email: [program.intake@usda.gov](mailto:program.intake@usda.gov)

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**Agenda Items Supporting Documents:** Copies of back-up materials used in the preparation of these agenda items are available by contact to our office in writing at the address and phone number above, OR by email directed to: [GBOrange@aol.com](mailto:GBOrange@aol.com) copies are usually available in our office for pick up three business days prior to the board meeting. All items shall include discussion and possible action to approve, modify, deny or continue.

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**Notice to Persons with Disabilities:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 266-3000 in advance so that arrangements may be conveniently made.

**Notice:** Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

**Public Comment:** Public Comment may not be limited based on viewpoint. Speakers will be asked to limit remarks to 2 minutes and will be asked to sign in for the record.

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**AGENDA**

1) **CALL MEETING TO ORDER** by Chairman Brandon Taylor **TIME:** \_\_\_\_\_

2) **PLEDGE OF ALLEGIANCE** by Chairman Brandon Taylor

3) **AGENDA APPROVAL:**

For Possible Action: Board action to approve the April 13, 2022 Agenda.

Public Comment before Board Action:

4) **MINUTES APPROVAL:**

For Possible Action: Board action to approve the minutes of the March 9, 2022 Regular Meeting.

Public Comment before Board Action:

5) **INTRODUCTION OF GUESTS:**

6) **BOARD MEMBERS PRESENT:**

7) **STAFF PRESENT:**

8) **PUBLIC COMMENT:**

Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 2 minutes per speaker, and speakers will be asked to sign in for the record. The Board will not take action.

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**CONSENT CALENDAR**

Correspondence:

**A. For Possible Action:** Bills to be Paid for: March 2022

1. Water Bills: \$ 29,026.25
2. Road Bills: \$ 19,386.13
3. Bergkamp: \$ 2,121.80

Open for public comment before Board action:

**REPORTS**

**9) REPORTS – For Discussion:**

- A. Treasurer’s Report:
- B. Water Operator’s Report:
- C. Road Report:
- D. Attorney’s Report:
- E. Engineer’s Report:

**ADMINISTRATIVE CALENDAR**

The Administrative calendar will be handled as follows:

- (1.) The Chairman will read the agenda title in the public record.
- (2.) Staff will introduce the item and provide a report, if any.
- (3.) The applicant, if any, will have an opportunity to address the Board.
- (4.) The Board will then discuss the item. Once the Board has concluded their discussion, public comment, will be allowed.
- (5.) Public comment will be allowed and is limited to two minutes per speaker.
- (6.) Once Public comment is completed, the Board will then ask any follow-up questions and take action. On agenda items that are placed on the agenda “For Discussion Only” with no action listed, public comment is not legally required and must be made when the Chairman calls for public comment on the item discussed.

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**10) AGENDA**

*(Any items removed **ADMINISTRATIVE** from the Consent Calendar will be added and heard at this point.)*

1. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

Discuss additional work to be completed under the USDA grant just obtained.  
Engineer to provide a schedule of work to be completed. da

Open for Public Comment before Board action:

2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

Action on hiring a Geotechnical firm to make recommendations regarding TRE roads. This work should be completed or expanded under the USDA grant for the water system upgrades. da

Open for Public Comment before Board action:

3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

Have our accounting firm do a presentation on the finances of the GID and Water Company. I would like to know what our expenses are, where and how we get funds, how much from each source, what the different accounts are for, what is actually required by regulation and why we are continually transferring funds from different accounts. da

Open for Public Comment before Board action:

4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

For presentation and possible action. Will the board authorize general counsel to investigate the cost of and the likelihood of success if a complaint is filed against Douglas County for their authorization for the GID to purchase the Bergkamp pot hole patching machine? The Board of County Commissioners was required to authorize the purchase of this piece of equipment and did so without conducting the due diligence required to substantiate that the equipment was appropriate for the GID intended use and that the financing was adequate.

Open for Public Comment before Board action:

5. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:  
Results of inspection of old office building on Carter Way by Brandon Taylor. da

Open for Public Comment before Board action:

6. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:  
Ordering STOP signs for locations identified in road report presented last summer. da

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Open for Public Comment before Board action:

- 7. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:  
Water System Phase 1A Well 6 Replacement cb
  - a. Accept the 2022 Amendment to the Preliminary Engineering Report for the water system by Shaw Engineering, dated March 18, 2022 and authorize to the Chairman to sign the NDEP Capital Improvement Grant funding agreement and any additional USDA funding grant documents and/or loan agreement(s) or any other incidental requirements of the loan and grants. Project funding: \$277,000.00 USDA loan, \$773,480.00 USDA Grant and \$1,645,520.00 NDEP Capital Improvement Grant.
  - b. Agreement with Shaw Engineering authorizing up to \$276,500.00 for design, permitting, funding, coordination and construction management for Phase 1A Well 6 Replacement of the new well project to include replacement of Well 6, generators at the booster stations, and miscellaneous system improvements.

- 8. For Discussion Only: Audit presentation by SILVA, SCEIRINE & ASSOCIATES, LLC

Open for public comment. No Board action.

- 9. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To approve the Financial Statements prepared by SILVA, SCEIRINE & ASSOCIATES, LLC for the year ended June 30, 2021 bm

- 11) PUBLIC COMMENT:  
Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 2 minutes per speaker, and speakers will be asked to sign in for the record. The Board will not take action.

- 12) TRUSTEES' REPORTS:

- 13) ADJOURNMENT: TIME: \_\_\_\_\_

Open for Public Comment before Board action: