

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: JULY 8, 2026

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 **Thursday, July 2, 2026** or before the third day prior to the meeting date at the direction of Sharon Becker, acting 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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1. **Mail:** USDA Department of Agriculture
Office of the Assistant Secretary of Civil Rights
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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: TREGID2023@gmail.com copies are usually available in our office for pick up three business days prior to the board meeting.

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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 3 minutes, speak from the podium and state their name and sign in for the record. Public comment will be heard after Board Members and Staff are done speaking to an item, but before any Board action on the item. Public comment may be further limited due to time constraints. 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

- 1) CALL MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL OF BOARD MEMBERS
- 4) INTRODUCTION OF STAFF
- 5) INTRODUCTION OF GUESTS
- 6) PUBLIC COMMENT

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7) AGENDA APPROVAL:

For Possible Action: Board action to approve the Agenda for the **July 8, 2026**, Regular Meeting

Open for public comment before Board Action:

8) MINUTES APPROVAL:

For Possible Action: Board action to approve the minutes of **June 10, 2026**, Regular Meeting

Open for public comment before Board Action:

CONSENT CALENDAR

A. For Possible Action: Bills Paid for: July 2026

1. Water Bills: \$
2. Road Bills: \$
3. Bergkamp: \$
4. Debt Service \$

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:
- F. FEMA Report:

10) AGENDA

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

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PUBLIC NOTICE & MEETING AGENDA

- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Appointment of a community member to fill vacancy on TREGID Board of Trustees.

Open for Public Comment before Board action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve Rob McVicker, TREDOM, to purchase a Hydrometer Detector in the amount of \$1900.

Open for Public Comment before Board action:

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Resolution for changes SR 22.3.4.8.2 as approved at the June 20,2026 Regular TREGID Board meeting. (See Board Packet)

Open for Public Comment before Board action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Direct staff to create policy and procedures that are consistent and easily and quickly accessible to the residents of Topaz Ranch Estates General Improvement District when **BOIL and Rescind BOIL** notices are ordered. These policies and procedures must follow all Federal, State, and local Laws. The Board will be presented with this policy within 60 days for Board approval. (See Board packet)

Open for Public Comment before Board Action:

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Direct the District Water Operator to keep a current inventory of sufficient supplies needed to repair emergency water leaks and infrastructure breaks, to be included in the monthly water report. This will ensure timely repair and assist the Board in understanding the budgetary needs and quick approval of such items. (See Board Packet)

Open for Public Comment before Board Action:

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Purchase a Backhoe not to exceed \$90,000. (See Board Packet)

Open for public comment before Board Action:

- G. For presentation only:** Single financial audit by Hamza Khan.

11) TRUSTEE'S REPORTS (if any, for Discussion Only):

12) PUBLIC COMMENT:

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13) **ADJOURNMENT**

PRECAUTIONARY BOIL WATER NOTICE

This is recommended guidance for operators of public water systems to notify customers of a **precautionary** Boil Water Order, due to a break in a water line and subsequent loss of pressure, or other incident.

1. Notify Bureau of Safe Drinking Water (BSDW) staff at 775-687-9521 or after hours at 775-434-5233.
2. Prepare public notice. Use templates located on the BSDW website at <https://ndep.nv.gov/water/drinking-water/information-for-public-water-systems/do-not-drink-boil-water-orders>
3. Distribute notice to all affected customers prior to re-pressurizing the water system.
4. Make repairs and disinfect system per AWWA standards.
5. Collect samples. Collect at least two (2) coliform samples on two (2) consecutive days.
 - a. ****Results must be absent for both days before Boil Water Notice can be rescinded.**
 - b. ****If E. coli is present, a Boil Water 'Order' will be issued by the BSDW.**
6. Notify BSDW staff of results, and provide copy of lab reports.
7. Prepare Boil Water Rescind notice and distribute to customers. Templates located on the BSDW website at <https://ndep.nv.gov/water/drinking-water/information-for-public-water-systems/do-not-drink-boil-water-orders>.

Please keep BSDW staff informed of progress until the problem is resolved. We often get calls from concerned water customers, and we want to provide accurate information.

NAC 445A.67265 Duties after loss of pressure in distribution system. (NRS 445A.860) Except as otherwise authorized by the Health Division, if any part of a distribution system loses all pressure, the supplier of water shall, before placing that part of the distribution system back into service:

1. Inform the customers of the public water system within the affected portion of its area of service of the need to boil their water before consumption.
2. Collect, on 2 or more consecutive days, samples of water from that part of the distribution system which indicate that the presence of any coliform bacteria complies with primary standards.

(Added to NAC by Bd. of Health, eff. 2-20-97)

NAC 445A.6727 Requirements after cleaning or repair of water main. (NRS 445A.860)

1. Except as otherwise provided in subsection 2, after a water main is cleaned or repaired, and before the water main is placed back into service:

(a) The water main must be disinfected in accordance with *American Water Works Association Standard C651*, as adopted by reference in [NAC 445A.6663](#). The disposal of any spent chlorine solutions must be coordinated with the Bureau of Water Pollution Control of the Division. Phone: 775-687-9418.

(b) An analysis of the water main which indicates that it meets primary standards for coliform bacteria must be obtained and reported to the Division or the appropriate district board of health.

2. Compliance with subsection 1 is not required if a water main is kept full of water under continuous pressure while it is being repaired. (Added to NAC by Bd. of Health, eff. 2-20-97; A by Environmental Comm'n by R194-08, 10-27-2009)

TREGID method of distribution for boil notices and rescinded notices:

Posted on FB, TREGID website, Office, Community stores and Community entrances.

NDEP requirements for distribution:

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.



News /

THE BEST UTILITY LOCATING EQUIPMENT

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7/8/2024

The amount of underground infrastructure required to serve a developed country is astounding. According to the **Common Ground Alliance**, there are more than **20 million miles** of underground infrastructure—pipelines, cables, and wires. By contrast, the US National Highway System has a total length of

about 160,000 miles, according to the Federal Highway Administration.

A lot of that infrastructure needs to be maintained or replaced. But, unlike a highway, you can't see with it with your naked eyes. And traditionally, the industry had a set it and forget it attitude. Most times, underground infrastructure record-keeping was limited, leading to inaccurate and incomplete data.



Underground utility owners and contractors have several options for locating underground utilities depending on the utility. These include electromagnetic, ground penetrating radar (GPR), cameras, and daylighting.

Is electromagnetic the best solution?

Electromagnetic utility locating is probably the most common method for locating a utility. Numerous utilities give off an electric current. Any wires and most metallic pipelines provide an electric current, which can be picked up with a locator.

Using the data provided by the locator, the surveyor can locate the utility, including how deep it is. "It's always an estimated depth reading. The more round the electromagnetic field

around the utility is, the more accurate the depth reading on your receiver,” says **Tanner Peterson** of **C&S Solutions**.

A utility locator can identify the location and depth of underground cable and wires, even when inside a conduit. Some have the capability of pinpointing breaks or faults in underground lines.

“You send a current down the line, and it will jump off at the line at the point of the fault,” says Peterson. “Fault locators help you pinpoint the location you’re losing current flow. Above ground, the surveyor follows arrows on a screen until they are standing directly above the fault area.”

If the utility isn’t conductive, such as plastic or clay, there are products you can introduce into the infrastructure that is conductive, so you can now send a signal down, and it will be picked up by the receiver.

For example, you can use a sonde, which is a stand-alone beacon, ranging from less than an inch to more than two inches in diameter. It can be attached to a duct rodder, which looks like a hose on a wheeled hose reel, except this “hose” is a lot more rigid than a hose, and can be pushed through a **pipeline**. The sonde can be picked up by an electromagnetic locator, so surveyors run a locator while the sonde is inside the pipeline. You can push the sonde up to 1,000 feet and detect it along its midpoints.

Locators provide underground utility data in real-time and the information can be saved for future use.

With some locators, you can export the data for geographic information system (GIS) mapping. “Utility and property owners are increasingly wanting to build digital maps of their underground property,” says Peterson. “This provides the data they need for future excavation, builds, and planning.”

You can also introduce a mobile camera into pipelines. With these remote-controlled mini machines, you can inspect the inside of pipelines.

“Manufacturers started making cameras self-levelling, so you never have to view images at awkward angles anymore,” says Peterson. “And images can now be shared via phone, so the customer can now see on their own phones what the camera sees.”

Cameras come equipped with a sonde, so you can then use a receiver to detect the sonde in the camera head. That way, you know exactly where to dig so you can repair the damaged pipe.

Ground penetrating radar can do it all

A locator that uses ground penetrating radar locates utilities by showing changes in the soil. A deviation from the standard reading indicates the possible location of a utility. It's an excellent system for identifying differences in soil beneath the surface and at what depth. However, it's less reliable at finding utilities compared to electromagnetism when you are able to use an electromagnetic field to locate the utility. GPR works best in sandy soils and worst in clay soils.

If the utility isn't conductive and you can't introduce a conductor into the system, GPR is your best option.

Bringing underground utilities to light

Electromagnetism and GPR are the only non-destructive methods of locating underground utilities. The only other way of locating equipment is to dig for it. When you uncover a utility, it's called daylighting. Daylighting operations usually use a hydrovac truck, since an excavator can damage the utility. And this can result in a huge inconvenience to a large population who would be without water, or power, or Wi-Fi, or heat. And it could even be deadly to the operator if it's a gas line.

Daylighting often takes longer and costs more than non-destructive forms of locating underground utilities, however, if you're confident about the location and need to access that



point of the infrastructure, then the excavation work is already complete.

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Description

Description

Detect , Avoid & Map underground utilities. The PinPointR has been developed to maximize in-field productivity by utilizing ImpulseRadar's innovative real-time sampling (RTS) dual-channel antenna technology, which provides incredible bandwidth, speed, and resolution, all controlled via an intuitive Android-driven user interface.

The ImpulseRadar PinPointR offers a clear and dependable way to quickly and easily locate, avoid or map underground utilities with the functionality required to meet approved industry standards, whilst offering market-leading performance and data quality.

The PinPointR GPR system from Impulse Radar provides best-in-class performance, ease-of-use interface, and unparalleled value to the entire utility locating industry. The PinPointR GPR cart features a dual-channel radar antenna, i.e., 400MHz (LF) and 800MHz (HF), and features RTS technology (Real-time sampling), providing enhanced bandwidth and superior resolution. Real-time sampling (RTS) gathers more data faster, substantially lowering the system noise floor, effectively increasing signal penetration and resolution. As a result, the PinPointR is the perfect GPR cart for locating deeper utility targets with maximum depth penetration or near-surface utility targets, even in the most challenging soil conditions. In addition, the PinPointR easily outperforms all other systems, especially older single channel GPR's.

Features include: ViewPoint mapping, ease-of-use operation, dual channel radar antenna (400/800MHz), (RTS) Real-time sampling technology, a composite weather antenna cover, light weight folding cart, large off-road wheels, fully wireless Android tablet operation, *Ruggedized Tablet 10.1"/TFT, MIL-STD-81DG and IP68 rated, accurate built-in GPS (also accepts optional external RTK-GNSS), provides automatic utility report generation which verifies site visit & ticket sign-off, long lasting Li-Ion battery (7-hour) and 2-year warranty.

Available options include: EMLID Reach RS2 Multi-band RTK GNSS receiver, External GPS Mounting kit, Samsung Tab Active Pro ruggedized tablet, Spare Li-Ion battery & charger, CrossPoint PC Visualization software, Pelican Tablet case, Light-duty Transport case and Heavy duty military style PolyethyleneTransport case.

Related products

 Preowned Digitrak F5 Falcon Locator w/ Digitrak Aurora Remote Display \$18,395.00 \$17,395.00 Add to cart	 Pre-owned Radiodetection RD7100 Locator Wand w/ TX5 Transmitter Package \$5,475.27 Add to cart	 Pre-owned Digitrak Vermeer Mark V DFT Dual Frequency Sonde Transmitter Beacon \$1,299.99 Add to cart	 Digitrak FSD FCD Aurora & MFD SE Remote Display Antenna \$74.99 Add to cart	 Subsite Ditch Witch Utiliguard T5 Tracer Lir Locator Utility Locator \$4,995.00 \$4,695.00 Add to cart
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Location

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Miami,FL

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Created Date 5/28/2026
Expiration Date 6/27/2026

Prepared By Brent Pritchard
Email bpritchard@pipehorn.com

Contact Name Rob McVicker
Phone 775-790-7203
Email tregiddom@gmail.com

Bill To Name Topaz Ranch Estates GID

Ship To Name Topaz Ranch Estates GID

Product Code	Product	Sales Price	Quantity	Total Price
MD840	Pipehorn 800-HL Dual-Frequency Pipe & Cable Locator	\$1,860.00	1.00	\$1,860.00

Specifications:

Transmitter:

High Frequency (480 kHz)
Low Frequency (9 kHz)
Modes: Inductive, Conductive, Signal Clamp
Batteries: Eight - "C" Alkaline included
Weight: 3.0 lbs

Total Price \$1,860.00

Shipping and Handling \$68.00

Grand Total \$1,928.00

Receiver:

Output: Instantaneous, audible from built-in speaker, visual from fast response meter
Sensitivity: Smart Control (semi automatic)
Battery: Two - 9 volt Alkaline included
Weight: 3.4 lbs

Standard Accessories:

Conductive Cables & Ground Stake
Sweep Handle
Carrying Case
User Manual & Laminated Quick Guide

Warranty: 3 Full Years

Standard Terms:

Prices: US Dollars

FOB/Shipping: Birmingham, AL - Prepay and Add Shipping Charges. Shipping is an estimate.

Ready to Order? Email us at orders@pipehorn.com

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