

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

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

PUBLIC NOTICE & AGENDA

DATE: May 8, 2024

TIME: 6:00 P.M.

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER

3939 Carter Drive, Wellington, NV 89444

POSTING: Copies of the finalized agenda, were posted by 9:00 am on **Friday, May 3, 2024**, or before the third working day prior to the meeting date at the direction of Alton Randall, TRE GID Secretary, in accordance with NRS Chapter 241 at the following locations: TREGID, 1490 Albite, #8, NEVADA TRADING COMPANY, 3900 Carter Dr., TOPAZ RANCH ESTATES COMMUNITY CENTER, and at PINION PINES REALTY, 1490 Albite, #6, <https://notice.nv.gov/>.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- 1. Mail:** USDA Department of Agriculture
Office of the Assistant Secretary of Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410
- 2. FAX:** (202) 690-7442 or
- 3. Email:** program.intake@usda.gov

This institution is an equal opportunity provider and employer.

Agenda Items Supporting Documents: Copies of back-up materials used in the preparation of these agenda items are available by contact to our office in writing at the address and phone number above, OR by email directed to: TREGID2023@gmail.com copies are usually available in our office for pick up three business days prior to the Board meeting.

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Notice to Persons with Disabilities: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 266-3000 in advance so that arrangements may be conveniently made.

Notice: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

Public Comment: Public Comment may not be limited based on viewpoint. Speakers will be asked to speak from the podium, limit their remarks to 2 minutes and sign in for the record. Public comment may be further limited due to time constraints. Public comment will be heard after Board Members and Staff are done speaking to an item, but before any Board action on the item. The Board is not required to respond to Public Comment.

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.
- (4.) The Board will then discuss the item. Once the Board and Staff have concluded their discussion, public comment will be allowed.
- (5.) Public comment is limited to two minutes per speaker.
- (6.) Once Public comment is completed, the Board may engage in additional discussion and may take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, the Chairman may defer public comment to the end of the meeting.

AGENDA

1) **CALL MEETING TO ORDER** by _____ **TIME:** _____

2) **PLEDGE OF ALLEGIANCE** by _____

3) **ROLL CALL OF BOARD MEMBERS:**

4) **STAFF PRESENT:**

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5) INTRODUCTION OF GUESTS:

6) AGENDA APPROVAL:

For Possible Action: Board action to approve the Agenda for the May 8, 2024, Regular Meeting

Public Comment before Board Action:

7) MINUTES APPROVAL:

For Possible Action: Board action to approve the minutes of the April 10, 2024, Regular Meeting.

Public Comment before Board Action:

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. Speakers will be asked to speak from the podium, limit their remarks to 2 minutes and 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.

CONSENT CALENDAR

A. For Possible Action: Bills Paid for:

1. Water Bills: \$ 28,948
2. Road Bills: \$ 19,578
3. Debt Service: \$ 16,953
4. Capital outlay: \$ 10,000
5. Water Projects: \$ 367,325

Open for public comment before Board action:

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REPORTS

9) **REPORTS:** For Discussion Only:

- A. Treasurer's Report:
- B. Water Operator's Report:
- C. Road Report:
- D. Attorney's Report:
- E. Engineer's Report:
- F. FEMA Report:

10) **AGENDA**

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

- A. For Discussion only:** Danny Tarkanian will speak about federal American Rescue Plan (ARPA) funding that may be available for state and local governments.

Open for Public Discussion:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Review and Accept the June 30, 2023 annual audit.

Open for Public Comment before Board action:

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Award the lowest responsive and responsible bid for the FEMA Debris Project.# 724629.

Open for Public Comment before Board action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Convert District Operations Manager ("DOM") position (that Robert McVickers just filled) from an hourly wage to a salaried position. This position is currently paid at \$29.15 per hour; however, the business manager reports that the GID is unable to contain his costs with overtime. This item was tabled last month.

Open for Public Comment before Board action:

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Authorize and/or approve contract negotiations for road projects not covered by FEMA, including contract/s for crews to fill potholes in TRE.

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Open for Public Comment before Board action:

- F. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** SPB update on Water District inspection and Priority List. Approve purchase of clay valve needs replacement. Recommendation is to rebuild the unit with a rebuild kit, not to exceed \$2k. Need to purchase a solar powered sump pump, not to exceed \$1k. Tank signage is required, not to exceed \$1k.

Open for Public Comment before Board action:

- G. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Hire Cody Black at Shaw Engineering to produce bid packages for the FEMA Northern and Southern road projects. Cost of bid package creation not to exceed \$2,700.00 per project.

Open for Public Comment before Board action:

- H. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** As noted by multiple audits and reviews of the District operations, it is recommended that the District add a remote controlled gate that closes behind an entering/exiting vehicle and uses access codes for security. At a minimum policy should be set that requires gates are locked when staff is not present at the yard.

Open for Public Comment before Board action:

- I. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** District should apply to NV-BSDW for an extension of time to complete tank overcoat and possible repairs due to new information received from Shaw Engineering services: Added costs related to Proposal for the exterior reconditioning of two existing welded steel potable water storage tanks in the amount of \$12,500. Specifications would require vendors to possibly rebid project.

Open for Public Comment before Board action:

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- J. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Annual Health Insurance Renewal, (Private insurers or PEBS). This item was tabled last month.

Open for Public Comment before Board action:

- K. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Annual Liability and Workman's Compensation Policy Renewal. This item was tabled for last month.

Open for Public Comment before Board action:

- L. For Discussion only:** The 2024-2025 tentative budget.

Open for Public Comment:

- M. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Revert the deadline for agenda items to be submitted to the Board Secretary back to the 1st Wednesday of the month.

Open for Public Comment:

- 11) TRUSTEE'S REPORTS (if any, for Presentation Only):**

- 12) PUBLIC COMMENT:**

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- 13) ADJOURNMENT**

TIME: _____