

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
AND
TOPAZ RANCH ESTATES WATER COMPANY**

Address: 3924 Carter Drive, Wellington, Nevada, 89444 / Telephone: 775.266.3000

MEETING MINUTES

REGULAR MEETING MINUTES

DATE: AUGUST 11, 2021
TIME: 6:00 P.M.
LOCATION: In person at the TRE Community Center

Supporting material and the audio tape is available for public inspection at the TREGID office during regular business hours (8:00 a.m. to 4:00 a.m.), Monday through Friday, except legal holidays. Please make your request to the TREGID office at the address and phone number above OR by email directed to: Gbarber1430@gmail.com

CALL MEETING TO ORDER: Led by Chairman Brandon Taylor **TIME: 6:00 PM.**

PLEDGE OF ALLEGIANCE: Led by Chairman Brandon Taylor

BOARD MEMBERS PRESENT: Brandon Taylor, Dave Akola, George Barber, Gerald Clark and Mark Bradshaw.

STAFF MEMBERS PRESENT: Trevor Smith

INTRODUCTION OF GUESTS: .None

AGENDA APPROVAL: For Possible Action: Board action to approve the August 11, 2021 Agenda.

Public Comment before Board Action: None

Dave Akola made a motion to approve the August 11, 2021 Agenda. Mark Bradshaw seconded.
Motion carried 5 Yes - 0 No.

MINUTES APPROVAL: For Possible Action: Board action to approve the minutes of the July 14, 2021 Regular Meeting Minutes.

Public Comment before Board Action: None

Dave Akola made a motion to approve the July 14, 2021 Minutes. Mark Bradshaw seconded.
Motion carried 5 Yes - 0 No.

PUBLIC COMMENT: See the recording for a complete narrative.

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 two (2) minutes per speaker, and speakers will be asked to sign in for the record. The Board will not act.

Steve Mitchell I have 2 comments: 1 comment is that brush clearance should be 10 ft around a propane tank which might ease people into doing brush clearance and 2nd that NV energy is possibly responsible to clear around power poles. If so it's possible owners might clear the frontage of their property. Brandon Taylor first of all gave props to Trevor and crew for the work they did keeping the water flowing. I went to NV energy during that

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fire, the line man was out here I asked the question, are you responsible for under the power poles? NV energy has put together a new fire group so each district has a person assigned. The guy out there was a line man who inspected all the lines and told the forestry service all were safe. He said he would turn the power back on and if the fire changed direction it would be turned off. The forestry service said the residence were told to evacuate so it's not my problem. I did do research into the NV energy side of it I'm not sure they are responsible for clearing sage brush under the poles. Additional research will be done to see if they are responsible under regulations, since fires have been started by power lines. We will continue to research to see if we can get them to do brush clearance. Fred Farley talked about the flooding kerfuffle and that the manuals handling the water issues need some updates. "I don't believe that anyone on the board has the time to do that". While you work on it, I will try to find someone who could do it and submit the updates to the board for approval. Brandon "I know Trevor has been working on it". Fred said he thought Trevor was over taxed. Trevor said "yes I'm stretched pretty thin, but I've thumbed thought it and will work on updates". Fred said he will look for some help. Fred then wanted to know who is responsible to clean under the driveways with culverts. Brandon stated people are more concerned with water not roads. Fred continued with who's responsible for clearance, the clearance issues, and who would pay for it? Brandon I've been talking to a lot of people over the past week and got inundated with calls but, Trevor and I talked to Cheryl Couch and I asked, will the USDA pay for storm drainage? Can we get a grant to get a contractor to come out and clear our storm drains? She did not say it was impossible, she didn't say it was easy, but she said one of the problems with the money from the Federal Government is that the USDA is getting a small amount. The money goes directly to the State so we would have to go to the State Revolving Fund (SRF) or maybe Nevada Department of Transportation (NDOT) to gets some of these grants and just because you don't see us working on this all the time we are working on it. I know Trevor is working on it, and also the stuff we will be talking about tonight, Fred said he is aware of that, but all he wants to do is find some help.

CONSENT CALENDAR

CORRESPONDENCE:

For Possible Action: Bills to be Paid for: July 2021

1. Water Bills: \$ 147,202.82
2. Road Bills: \$ 12,847.54
3. USDA/Bergkamp: \$ 2,122.00

Open for public comment before Board action:

Mark Bradshaw made a motion to approve the Bills to be Paid for July 2021. Dave Akola seconded. Motion carried 5 Yes - 0 No.

REPORTS

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REPORTS – For Discussion:

- A. Treasurer’s Report: None
- B. Water Operator’s Report: Trevor Smith
- C. Road Report: Trevor Smith
- D. Attorney’s Report: None
- E. Engineer’s Report: None

Water Operator’s Report:

All five routine bacteriological water samples on JULY 14TH came back negative Total Coliforms. Monitoring samples required for disinfection-byproducts in the distribution system were also completed.

Regular vault checks. Continue breaking down old SRII meters & cracked or damaged brass parts to be added to the “clean-brass” stock & recycled for addition of funds for the meter replacement program.

Replaced damaged operating nut assembly for one fire hydrant on Carter Way. Walk-through inspection for substantial completion and final “punch list” was created on 7/28/21.

USDA-RD grant application for drilling a new source well and water system upgrades is in the final stages before we begin advertising for the bidding process.

The only contractor to respond to bid requests (Resource Development - Farr Construction) for repainting of the district’s water storage tanks have been contacted for the necessary exterior maintenance starting with tank #3. Mobilization to the site has been rescheduled for the 3rd week of August.

Continuing to work with Shaw Engineering reviewing information for system mapping & proper abandonment of old 4” water mains & with personnel at State Revolving Fund, Community Development Block Grant, & USDA-RD for project funding, the drilling of a new source well & upgrades to remaining 4” water mains throughout (approximately 30%) of the water system.

Briggs came out to make sure we were getting our generators tied in the way they should be for the water. I have been on the phone with Resource Development in Sparks to start mobilizing equipment for tank #3 for sand blasting and recoating to start next week. Brandon, the generator is planned to go to Nevada Electrical Systems in Sparks. The CPU burned up after it had been running for about 5 hours. The manufacturer said we should replace it because it was a defect with that generator, after a certain amount of hours the unit burns up. We can’t start the generator because there is no display it’s all electronic to start the thing, so we’re going to send it back to where we bought it from, do a keep start and get power back to the display, move the CPU from the block to a box somewhere. I don’t know where that will be because the block is where it is the hottest. People were offering generators in the meantime even though the main road was closed, they were willing to drive the back way. Fred asked if the second generator was needed what would happen?. NV Energy would put out a notice and assist with generators.

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Road Report:

Continued ditch & pothole maintenance on Topaz Ranch Drive. Storm runoff on Slate Road created a few areas that required removal of mud & rock with backhoe, as well as street sweeping.

Plans are to begin pothole maintenance on Sandstone Road from Granite Way to Slate Road Ditch maintenance & brush removal is planned to continue along Sandstone Road ditch flow lines & road edges until the stockpiling at the district yard is at capacity; at which point, ditch maintenance will continue in areas where minimal brush removal would be required.

Continue planning patching projects & ditch maintenance until all district roads & ditches have been maintained.

Remove accumulated sediment within the Topaz Ranch main flood channel to reestablish the easement width & proper drainage from Sandstone through to Hwy 208.

Regularly scheduled maintenance & greasing.

Christensen Automotive wired a harness for the trailer lights for planned transport of the district's generator to Nevada Electrical Systems, in Sparks, NV, for required repairs.

"Purpose of Safety Meetings" – 7/21/2021 Information passed on in safety meetings are to aid in prevention of injuries in the workplace & a chance for employees to relay safety concerns to supervisors or to improve ideas to perform tasks more safely. Even topics you may be familiar with can be easy to tune out but do yourself a favor & pay attention as if you have never heard the topic presented. You may learn something new, such as latest equipment or even a safer way to do a job.

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, comment will be allowed.
- (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.

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AGENDA

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

1. For discussion only: Current Status of USDA-RD Grant Application for funding new well.
(Some materials will be available for review) TS

The USDA RD report Project Name: FY21 Well & Distribution

Brandon said Trevor, Cheryl, Pierre, and Cody sent Brandon this report, supposedly the last step, and were moving quickly because of year end. Trevor said we had to finish by a certain time or they wouldn't be able to divvy up anything. We got a \$2,696,000.00 Grant funds for the new Well and the new transmission line, Well #6 will be disconnected. The Park location where we are planning to drill will be discussed in the next item. The \$277,000.00 funds are a loaned amount which is usually a fraction of Granted fund money we get, we will end up paying some of that back at an interest rate of 1.35% for 40 years. This rate was based on the average income of the area as calculated by the USDA. Short Lived assets reserves will change because of that.\$24,000.00 a year set aside for the loans that we have with the USDA which was dropped to \$8,400.00 a year so we save funds that way. A further explanation can be found on page 5 of the above mentioned report in the office. We are getting the \$2,696,000.00 funds to start the first phase of the project by the end of the year. Upgrading the remaining 4" pipe to 8" pipe and installing the remaining fire hydrants. Brandon said phase two has been applied for but not available. Fred Farley stated that the existing permit allows for well #1 300' and 500' is the actual distance for the easement allotment this will be researched. Steve Mitchell wanted to know if the new well was in the TRE zip code. Trevor said yes. Larry Offenstein said he thought the easement error had been corrected. Trevor also thought the correction had been made. Larry said the original plans should have the correct information and Trevor agreed. This should have been found on final inspection for sign off. Dave Akola ask if Trevor could check and if necessary back charge the contractor. Trevor said he would look into it.

2. For discussion only: "TREGID New Well Site Easement" and negotiations between legal teams for the District and Park Livestock Co. (Materials will be available for review) TS

Brandon spoke to Mike Rowe who has spoken to the Park attorney and they are going to work on something not sure what it is but I know Park is going to want something out of the deal Trevor or Cody do you have any information? Trevor said they had some talk about land value at 50% on the site to the highway. Didn't talk prices but just wanted to know Parks feelings on the easement. He said he didn't have a problem with us getting a straight route to where we want to go and the placement of the well. He may want to put some parcels out there. It would not be us putting in the structure, it will be him putting in the infra structure so only part of the survey would say, from the well that we drill, they would be able to bring their infra structure to it and we would supply water. So were not getting into something that would cost us a bunch of money down the road. I don't think he's going to want to build homes in NV, so I don't know what the negotiations are going to be. It will be presented to us and then presented to the board and we will see where they go with it. So it is important we have to get it done, without that, the money is reserved for us, but it can't be use on the project without the easement. Trevor said the easement has to be completed before they will put out any money at all. Gerald Clark how long do you think that will take? Well there's two attorneys talking and it depends how long they talk Brandon said, he talked to Mike Rowe and he understands the need. Steve Mitchell, last meeting it was said Park had zero water rights for that well and now he might have rights to the well, is that correct? Witch is right? Lets word this correctly "he will never get any of our water rights ever". "The water rights will always stay with the TREGID". If we supply water to the

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homes they will be metered as usual. They would pay their water bills and Park would not have any water rights. It's not like we gave anything away. "Will Serve" would be if he wanted us to serve him water and we signed an agreement that we would be pumping water from our water rights to that new well. Brandon there has to be a common sense agreement. Trevor said Parks may take the 50% of land value in water services put in and he could have 10-15 services if 15 lots were put in, then we would supply more houses with water. I'm saying that's how it would be, I'm saying it could be. It depends on the legal agreement. Brandon doesn't think Park would do it, his attorney will. Larry summarized that Park might want to build homes and supply water to the homes and the revenue would come to TRE. Brandon "Let's hope everyone does their part and we will have a good well" The new well will be on an 80'x80' easement close to what is shown on the graph. Trevor commented that the well location by Kyle drive could require a letter to the home owners that we were going to put in a commercial well within 2,500 feet of the property, it could create an issue for people thinking their water was being taken and the well would cost more for piping.

3. To approve, approve with modifications, or conditions or deny: an amendment to current "Standing Rule 22: Appendix D – Notice Concerning Lead" TS
 - a. The section requiring amendment currently reads; "The EPA currently has set a maximum standard for lead at 0.50 parts per million (ppm), but this standard may in future be set even lower."
 - b. The "0.50" ppm number may have been a clerical error some time ago but is throughout all the policy copies that have been reviewed.
 - c. The revision should include the 1991 revisions of the EPA's "lead and copper rule" to include the reduced maximum contaminant level (MCL) set at 0.015 ppm with a MCL goal of zero.
 - d. Amendment to read; "In 1991, the EPA set a Maximum Contaminant Level (MCL) for lead at 0.015 parts per million (ppm) with a MCL goal of zero."

Steve Mitchell When was the last test? Trevor lead tests are taken from 10 of the oldest properties, usually because they have the fittings that contain lead. A bottle is given to the home owner and asked to wait over night and test in the morning. We do it every 3 years and has never been above .05. EPA compliance is the reason for the testing. .50 appears to be a misprint. Mark Bradshaw this is an easy change.

Dave Akola made a motion to approve an amendment to current "Standing Rule 22: Appendix D Notice Concerning Lead" TS. Mark Bradshaw seconded the motion. Motion carried 5 yes – 0 no.

4. For Discussion Only: Find out when Sandstone Dr. is going to get fixed? Many pot holes. Walk in request by Don Youmans. Trevor said there were a couple more issues on Topaz Ranch Road and after they were completed work would start on Sandstone.

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Steve Mitchell why is my water bill in thousands? Trevor said the base is \$45.50 plus 1,000 gallons. The meter shows actual but the computer system reads only 4 places which is in thousands. If the read is say 999 the system wouldn't charge the 1,000 rate until the last 1 gallon was used. Trevor will research further.

TRUSTEE REPORTS: See Agenda #1 da

Dave had lunch with a couple of people that are advisors in Carson City talking about infrastructure funding that is coming after the Senate passes the \$1.5 trillion bill, supposedly NV is getting \$5.7 and \$6.3 billion that will be delivered to the state and divided among the different counties by population. We should get in an application ASAP. I would like to have a special meeting to discuss and vote. Supposedly there are 23 GIDs and we should all get together and apply. What we could do is hire a grant writer and the pay could be included in the grant money. Brandon was concerned that the Ranchos might take most of the money. We need money for a maintenance building, we need money for road repair. and possible money to put 6" of base and 4" of asphalt on a road. Fred said what you want is a special meeting to finalize. Brandon thought that on other reports the TRE roads were dirt. Let's do what we can to proceed. The grant writer should be paid from proceeds.

Mark Bradshaw commented that we have had resignations and it has put the GID in a tough spot. Trevor Smith said he would handle the situation.

ADJOURNMENT:

Time: 7:25 pm

Mark Bradshaw made a motion to adjourn. Gerald Clark seconded. Motion carried 5 Yes - 0 No

Minutes submitted by Board Secretary, George Barber