

**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**

**Public Meeting Notice – In compliance with social distancing requirements and State of Nevada Declaration of Emergency Directive 006, Topaz Ranch Estates GID will be hosting virtual public meetings until further notice.**

**DATE:** MARCH 10, 2021

**TIME:** 6:00 P.M.

**LOCATION:** ZOOM CONFERENCE: **Meeting ID:** 871 5135 7697

**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/>.

In accordance with Federal Civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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](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](mailto:program.intake@usda.gov)

This institution is an equal opportunity provider and employer

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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: [Brandontregid@gmail.com](mailto:Brandontregid@gmail.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.

**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 March 10, 2021 Agenda.  
Public Comment before Board Action:
- 4) **MINUTES APPROVAL:** For Possible Action: Board action to approve the minutes of the February 10, 2021 Regular Monthly 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: February 2021
  - 1. Water Bills: \$ 6,4881.80
  - 2. Road Bills: \$ 6,825.76
  - 3. Bergkamp: \$ 2,122.00

- B. For Possible Action: Budget Transfers:

Third Quarter FY 2020/2021 depreciation from the Water Enterprise Fund to CGP (Capital Grants Program – TREWCO – aka AB198) in the amount of \$6,120.00

Third Quarter FY 2020/2021 depreciation from the Water Enterprise Fund to Short Lived Assets (TRESLA) in the amount of \$2,302.60.

Third Quarter FY 2020/2021 deposit for the Equipment Set-Aside Fund (TREGSQ) in the amount of \$600.00 from the Road Operating funds.

Third Quarter FY 2020/2021 depreciation from the Water Enterprise Fund to USDA fund (TRECAP) for compliance regulation to cover minimum Debt Service Reserve in the amount of \$2,308.35.

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:

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**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 approve the resignation of Wendy Francis, effective March 1, 2021. bt

Open for Public Comment before Board action:

2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To approve filling the vacant TREGID Board of Trustees position. This vacant position came 2 months into a new term for board members. Wendy's position is up for reelection in 2022. The board could use the election as a guideline and appoint the person with the 3<sup>rd</sup> highest number of votes. That would be George Barber. NRS 318.90(5) states.

A vacancy on the board must be filled by a qualified elector of the district chosen by the remaining members of the board, the appointee to act until a successor in office qualifies as provided in NRS 318.080 on or after the first Monday in January next following the next biennial election, held in accordance with NRS 318.083 or 318.095, at which election the vacancy must be filled by election if the term of office extends beyond that first Monday in January. Nominations of qualified electors of the district as candidates to fill unexpired terms of 2 years may be made the same as nominations for regular terms of 4 years, as provided in NRS 318.083 and 318.095. If the board fails, neglects or refuses to fill any vacancy within 30 days after the vacancy occurs, the board of county commissioners shall fill that vacancy. A yes vote on this item from the board will appoint George Barber to the remainder of Wendy's term. bt

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3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: If Item 2 did not pass we will need to accept applications from the public and schedule a special meeting on or around March 24, 2021 at 6:00PM. Applications and Cover Letters will need to be in the TRE GID office by March 19, 2021. Potential candidates need to be residents of Topaz Ranch Estates and a registered voter. All potential candidates will have 2 minutes to speak at the TRE GID Special Board Meeting on March 24, 2021 prior to board selection. If Item 2 of this agenda passed, this item can be removed from the agenda. bt

Open for Public Comment before Board action:

4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To approve TRE GID has been approved to have live meetings at the community center. We do not want people to be excluded due to COVID so the meeting will continue to use ZOOM also. Board Members can be in person or on zoom. Public can attend and must use all COVID guidelines for social distancing. bt

Open for Public Comment before Board action:

5. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To approve Board members that request in writing will be issued a key to the office. The Douglas County Board of County Commissioners are issued keys to all county offices. bt

Open for Public Comment before Board action:

6. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Approve maintenance priorities. This item was tabled from last meeting. da

Open for Public Comment before Board action:

7. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: Annexation of properties connected to TRE roads that are not paying into the maintenance of TRE roads. This item was tabled from last meeting. da

Open for Public Comment before Board action:

8. For Discussion Only: Construction of a new maintenance building. da

Open for Public Comment before Board action:

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9. For Discussion Only: Discussion of wish list for maintenance equipment and disposition of old equipment. da

Open for Public Comment before Board action:

10. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: The possibility of renting our Pothole Patcher to other GID's or entities. da

Open for Public Comment before Board action:

11. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny: To Approve Scheduling a special meeting for a Budget Workshop on March 24<sup>th</sup>, 2020 at 6:00PM. am

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