

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

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

REGULAR MEETING MINUTES

DATE: July 10, 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

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- 1) **CALL MEETING TO ORDER:** Led by Chairperson Sharon Becker **TIME: 6:00 PM**
 - 2) **PLEDGE OF ALLEGIANCE:** Led by Trustee Michael Tanner
 - 3) **BOARD MEMBERS PRESENT:** Mike Tanner, Sharon Becker, Jeff Burgess. On the phone, Alton Randall and Lisa Sandbo
 - 4) **STAFF MEMBERS PRESENT:** Cathi Consolo, Carlos Aguilar
 - 5) **INTRODUCTION OF GUESTS:** None

- 6) **AGENDA APPROVAL:** For Possible Action: Board action to approve the **July 10,2024**, Agenda.

No Board Comments

Public Comment before Board Action: No Public comment.

Trustee Becker Motion to approve the agenda of July 10, 2024
Trustee Tanner seconded.
Motion Carried 5-0

- 7) **MINUTES APPROVAL:** For Possible Action: Board action to approve the minutes of June 12, 2024.

Public Comment before Board Action: No comments.

Trustee Becker moved to approve the minutes of the July 12, 2024 meeting. Seconded by Trustee Tanner.

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Motion Carried 5-0

- 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. The Board will not take action. The Board is not required to respond to Public Comment.

David Akola spoke on aspects of the FEMA projects.
Mike May spoke on his water account discrepancies.

CONSENT CALENDAR

A. FOR DISCUSSION ONLY: Bills to be paid **July 2024**

1. Water Bills: \$44,542
2. Road Bills: \$31,324
3. Debt Service: \$16,953
4. Capital Outlay: \$65,000
5. Water Project: \$50,000

Motion made by Trustee Becker, Seconded by Trustee Randall. Motion carried 5-0.

REPORTS

- 9) REPORTS:** For Discussion Only: No report. June and July will be reported at the August Meeting

- A. Water Operator's Report: As read into the minutes.
- B. Road Report: As read into the minutes.
- C. Attorney's Report: Worked on SR22-service availability fee.
Started work on the contract check list.
- D. Engineer's Report: Well #8 to hook up to Well #6.
- E. FEMA Report: FEMA-Cleaned Granite; Prep on the other culverts;
Southern Roads projects.

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10) AGENDA

(Any items removed 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:** Approval of the season hire, Carlos Aguilar

Open for Public Comment before Board action: None
No Board Comment.

Motion by Trustee Becker to approve hiring Carlos Aguilar as a TREGID seasonal employee. Seconded by Trustee Tanner. Motion Carried 5-0.

2. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Resolution for changes to SR 25.5.1.1, SR 25.11.1, SR 25.12.4.1 and SR 22.3.7.1. SR 22.3.7.1 was tabled at the last meeting with no action and no resolution will be presented.

Public Comment: None

Board Comment: Trustee Tanner questioned about making the SR in line with NRS and Federal statutes.

Motion by Trustee Becker motioned to accept the Resolution modifying/rescind SR 25.5.1.1. Seconded by Trustee Burgess. Motion carried 5-0.

Motion by Trustee Becker motioned to accept the Resolution modifying/rescind SR 25.11.1. Seconded by Trustee Burgess. Motion carried 5-0

Board Discussion about SR 25.12.4.1- Attorney Flaherty brought forth the legal difficulties with random drug testing and case law that must be abided by employers. Recommended modifying the SR to read safety sensitive employees.

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Public Comment: Cathi Consolo- Concerned that most if not all employees are considered “safety sensitive” due to their roles on the roads and water.

Motion by Trustee Becker to modify SR 25.12.4.1 to read -Random drug or alcohol testing of district sensitive district employees may be conducted at any time. Seconded by Trustee Burgess .Motion carried 5-0.

- 3. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve the invoice from Resource Development Co. in the amount of \$13,900.

Board Comment: Repairs for leak on Sandstone and leak on Grayhills. Trustee Sandbo questioned the cost. Trustee Tanner confirmed the GID DOM and himself are working on having companies on stand-by for these types of repairs.

Open for Public Comment before Board action:

Motion by Trustee Becker authorized and directed Debbie Connor to pay the invoice of \$13,900. Seconded by Trustee Tanner

Motion carried 5-0.

- 4. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approval of the emergency contract with 3-D Enterprise in the amount of \$4,000.

Board Discussion: Granite also helped to move the grindings. 3-D Enterprise reduced their invoice fee since Granite helped in the moving of grindings.

Open for Public Comment; No comment

Motion by Trustee Becker to authorize and direct Debbie Connor to pay the invoice of \$4,000 to 3-D Enterprise. Trustee Burgess seconded the motion. Motion carried 5-0.

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5. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend SR 7 regarding minor expenditures.

Board Comment: Attorney Flaherty-the inconsistency in the Standing Rules. Recommended the modification of working to include other GID employees authorized in writing by the board.

Open for Public Comment before Board action: none

Motion by Trustee Becker to amend SR 7 to state authorizes District Operation Manager and other GID employees authorized in writing by the board to make purchases up to \$1,500 and to modify the other areas in the SR 7 to state \$1,500. Seconded by Trustee Tanner.

Motion carried 5-0.

6. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve credit card for the TREGID with a limit of \$1,500.

Public comment: Donna Tanner – difference between Credit card and Debit card.

Board Comment: Lisa Sandbo states the bank wants this written into the minutes in order to obtain another credit card for the TREGID.

Motion by Trustee Becker to approve a credit card with a limit of \$1,500 and Cathi Consolo as authorized user. Trustee Tanner seconded the motion.

Motion Carried 5-0.

7. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve the extension of time filing for permits 28779 and 28781 provided by UES for \$4,245.

Public Comment : none

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Trustee Becker motioned to approve the extension of the time filing for permits 28779 and 28781 by UES and direct and authorize Debbie Connor to pay the invoice to UES in the amount of \$4,245. Seconded by Trustee Burgess.

Motion carried 5-0.

8. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve the previously budgeted and authorized work on the Bergkamp vehicle through Kenworth.

Discussion by board: Trustee Tanner reviewed the problems with the Bergkamp. Reno Kenworth has a service technician in Gardnerville who will come and do the diagnostics/repairs.

Open for Public Comment before Board action: Shelly Gonzales- has it been run. Sandy Fitsch- can't it be started during the winter regularly to prevent this issue again. Michael May- does the truck have a snowplow.

No action by the board.

9. **For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve the purchase of Fibrelyte Christy Box Cover (20) at \$85.33 each for a total of \$1,706.69.

Open for Public Comment before Board action: No public comment

Trustee motioned to approve the purchase of 20 Fibrelyte Christy Box Covers at \$85.33 for a total amount of \$1,706.69. Trustee Tanner seconded.

Motion carried 5-0.

- 11) **TRUSTEE'S REPORTS (IF ANY, FOR Discussion Only):** Trustee Tanner discussed some of the type of road repairs that can be accomplished and how it will work with the FEMA projects. Carlos Aguilar, GID employee, explained what they are doing to repair potholes.

- 12) **PUBLIC COMMENT:**

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David Akola- Main drainage issues, more FEMA issues.

Michael May- Is there a final "walk-through" when work is completed.

13) ADJOURNMENT:

TIME:7:38 P.M.

Motion to adjourn by Trustee and seconded by Trustee Burgess, carried 5-0.

Minutes submitted by Trustee Sharon Becker as acting Secretary.

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