

**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:** DECEMBER 8, 2021

**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 December 8, 2021 Agenda.

Public Comment before Board Action:

4) **MINUTES APPROVAL:**

For Possible Action: Board action to approve the minutes of the November 10, 2021 Regular Meeting.

Public Comment before Board Action:

For Possible Action: Board action to approve the minutes of the November 17, 2021 Special 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: November 2021**

- 1. Water Bills:     \$   31,511.79
- 2. Road Bills:     \$     3,337.45
- 3. Bergkamp:     \$     2,122.00

**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.

**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: To further discuss hiring Matt Torley, with Kamtec, to do various road, ditch and flood channel maintenance for the district for no more than allowed by NRS without soliciting with bids or estimates. mb bt

Open for Public Comment before Board action:

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2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To further discuss, and possible action on items from my Road Report. Have the stop signs been ordered? When will sight distances be cleared? When will highest priority roads be repaired? da

Open for Public Comment before Board action:

3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To further discuss and possible action what is status of equipment purchases? Priorities? da

Open for Public Comment before Board action:

4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To further discuss and possible action what has been done on new budget items, such as a new maintenance building? da

Open for Public Comment:

5. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: to further discuss and possible action. Need to select a Trustee to represent TRE GID at GID coalition. da

Open for Public Comment:

6. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Discussion and possible action on hiring Matt Torley for maintenance priorities. Need to put off drainage channel maintenance until after possible infrastructure grant is finalized. da

Open for Public Comment:

7. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To discuss and possible action on the status of easement documents for well site. da

Open for Public Comment:

**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:** \_\_\_\_\_