

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

1490 Albite Road, Arden Square, Suite 8 (Topaz Ranch Estates), Wellington, Nevada, 89444 / 775.266.3000

PUBLIC NOTICE

DATE: April 12, 2023
TIME: 6:00 P.M.

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER
3939 Carter Drive, Wellington, NV 89444

POSTING: Copies of the finalized agenda, were posted by 9:00 am on **Friday, April 7, 2023**, or before the third day prior to the meeting date at the direction of Kaitlyn Insell, TRE GID Secretary, in accordance with NRS 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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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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

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PUBLIC NOTICE

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: TREGID2023@gmail.com copies are usually available in our office for pick up three business days prior to the board meeting.

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. Public comment will be heard after Board Members are done speaking to an item, but before any Board action on the item. The Board is not required to respond to Public Comment.

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 and Staff have concluded their discussion, public comment will be allowed.
- (5.) Public comment is limited to two minutes per speaker.
- (6.) Once Public comment is completed, the Board may engage in additional discussion and may take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, the Chairman may defer public comment to the end of the meeting.

AGENDA

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PUBLIC NOTICE

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

2) **ROLL CALL OF BOARD MEMBERS:**

3) **STAFF PRESENT:**

4) **INTRODUCTION OF GUESTS:**

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

6) **AGENDA APPROVAL:**

For Possible Action: Board action to approve the Agenda for the **April 12, 2023**, Regular Meeting

Public Comment before Board Action:

7) **MINUTES APPROVAL:**

For Possible Action: Board action to approve the minutes of the **March 8, 2023**, Regular Meeting

Public Comment before Board Action:

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. The Board is not required to respond to Public Comment.

CONSENT CALENDAR

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PUBLIC NOTICE

A. For Possible Action: Bills to be Paid for: **April 2023**

1. Water Bills: \$ 466,359.71 (\$407,302.50 of that is for Stonehouse drilling for the water project.)
2. Road Bills: \$ 11,482.16
3. Bergkamp: \$ 2,122.00 (Payment for truck used for plowing and patching of roads)

Open for public comment before Board action:

REPORTS

9) **REPORTS:** For Discussion Only:

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

10) **AGENDA**

(Any items removed 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:**

Presentation of annual audit report by Dave Silva. Board to accept report or modify report before submission to State. The Board may take action based on the auditor's recommendations. DA

Open for Public Comment before Board action:

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

To award contract for grant-funded project Phase 1B, Well 6 Equipping, Main Repairs and Gen Sets to Simerson Construction, LLC in an amount not to exceed \$806,817.00 which includes a \$30,000 force account. Project is jointly funded by USDA and State of Nevada Office of Financial Assistance. (Cody Black)

Open for Public Comment before Board action:

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

Repeal Item #2 from the March 8, 2023, General Meeting. Item #2 from March 8 reads, "Prohibit all purchases for the next 120 days unless approved by the treasurer. DA" This vote would give authority back to the District Operations Manager to make purchases as needed for the district without receiving approval from the GID Trustee, Treasurer. The District Operations Manager is already required to get approval for anything over \$1,000.00 (One Thousand Dollars). BT

Open for Public Comment before Board action:

4. For Discussion Only:

Review the 120-day single person oversight of the payables, including employee payment, reimbursements, and purchase orders for established accounts. (Sharon Becker)

Open for Public Comment:

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

The Volvo Backhoe has a switch that changes the controls from right-handed to left-handed. This switch is currently inoperable and needs to be repaired. This vote will give the District Operations Manager approval to contact Battle Born Equipment Repair for a quote for the repair. This vote will give the DOM approval to make the repairs if the quote is \$1,500.00 (One Thousand Five Hundred Dollars) or less. BT

Open for Public Comment before Board action:

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

3870 Granite Way can be purchased by the district. The purchase price is \$4,136.15 (Four Thousand, One Hundred, Thirty-Six Dollars and 15/100) This vote will give the GID Trustee Chairman approval to continue with this and make the purchase.

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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:

Make the Treasurer responsible for signing all checks unless sick or out of town. If the Treasurer is not available, the Secretary shall sign the checks. DA

Open for Public Comment before Board action:

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

Require the bookkeeper to send all checks over \$10,000 by certified mail. DA

Open for Public Comment before Board action:

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

Cody to provide a reconciliation of all budgeted items for current budget. DA

Open for Public Comment before Board action:

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

Discuss and approve tentative budget – must be submitted to Department of Taxation no later than April 15, 2023, and it must also be submitted to the County Auditor and the County Clerk. DA

Open for Public Comment before Board action:

11. For Discussion Only:

Runoff from Minnehaha Canyon, the dike above sandstone. (Randy Brock)

Open for Public Comment:

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12. For Discussion Only:

Address the condition of the levy – breached and flash flooded on Monday, March 20, 2023, and flooded my property and the street. No actions have been taken so far to fix this problem of canyon flooding and breaching levy. (Don Youmans)

Open for Public Comment:

13. For Discussion Only:

General ops status of GID. (Fred Farley)

Open for Public Comment:

14. For Discussion Only:

Road potholes and \$9,600 damage to my vehicle, insurance paid for most of it but \$2,100. (Jeffrey Mehoves)

Open for Public Comment:

15. TRUSTEES' REPORTS:

16. PUBLIC COMMENT:

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17. ADJOURNMENT: