

**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 19, 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

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- 1) **CALL MEETING TO ORDER:** Led by Chairman Brandon Taylor **TIME: 6:00 PM.**
 - 2) **PLEDGE OF ALLEGIANCE:** Led by Chairman Brandon Taylor
 - 3) **AGENDA APPROVAL: For Possible Action:** Board action to approve the August 19, 2021 Special Meeting Agenda
Public Comment before Board Action: None

Mark Bradshaw made a motion to approve the August 19, 2021 Agenda. Dave Akola seconded.
Motion carried 4 Yes - 0 No.
 - 4) **INTRODUCTION OF GUESTS:** None
 - 5) **BOARD MEMBERS PRESENT:** Brandon Taylor, Dave Akola, George Barber and Mark Bradshaw
 - 6) **STAFF PRESENT:** Trevor Smith
 - 7) **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.

Mat Torley said he had a company Kantec licensed in Nevada to do grading and excavation work. I'm at 3595 Granite and would like to help with the drainage. Just wanted to make myself known to the GID board and I have worked together in the past mostly in the winter with the snow removal process and drainage. I have the equipment personnel and knowhow to get ready for a possible storm. I can also do road maintenance all the way down to making ash fault. Once again this is just an introduction to let you know I'm alive and well. I'm open to any questions. MB asked if he had a grader that didn't come over on the mayflower? Answer Yes. Then he described the grader. MB said he was kidding but your equipment is better than ours. Matt has parts availability in Sparks with a close relationship with Cashman Parts. Where is your place? Answer corner of Granit and Pearl, most of the equipment is on the east side up by the new hanger building. I'll follow-up with you with a letter. Said he was on the board

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back in the 2000 era and did his time. Dave Akola asked to include pricing information when you send the letter? Matt I can, you bet. I can break it down cafeteria style. Brandon said we would probably do bids but an hourly rate would be needed to. Mark Bradshaw said our biggest problem is old equipment like a grader, even an old used grader is a lot of money. Matt went on to discuss the equipment he has in detail. Matt said he knows the dilemma because when he was on the board it was the same equipment. Steve Mitchell “Get to the Money”

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.

8) 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 starting the process of writing grant applications for the following.

The Topaz Ranch Estates General Improvement District (TREGID) will hold a special meeting on August 19, 2021, at 6:00 PM at the Topaz Ranch Estates Community Center. The purpose of the meeting will be to discuss applying for funds that might become available from the Infrastructure Bill that recently passed the United States Senate. It is expected that approximately 6 billion dollars will be awarded to the State of Nevada for infrastructure projects. TREGID could apply for funds to upgrade all or a portion of the roads in TRE, or funds to complete upgrading our water system. TREGID could also use grant funding for necessary drainage maintenance or constructing a Maintenance Building. da

Public Comment before Board Action:

1 Dave Akola said a couple weeks ago I had a meeting with a lobbyist that works out of Carson City, he told of these funds becoming available and said we should apply for them ASAP to get

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on the top of the list If the funds become available we would have a chance of getting a part of them. We wouldn't know how much or what the requirements are also he said he would introduce me to the State Treasurer and we may get him to come down to TRE to look around. I'm having a follow-up meeting next week to talk about possible funding. Dave any questions? I'll try to answer. Brandon so we all know we need money to do roads it could be hard to get so it's not going to be easy. This is the first step we are basically giving ourselves permission to do this or at least start the process. We have some great people to reach out to, Cody the current engineer is good with these people. He knows where to get the grab money and stuff like that. The money is going to be on the tax payers back, and it's going to be spent somewhere we might as well try to get some. Where's the money going ? Is it directly to the Senate? Dave no it will be going to the State. The funds will go out to the States and come out through the Treasurers office. Brandon from what we were told the money would generally be handled by the USDA. The State Revolving Fund (SRF) would also be involved and is another portion of the money we use, for like the new Well project. Of the \$2.7Million granted \$1.6M of that came from the SRF. So if the SRF gets a portion of the money I heard the Governor said he wanted to get the money to the rural areas. Also some of the money may go to NDOT and that could be another source to get them to fund a training project or something like that out here and bring out the trainers. Brandon we don't know where the money is going to yet. Dave I talked to the guy from NDOT out of Carson city who handles the projects for different counties about two months ago and I told him one of our high priorities is to put turn-out lanes on Highway 208 then I gave some past examples of accidents. Brandon that project would be done by NDOT and wouldn't effect the board. Steve Mitchell said the turn-outs are on the original plans. Steve went on to say that in California a group used that to get the turn-out put in. Brandon stated the governor is the one to distribute the funds to handle these projects. Dave said no the governor will probably turn that money over to the Treasurer. Brandon said he heard the there will be a special session when the money comes in. Mark said right now we don't know anything. I don't mind voting to get this stuff going but right now we know basically nothing. Brandon it gives us the ability to apply. Steve Mitchell I have another question and I know that roads and water are separate but I wasn't aware of which was being applied for. Brandon assured that there would be separate applications. Steve the application is not one or the other? Brandon getting money for water is pretty easy compared to money for roads. Brandon any additional public comment? Any board comment? Can I get a motion?

Mark Bradshaw made a motion to approve To approve starting the process of writing grant applications for the following.

The Topaz Ranch Estates General Improvement District (TREGID) will hold a special meeting on August 19, 2021, at 6:00 PM at the Topaz Ranch Estates Community Center. The purpose of the meeting will be to discuss applying for funds that might become available from the Infrastructure Bill that recently passed the United States Senate. It is expected that approximately 6 billion dollars will be awarded to the State of Nevada for infrastructure projects. TREGID could apply for funds to upgrade all or a portion of the roads in TRE, or funds to complete upgrading our water system. TREGID could also use grant funding for necessary drainage maintenance or constructing a Maintenance Building.

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2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:

Advertise for and Hold interviews for a grant writer. If hired the grant writer could work in conjunction with the other 22 GIDs in Douglas County to apply for GRANTS. da

Public Comment before Board Action:

Brandon I'm not implying we hire someone full time We need to reach out to find out what would be charged to use a grant writer and how the cost would be applied the grant writer. How much up front and possible completion costs? Who gives us the best proposal to get someone we can lean on. Mark agrees to get a grant writer but we don't have the money yet, I don't feel we can vote on this as written. We're not ready to hire a grant writer yet. Brandon but we have to start advertising. We will continue to need a grant writer even if we don't get any of the infrastructure money. Someone we need that doesn't get paid until needed. Mark OK I'd go along with that. Brandon we can change the wording with "modifications or conditions" Trevor said we could get resumes from a request for qualifications (RFQ). Dave I received a list of all the GIDs so with the boards permission I'm going to contact the various GIDs to see if they would want to do grant writing jointly then we wouldn't have to pick up the whole ticket. All these GIDs have the same needs we do. Mark agreed. Some of the GIDs take care of water, roads, sewage, parks etc. Rosemary Irish agreed with a grant writer being paid from proceeds. What did we do with previous grants like the fire hydrants? Brandon, said Trevor, Shaw and the USDA and SRF all congruently came together with us to get these applications filled out. We did a lot of time with Cheryl Couch and Jason Cooper at SRF, we also had an engineer who knew we needed, all helped to get a grant. Steve Mitchell do you have a list ? Brandon "that's what were trying to do here". Steve maybe someone could put together a list of grant writers and see if they will do a proposal and how much it would cost, before you hold a lot of interviews. Brandon just like Trevor said when we have a project we send out a Request for Qualifications (RFQ) Generally the engineering companies will respond with a proposal. We can use the RFQ for this project. Mark stated the government doesn't come to us, we have to make a request to get what we want. Steve Mitchell the grant writers are specialized they're not general and they generally won't do multiple grants. Mark the trouble I have with this one I'm going to say it straight out "I don't want to see all this work, looking for grant writers and finding out more information, to go in this man (Trevor) because one he doesn't have time, he has no workers, he is in a bind that you or I would not want to be in and we'll start having problems and stomping my feet if this work has to go to him. He has other things he has to take care of. Trevor, basically all I would have to do is send out a letter. Brandon said that Trevor did end up in the center of the last project. Mark said in six and a half years I haven't tabled anything but I would like to table this on possible action of finding more information on grant writers. Brandon we can't even advertise without voting. Iris Sorenson Do the other GIDs have grant writers? Brandon said that is what Dave Akola is going to look into. Dave said he would contact the different GIDs to get further information. We need to move forward with this. Brandon said Douglas county has a grant writer. 40 hours a week. That person might not be adverse to doing some side work. Mark so this item is for advertising and holding interviews. This is to start the process.

Mark Bradshaw made a motion to approve: Advertise for and Hold interviews for a grant writer. If hired the grant writer could work in conjunction with the other 22 GIDs in Douglas County to apply for GRANTS. Dave Akola seconded. Motion carried 4 Yes - 0 No.

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9) PUBLIC COMMENT:

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Steve Mitchell said procedures need to be put into place to go along with an application.

10) ADJOURNMENT:

Time: 6:39 pm

Mark Bradshaw made a motion to adjourn. Dave Akola seconded. Motion carried 4 Yes - 0 No

Minutes submitted by Board Secretary, George Barber

DRAFT