

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

MEETING MINUTES

SPECIAL MEETING MINUTES

DATE: Wednesday, February 28, 2024
TIME: 6:00 P.M.
LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER
3939 Carter Drive, Wellington, NV 89444

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 TRE GID office at the address and phone number above OR by email directed to: TREGID2023@gmail.com

- 1) **CALL MEETING TO ORDER:** Led by Chairperson Sharon Becker **TIME: 6:03 PM**
- 2) **PLEDGE OF ALLEGIANCE:** Led by Trustee Mike Tanner
- 3) **BOARD MEMBERS PRESENT:** Sharon Becker, Lisa Sandbo, Alton Randall, Mike Tanner
- 4) **STAFF MEMBERS PRESENT:** Rob McVicker
- 5) **INTRODUCTION OF GUESTS:** Cody Black
- 6) **AGENDA APPROVAL:** For Possible Action: Board action to approve the **FEBRUARY 28, 2024**, Agenda.

No Board comments

No Board Comments: No comments

Public Comment before Board Action: No Public comment.

Trustee made a motion to approve the Agenda for the February 28, 2024 Special Meeting. Trustee Randall seconded. Motion carried 4-0.

- 7) **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. The Board is not required to respond to Public Comment. and email addresses, who has the phone number which is the emergency contact for TREGID residents on the website.

No Public Comment

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AGENDA

- 1. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Accept the resignation of David Akola as a Trustee of the TREGID Board of Trustees.

Board Comment:

Trustee Randall – Wish Mr. Akola would reconsider. He brings an oppositional view on the board. He is knowledgeable about the rules and does point us in the right direction for the community. Would like to reconcile the friction.

Public Comment: No public comment.

Trustee Tanner moved to accept the resignation of David Akola as a Trustee of the TREGID Board of Trustees. Seconded by Trustee Sandbo . Motion carried 4-0

- 2. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve a pay raise for Susie Hant, TREGID clerk, of \$1.90/hour.

Trustee Becker- Gave overview of her job and the workload she has managed as a single office staff.

Board Comments:

Trustee Randall: Is she part-time? She is not getting benefits. She currently being paid \$19/hour. 10% raise is reasonable.

Public Comments: No comments

Trustee Becker moved to approve a raise of \$1.90/hour for Susie Hunt, TREGID clerk. Seconded by Trustee Tanner. Motion carried 4-0.

- 3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Formally hire Jennifer Schofield as part-time Bookkeeper for the TREGID. This position is being offered to Ms. Schofield as part-time and may transition to full-time as needed in the future.

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This item is brought back from the Feb.14, 2024 meeting.

Board Comment:

Trustee Tanner gave an overview of Jennifer's resume.

Trustee Randall - does she want to go full time? Will she be taking over the DBM? May need her to oversee the FB page since Board members should not be administering a FB page. Will she be helping to lighten the load of the DBM? Concerned about employing within the Standing Rule.

Trustee Tanner addressed the DBM future as a TREGID DBM. The DBM wants to train this employee to lessen the load.

Public Comment:

Cody Black: The current DBM has made the District run much smoother. Trying to find another as an employee with her qualification would be near impossible since most work for large public entities such as Douglas County.

Trustee Tanner moved to approve a formal offer to hire Jennifer Schofield at \$21/hour as a part-time Bookkeeper for the TREGID contingent upon passing the drug screening and background checks as required by the Standing Rules (25.5.1.3 and 25.5.1.4). Seconded by Trustee Sandbo. Motion carried 4-0.

- 4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** To award the construction contract for Phase 2A Well 8 Construction (Drilling only) to Stonehouse Drilling Construction, LLC in the amount of \$373,275.00 and authorize a construction contingency up to \$30,000.00. (The project is funded through USDA and Sate of Nevada Office of Financial Assistance. Approval authorizes the Chairman to sign all agreements and related documents required by USDA and the State for the well drilling project).

Cody Black spoke to this contract. Received two (2) bids; McKay Drilling for \$425,605.00 and Stonehouse Drilling \$373,275.00 (this bid was \$60,000.00 less than their contract for Well #6). We are under budget at this time. We may be short on the total project funding and will address that if needed in the future with USDA and SRF. Discussed the flow capacity to deliver daily water needs, 200 GPM. New well located off Granite and Hwy. 208. The water table has

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changed over the 50 years about 50 feet. 425 feet to bedrock and subsidence is not an issue. The state engineer manages this water basin. The larger impact is the agriculture across the road where they pump at a much higher GPM. No curtailment proposed by the state engineer at this time and monitors the water. Discuss how a new development would affect our water. Mr. Park must petition the State Water Board to further his possible residential development.

Board comment:

Trustee Randall: This well is being completed to manage TRE not another community development. Current maximum demand is? Cody stated about 225 GPM. Has the water table changed over the years?

Public Comment:

Bob Stevenson – State water master informed us several years ago there is limited water here as it is serviced by a single river. Cody Black informed us how the water flows.

Trustee Becker moved to accept and award the construction contract Stonehouse Drilling Construction, LLC in the amount of \$373,275.00 and authorize a construction contingency up to \$30,000.00. Seconded by Trustee Tanner. Motion carried 4-0.

- 5. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve Amendment #2 for Shaw Engineering contract in the amount of \$38,000.00 for hydraulic modeling and additional mapping services. (Services are funded through USDA and the State of Nevada Office of Financial Assistance).

Cody Black – Background, lack of mapping for the GID. Older hydraulic model was obtained with hand calculation. The state wants a more modern (better) model. Trying to be judicious with the contract monies, however, needs to update the modeling. Showed how the PRV (pressure regulation valves) regulate the water flow to those who are serviced by TREGID. Google Earth with KMZ file so DOM can look at it. Can get an ARC license.

Board Comment:

Trustee Tanner – Who is managing the dig-out. Cody stated Shaw Engineering and BSDW are currently working on this project and getting bids.

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Trustee Randall – Why the need for additional money. Two original line items in the original contracts that were not scope items that were not put under contract. Not more money, just items that had not been contracted out at this time. These are items that need to be completed and were in the original contract.

Public Comment:

Brad Becker – Will the system be able to rebalance should those who have private wells need to be served. Cody stated they could have an investigate in a few hours to allow for an accurate answer.

Shelly Gonzales – Andesite had high pressure, was it a pressure valve? Cody reviewed this with an explanation of what they found and corrected.

Trustee Tanner moved to approve Amendment #2 for Shaw Engineering Contract in the amount of \$38,000.00 for hydraulic modeling and additional mapping services. Seconded by Trustee Becker. Motion carried 4-0.

- 6. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Enter into a contract with SPB Utility Services, Inc. to provide the District with certified operations services for its water system, as required by state and federal law.

Trustee Becker informed the community that Nevada Rural Water has terminated their contract with TREGID. Formal approval will be added on March 13, 2024.

Board Comment:

Trustee Randall: This is a temporary contract to comply with State and Federal regulations. Cody Black explained what is required by BSDW and the state to oversee the water systems. The contracted operators help with the compliance as needed. If contracted operators are needed in the field, they would be available.

Public Comment:

Sandy Fritch – Wasn't the last DOM a D-2? Trustee Becker did affirm that Cody Dalhaus was a D-2 when he was employed by TREGID.

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Trustee Tanner moved to tentatively approve contracting with SPB Utility Services, Inc. to provide the District with certified operations services for its water system as required by state and federal law. Seconded by Trustee Randall. Motion carried .

- 7. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Appointment of new trustee to the vacant board seat.

This is for discussion only. The appointment will be done at the March 13, 2024, meeting. The term ends on December 31, 2024. The position is open to any TRE resident.

Public Comment:

Shelly Gonzales – where to send the information.

Board Comment:

Trustee Tanner requested any application be sent to the TREGID clerk. Can also attend the next regular meeting and petition to fill the vacancy.

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. Public comment may be further limited due to time constraints. The Board will not take action. The Board is not required to respond to Public Comment.

9) ADJOURNMENT:

TIME:7:20 P.M.

Minutes submitted by Board Trustee Tanner. Seconded by Trustee Sandbo.

A COMPLETE RECORDING OF THIS MEETINGS DISCUSSION CAN BE FOUND AT THE GID OFFICE