



TRI GENERAL IMPROVEMENT DISTRICT 440 USA Parkway, Suite 105 McCarran, NV 89437 775-636-6126	Trustees Jay Carmona, President Donald Gilman, Trustee Clay Mitchell, Trustee
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### **TRI General Improvement District Board of Trustees Meeting**

## **AGENDA**

**May 29, 2025 2:00 pm**  
**440 USA Parkway Suite 105, McCarran, NV 89437**

TRI General Improvement District Trustees will conduct a public meeting at the above date and time. Supporting documentation may be requested from Shannon McKnight at (775) 636-6126 at 440 USA Parkway, McCarran, NV or by email at [smcknight@tri-gid.org](mailto:smcknight@tri-gid.org). Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact TRIGID in advance so arrangements may be conveniently made.

Meeting will be held at 440 USA Parkway Suite 105 in McCarran, NV and via Zoom Videoconference:

**Join Zoom Meeting:**  
<https://zoom.us/j/7097790662>

**Dial by your location:**  
**+1 669 900 6833 US**

**Meeting ID: 709 779 0662**

Unless otherwise restricted as noted, the Board may take action on any item. Unless otherwise stated, items may be taken out of order at the discretion of the chairperson, and items may be combined for consideration. Any item may be removed or delayed at any time. All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Public comment shall be limited to 3 minutes at the discretion of the chairperson. Members of the public shall also have an opportunity to comment (up to 3 minutes) after each agenda item on which action may be taken is discussed, but before action is taken.

This notice and agenda has been posted on or before 9:00 A.M. on the third working day prior to the meeting at the following locations:

1. Online at [www.tri-gid.org](http://www.tri-gid.org) and [www.notice.nv.gov](http://www.notice.nv.gov)
2. 440 USA Pkwy, Suite 105, McCarran, NV (Administrative Offices)

**1. CALL TO ORDER AND ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

- 3. PUBLIC COMMENT (NO ACTION):** Public comment will be allowed at the beginning and end of each meeting. These comments are limited to matters not on today's agenda. Public comment will also be allowed during each agenda item upon which action will be taken. These comments must be limited to the item on the agenda. Public comment is limited to three minutes per individual, with discretion of the Board President.

**4. DISCUSSION/POSSIBLE ACTION:**

Adoption of Agenda

**5. CONSENT AGENDA FOR POSSIBLE ACTION:**

- I. Approval of Minutes of April 3, 2025 Meeting
- II. Approval of Voucher Report for the Period of March 2025
- III. Approval of Voucher Report for the Period of April 2025
- IV. Ratification of Purchase of a 2025 Ram 2500 Regular Cab Harbor Service Body Truck from Carson Dodge in the amount of \$61,001.25
- V. Approval of Amendment to Veolia WTS Services USA Inc. Contract to extend the existing Temporary Treatment Contract Term beyond February 2027, on a month-to-month basis
- VI. Approval of a Lease Amendment between RLC USA, LLC and TRI General Improvement District, including a two-year extension of time, and an additional suite at 420 USA Parkway for use as an Operations Annex, in the Amount of \$2,625.25 per Suite per Month, including a 3 Percent Annual Increase
- VII. Approval of Annual Legal Support Contract with Leonard Law in the amount not to exceed \$150,000, subject to Appropriation in the FY26 Final Budget
- VIII. Approval of a Litigation Support Services Contract with Leonard Law related to Tahoe-Reno Industrial LLC. vs. TRI General Improvement District, Case No. CV24-02167
- IX. Approval of Annual Contract Extension with DOWL in the amount of \$242,000, for General Engineering, Operations, Survey, and GIS support, including Development of TRIGID Standard Specifications, subject to Appropriation in the FY26 Final Budget
- X. Approval of Annual Contract Extension and Amendment with DOWL in the amount of \$12,000 Plus Actual Pass-Through Costs for Plan Review, Inspection, and Developer Requested Modeling, subject to Appropriation in the FY26 Final Budget
- XI. Approval of Contract Extension for Fiscal Year 2026, with Silver State Analytical in the amount not to exceed \$60,000 for analytical testing, subject to Appropriation in the FY26 Final Budget

- XII. Approval of Contract Extension for Fiscal Year 2026, with Sierra Controls in the amount not to exceed \$183,845 for SCADA technical support and integration services, subject to Appropriation in the FY26 Final Budget
- XIII. Approval of Annual Contract Amendment for Resource Concepts Inc. for FOG Program Development, Industrial Discharge Program Management, and Well 1 TDS Investigation, in the amount of \$60,000, subject to Appropriation in the FY26 Final Budget
- XIV. Approval of Contract Amendment for Fiscal Year 2026, with Steve Henderson, Sole Proprietor, in the amount not to exceed \$42,000 for Field Operations Support, including Standard Operating Procedure and Maintenance Program Development and Implementation, subject to Appropriation in the FY26 Final Budget
- XV. Approval of Contract Amendment for Fiscal Year 2026, with Ray Lowery, Sole Proprietor, in the amount not to exceed \$62,400 for Part-time Project Management and Field Support, subject to Appropriation in the FY26 Final Budget

**6. DISCUSSION ONLY (NO ACTION):**

General Manager's Report

**7. DISCUSSION/POSSIBLE ACTION:**

Update, Discussion, and Possible Direction to TRIGID staff and lobbyists regarding upcoming bills and legislation affecting TRI General Improvement District, and other properly related matters.

**8. DISCUSSION/POSSIBLE ACTION**

Discussion and Possible Action to Approve Policy 1-4 Related to Processing of Public Records Requests

**9. DISCUSSION/POSSIBLE ACTION:**

Presentation, Discussion and Possible Action Regarding Trivium Packaging's Appeal of TDS Reduction Plan Condition in 2025 Industrial Wastewater Discharge Permit (Permit No. TRIVIUM2025)

**10. DISCUSSION/POSSIBLE ACTION:**

Presentation, Discussion and Possible Action Regarding Appeal of Trivium Packaging TDS Mitigation Surcharge

**11. DISCUSSION/POSSIBLE ACTION:**

Discussion and Possible Action Regarding Confirmation of TRIGID Billing Credit from Veolia WTS Services USA Inc., in the amount of \$139,680, for the months of July through October 2024, during which time the Temporary RO Treatment Plant was inoperable

**12. DISCUSSION/POSSIBLE ACTION:**

Discussion, Presentation and Possible Action to accept the TRIGID FY25 Third Quarter Financial Report for the Water, Sewer, and Process Water Enterprise Funds, including, but not limited to an Update on Expenses and Revenues related to the New Process Wastewater Cost Center in the Process Water Enterprise Fund.

**13. DISCUSSION/POSSIBLE ACTION:**

Public Hearing, Presentation, Discussion and Possible Action to Approve the FY2026 Final Budget, including, but not limited to the Water Fund Final Budget, Sewer Fund Final Budget, Process Water Fund Final Budget, Position Control, Salary Schedule, Organizational Chart, Comprehensive Five-Year Capital Improvement Plan, and Annual Indebtedness Report

**14. DISCUSSION/POSSIBLE ACTION:**

Discussion and Possible Action to Approve Resolution 25-003, A Resolution of the TRI General Improvement District Recognizing the Employees and Elected Officials of the TRI General Improvement District as Part of National Public Works Week and National Public Service Week

**15. PUBLIC COMMENT (NO ACTION)** Public comment will be allowed at the end of each meeting. These comments are limited to matters not on today's agenda. Public comment is limited to three minutes per individual, with discretion of the Board President.

**16. ADJOURNMENT**

**TRI GENERAL IMPROVEMENT DISTRICT  
PUBLIC NOTICE**

**NOTICE OF POSSIBLE QUORUM  
TRI GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES**

Notice is hereby given that a quorum of the TRI General Improvement District Board of Trustees may be present at the TRIGID National Public Works and Public Service Recognition Week Reception to be held at 440 USA Parkway, Suite 105, immediately following the May 29, 2025 Board of Trustees Meeting.

Although board members constituting a quorum may be in attendance for the purpose of celebration and not to conduct a meeting, deliberate toward a decision or take action on any matter over which the public body has supervision, control, jurisdiction or advisory power, this notice is provided in an abundance of caution given the potential for a quorum of the foregoing body to be present at this reception.

This Notice of Possible Quorum for the Reception is posted at the following locations:

TRI General Improvement District Administrative Office (440 USA Parkway, Suite 105, McCarran),  
TRI General Improvement District website, <http://tri-gid.org>,  
State of Nevada Public Notice Website, <https://notice.nv.gov>.