

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

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

PUBLIC NOTICE & MEETING AGENDA

DATE August 13, 2025

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, August 8, 2025**, or before the third day prior to the meeting date at the direction of Cynthia Sanchez, TRE GID Secretary, in accordance with NRS Chapter 241 at the following locations: TREGID, 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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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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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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: Cindyandfive@yahoo.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 speak from the podium, limit their remarks to 3 minutes and sign in for the record. Public comment may be further limited due to time constraints. Public comment will be heard after Board Members and Staff 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 three 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

- 1) CALL MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL OF BOARD MEMBERS
- 4) INTRODUCTION OF STAFF PRESENT

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5) INTRODUCTION OF GUESTS

6) PUBLIC COMMENT:

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7) AGENDA AND MINUTES APPROVAL:

- A. For Possible Action: Board action to approve the Agenda for the August 13, 2025, Regular Board Meeting.**

Public comment before Board action:

- B. For Possible Action: Board action to approve the Minutes for July 9, 2025, Regular Board Meeting.**

Public Comment before Board Action:

8) CONSENT CALENDAR:

- A. For Possible Action: Bills to be paid for August 2025:**

- i. Water Expenses: \$**
- ii. Road Expenses: \$**
- iii. Total Expenses: \$**

Approve payment of bills as presented by the DBM Roberta Reed. (see attached)

All Financials questions should be directed to Roberta Reed DBM by making an appointment at the GID office

Public comment before Board action.

- B. For Discussion Only: REPORTS:**

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- i. Treasurer's Report.
- ii. Water Operator's Report: Road Report. (see attached)
- iii. Attorney's Report.
- iv. Engineer's Report.
- v. FEMA report: We are currently waiting on bid packages on culvert project.

Reports may be attached. All Projects, maintenance water and road questions should be directed to Rob McVicker DOM by making an appointment at the GID office.

9) ADMINISTRATIVE AGENDA

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

- A. For Presentation:** Ryan Stanton Deputy Director Community Services Department presenting update on the upcoming TRE Splash Pad Project and providing Department updates.
- B. For Discussion Only:** Wendy Jackson Resident requests closed session May meeting outcome. **Summary:** Closed session regarding settlement of litigation for Connie Richardson. Part D of Administrative Agenda for June 11, 2025 Minutes.
- C. For Discussion Only:** Wendy Jackson resident requests background checks for Board Trustees like GID employees. Other government officials undergo an ethical and credible check. Ms. Jackson would like this as well. **Summary:** Per NRS 318 GID Trustees are not required to do background checks. The state handles paperwork needed upon elected.
- D. For Discussion Only:** Wendy Jackson resident would like Status of Phase II to get system up and hydrants for fire suppression. She would like planning, funding, implementation, and streets impacted. **Summary:** Phase 1 has not been completed yet. Cost estimate for Phase 2 as of June 03, 2021, was \$6,670,401.50. there is currently no funding or timeline available.
- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Direct and Authorize Rob McVicker DOM to purchase CVG QRP materials for roads from Carson Valley Sweeping in the amount not to exceed \$16,188.45 Two loads for July and three loads for August. Each load cost \$3,237.69.

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Public Comment before Board action:

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Tabled Item from July 2025 meeting. After reviewing the 2025 budget 2025 and under the direction of Rob McVicker DOM a request for removal of the Road Foreman position.

Public Comment before Board action

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Direct and Authorize Rob McVicker DOM to replace old water meters. Approximately 400 meters \$196.00 each meter.

Public Comment before Board Action:

- H. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Under the direction of Roberta Reed to approve a cost-of-living pay increase for Susie Hunt Billing Clerk for \$1 per hour starting next pay period.

Public Comment before Board action.

- I. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve Trustee Tanner as the signing agent for the Topaz Ranch Estates General Improvement District Project #724633 District Wide Culverts Subrecipient Grant Award.

Public Comment before Board action.

- J. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Trustee Tanner to inform FEMA and the State of Nevada DEM that TREGID has no further documents and/or evidence to support the districts appeal to FEMA's denial of public assistance for Project # 724632 Northern Roads due to the lack of maintenance. The district will no longer be pursuing an appeal.

Public Comment before Board action.

10) TRUSTEE'S REPORTS (if any, for Presentation Only):

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12) ADJOURNMENT

Prepared by Cynthia Sanchez

August 13, 2025