

**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: JULY 14, 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: 6:03 p.m.**

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

Public Comment: None.

MINUTES APPROVAL: For Possible Action: Board action to approve the minutes of the June 9, 2021 Regular Meeting. Mark Bradshaw made a motion to approve the June 9, 2021 Minutes, Dave Akola seconded. Motion carried 5 Yes - 0 No.

Public Comment before Board Action: None

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.

CONSENT CALENDAR

CORRESPONDENCE:

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

1. Water Bills: \$ 147,726.01
2. Road Bills: \$ 10,854.37
3. USDA/Bergkamp: \$ 2,122.00

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Mark Bradshaw made a motion to approve the Bills to be Paid in June 2021. Sparky Clark seconded.
Motion carried 5 Yes - 0 No.

REPORTS

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: Trevor Smith related a discussion with Cody Black.

Water Operator's Report:

Trevor Smith started his report water with consumptions and a comment on water sampling: All five routine bacteriological water samples on June 16 came back negative for Total Coliforms. Monitoring samples required for Nitrates at the well were also completed.

Replaced SRII meter with the last in stock "Iperl" meter through the district's meter replacement program for the fiscal year on 6/15/21. Break down of old SRII meters & cracked or damaged parts to be added to the "clean-brass" stock & recycled for addition of funds for the meter replacement program. Well motor rotation & sampling of the well & new piping section were completed on the 15th & 16th to reestablish system production to the storage tanks. Well samples were received the morning of Friday the 18th & cleared to return to normal system operations. As of June 30, expenditure of remaining funds from project Phase 1C for well #1 building rehabilitation & backup power upgrades for well & booster stations are approximately 98% completed. Specification issues with the door manufacturer (2 of 3 jams arrived to incorrect specs) had to be reproduced to correct specs which arrive by the end of this week. The chlorination pump room plumbing and transducer for pumping level indicator are also planned for completion. Final walk-through inspection for substantial completion is scheduled Thursday 7/22/2021.

Road Report:

Trevor Smith discussed the following:

Continued pothole & patching projects on Topaz Ranch Drive east of Albite Road. Material bays for cold mix, road base, sand, & drain rock were replenished through Bing Materials & Hunewill Construction. Thunderstorm downpours on Slate, Stone, Flint, Arden, & Topaz Ranch Drive created numerous culvert blockages due to drainage from driveways washing down into roadways or "screens" or "filters" being placed on inlet side of the customers' culverts.

Complete road patching on the remaining areas of Topaz Ranch Drive, north from Granite Way to Ballman Way. Projects on Sandstone Road are planned upon completion of Topaz Ranch Drive. Ditch maintenance & brush removal is planned to continue along Sandstone Road ditch flowlines & 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.

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Complete Bergkamp-FP5 patching projects & ditch maintenance on Topaz Ranch Drive & Sandstone Road main throughways. 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. Climate controls for the 2004 Chevrolet Silverado were replaced. Had a meeting on “Heat Stress” – 6/18/2021 concerning everyone reacts differently to heat. Be sure to stay hydrated to avoid dehydration & not to overexert oneself becoming susceptible to heat stress, illness, or even stroke throughout the heat of the day.

Engineer’s Report: See agenda item #3

ADMINISTRATIVE CALENDAR

he 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.
- (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.

AGENDA

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

1. For Discussion Only: Road Report da

Dave Akola did a presentation which included the following:

I have completed my inspection of all the roads within the GID per Standing Rule #15. My inspection has determined that there is much work that needs to be done. Below is a list of recommended work.

Stop signs should be installed at 34 locations.

There are numerous driveway culverts that are silted in and need to be cleaned. At some of the silted locations, runoff from recent storms has either overtopped the road or eroded the area between the road and the culvert.

Throughout TRE there is a lot of vegetation within the road right of way (ROW) that needs to be cleared.

There are trees and brushes restricting the drainage at numerous locations. This needs to be cleared. At two locations vegetation needs to be removed or trimmed to provide adequate visual sight distances.

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Where rabbit brush and weeds are growing close to the travel way there is a very large fire danger from a discarded cigarette or from a from a vehicle dragging something. The vegetation needs to be cleared and an herbicide needs to be applied to the new growth. I applied an herbicide to the small trees growing through the pavement or within the ditch in front of 3720 Sandstone Drive within a few weeks, after the trees have died, they need to be cut off at ground level.

I have marked the areas on the enclosed map where I think the pavement needs to be patched as soon as possible, as well as other maintenance that needs to be completed. Roads with under sized water mains that need to be replaced are not listed. Hopefully, these areas can be repaved with the next water-main replacement project.

Trevor Smith addressed the areas with explanations that included workforce and equipment requirements.

This item created a large amount of discussion. A recording of the meeting is available at the district office for your review.

2. For Discussion Only: Equipment purchases that were budgeted for FY22 bt
Brandon Taylor stated the first question is what do we need to buy? Trevor Smith said with the budget of \$150,000 and new blades not being produced a used blade for the motor grader could cost \$60,000 to possible \$120,000 depending on the used hours. If anything breaks on ours we wouldn't have one to use. The blade is the number one priority to purchase. Purchasing on line has to include shipping depending on the area. Brandon commented that it could be worth searching on the internet because it could be cheaper in an other area. Trevor said we also need another service vehicle. The dump truck is substandard and 3 yard truck, we need at least an 8 yard truck. Trevor would also like a water truck The sweeper is still running and parts are still available. Trevor said the priority would be a Motor grader, a dump truck, and a water truck. Rolled over the old budget and added \$2,000 to repair a truck should be under budget. Sparkey asked do you have a preference for a motor grader. Trevor no I can adapt to the product, however parts availability needs to be considered. This item created a large amount of discussion. A recording of the meeting is available at the district office for your review.

3. For Discussion Only: Well one status update. bt

Trevor Smith communicated with Cody Black on this and the following memo was submitted by Cody Black.

This memo is to provide an update on the status and process for the immediate water system improvements for Topaz Ranch Estates GID (TREGID).

Well 1 Rehab Project – In Construction

The well 1 and booster stations 1 & 2 project is currently nearing completion. The substantial completion inspection and walk-thru is scheduled for Thursday July 22nd at 9 am. Final Completion will be 5 days afterwards. We processed the initial cost reduction change order and it looks like there won't be any additional change order requests from the contractor which is good news. The new piping is online currently, and the project should close out nicely. USDA has held the funding past June 28th which was a life saver due to some materials that were delayed.

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New Well

Thursday we will also be meeting with Mr. Park to discuss the location for the new well for the system. We have alternate locations available, however the current well is on Mr. Park's property so we will review options with him first. Based on the hydrogeology the Park property was also preferred. This meeting will just be to get a feel for what Mr. Park may have planned and what he may be requesting for the easement. We will have trouble getting final approvals on any grant funding if this easement is not in place, so we need to push to get this buttoned up; which Trevor and I are working on. Also, any price negotiations will be coming through the Board.

We have completed the USDA application and submitted the required documents to the State Revolving Loan Fund (SRF) folks, which is basically the engineering report. We have made some minor updates to it, and we have settled on the Phase 1 funding in the PER. This phase 1 will drill a new well, install the pipeline to connect the new well and complete some other miscellaneous repairs, purchase an additional portable generator (for the booster stations) and complete some hydraulic modeling for the system. SRF has preliminarily reported they may have \$1,574,500 funding available from a "Cap Grant" program, which leaves us short by \$775,500. We have reported this to USDA and USDA may have grant money or a combination of grant and loan to cover this short fall. This is all good news and things will start moving rather quickly over the next couple months to get these funds secured and get started on design. We are hoping to be drilling the new well by the end of the year and have it equipped and online by June 30, 2022.

This item created a large amount of discussion. A recording of the meeting is available at the district office for your review.

11 PUBLIC COMMENT:

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Steve Mitchell How often do you snow plow?. Trevor twice a year or 4 inches of snow. Mostly for emergency vehicles. Larry Offenstein for Brandon what are your plans if you win the other election? Would you quit the GID? Brandon said it would be up to the GID board.
See the recording for a complete narrative.

12 TRUSTEE REPORTS: See Agenda #1 da

Mark Bradshaw commented that we have had resignations and it has put the GID in a tough spot. Trevor basically said he would handle the situation
See the recording for a complete narrative.

13 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