

**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: March 10, 2021
TIME: 6:00 P.M.
LOCATION: ZOOM CONFERENCE

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: Brandontregid@gmail.com

CALL MEETING TO ORDER: Led by Chairman Brandon Taylor **TIME: 6:02 p.m.**
PLEDGE OF ALLEGIANCE: ZOOM Meeting, no flag.

BOARD MEMBERS PRESENT: Dave Akola, Mark Bradshaw, Brandon Taylor and Mike Clark

STAFF MEMBERS PRESENT: Trevor Smith and Ashley Martin

INTRODUCTION OF GUESTS:

AGENDA APPROVAL: For Possible Action: Board action to approve the March 10, 2021 Agenda.

Public Comment: No Public comment. Mark Bradshaw made a motion to approve the March 10, 2021. Mike Clark seconded. Motion carried 4-0.

MINUTES APPROVAL: For Possible Action: Board action to approve the Minutes of the February 10, 2021 Regular Board Meeting.

Board Action: No public comment: Mark Bradshaw made a motion to approve the Minutes of the February 10, 2021 Regular Board Meeting. Mike Clark seconded. Motion Carried 4-0

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 two (2) minutes per speaker, and speakers will be asked to sign in for the record. The Board will not. County Commissioner Mark Gardner made a public comment about some information he had emailed us. The information was about USDA grants and loan programs available for GID districts.

CONSENT CALENDAR

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CORRESPONDENCE:

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

- (1.) Water Bills: \$ 64,881.80
- (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 (TREGEQ) 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: No public comment. Mark Bradshaw made a motion to Approve the Consent Calendar. Dave Akola seconded. Motion carried 4-0.

REPORTS

REPORTS – For Discussion:

Treasurer’s Report: Nothing to report.

Water Operator’s Report: February Samples were all good. Repair needed at vault 7. Virtual inspection was completed. Well project to begin on Monday. Meet with a contractor about repainting our water tanks.

Road Report: Patching will continue as weather conditions permit. Ditch work.

Attorney’s Report: Agenda item

Engineer’s Report: Not present

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.
- (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 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: Steve Mitchell did not agree with a resignation so close to an election. Mike Clark made a motion to approve. Dave Akola seconded. 3 in favor 1 abstained.

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 3rd 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

Open for public comment before Board action. Steve Mitchell asked George Barber if anyone had asked him. George Barber responded with yes, he wants the position. Larry Offenstein asked if it had been approved by the attorney. I responded with yes it had been approved by the attorney. After all discussion Brandon Taylor made a motion to vote on Item #2 Dave Akola seconded the motion. Vote was 2-2 so the item did not pass.

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 25, 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. Steve Mitchell asked if the list of applicants would be public. The answer was yes. Mark Bradshaw made a motion to vote. Dave Akola seconded. Vote was 4-0 passing the item

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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 no Board action: This item created a large amount of discussion. A recording of the meeting is available at the district office for your review. Dave Akola made a motion to vote. Mike Clark seconded vote was 3-1 to approve item #4

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: Larry Offenstien stated that he believes the chairman should have a key. Brandon Taylor made a motion to vote. Dave Akola seconded. Vote was 2-2 so the item did not pass.

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: Dave Akola talked about this in detail and asked for a list. Trevor supplied a list of priorities. This item was tabled.

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: Dave Aola said he wants to do more research on the legality and we could table this item to next month.

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

Open for Public Comment before Board action: There was a lot of discussion about where to obtain funding. USDA grants are a great option we should pursue.

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

Open for Public Comment before Board action: The discussion was mostly about funding. Trevor would like to repair the old case backhoe. Trevor will put a list together.

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: There was a lot of discussion. Then Brandon Taylor made a motion to vote. Mark Bradshaw seconded. The vote was 1-3 and this item did not pass.

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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 24th, 2021 at 6:00PM. am

Open for public comment before Board action. This is a budget workshop and will be a rough explanation of the budget. Brandon Taylor made a motion to vote. Mark Bradshaw seconded. Vote passed 4-0

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. Commissioner Mark Gardner Thanked us for letting him be involved in the meeting.

TRUSTEES' REPORTS. None

ADJOURNMENT: Mike Clark made a motion to adjourn. Dave Akola seconded. Motion carried 4-0
Time: 7:49 pm

Minutes submitted by Board Chairman, Brandon Taylor