

TRI GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE APRIL 6, 2021 PUBLIC MEETING OF
THE BOARD OF TRUSTEES

Place of Meeting

Pursuant to Section 3 of the Declaration of Emergency Directive 006, there was no physical location. The meeting was held via teleconference only, with members of the public able to join a Zoom Meeting at <https://zoom.us/j/7097790662> or by calling the following number:

Phone: +1 669 900 6833 US Meeting ID: 709 779 0662.

Date of Meeting: April 6, 2021 8:30 a.m.

AGENDAN ITEM 1: Introductory Items

The meeting was called to order at 8:32 a.m. by Trustee Carmona. The meeting was held via Zoom Meeting. GM Shari Whalen presented roll call. Present were President, Jay Carmona, Trustees Clay Mitchell, and Trustee Lance Gilman. Other attendees were, Debbie Leonard, Legal Counsel for the GID and Tracy Black, Secretary Treasurer.

- 1.1. Call to Order and Roll Call
- 1.2. Pledge of Allegiance
- 1.3. Public Comments:
- 1.4. Approval to Adopt the Agenda of April 6, 2021 (For Possible Action)

No public comments and no changes needed to the agenda. Trustee Mitchell moved and Trustee Gilman seconded the motion to adopt the agenda of April 6, 2021. The motion carried unanimously.

AGENDA ITEM 2: Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)

- 2.1. (For Possible Action) Approval of Minutes of March 2, 2021 Meeting
- 2.2. (For Possible Action) Approval of Voucher Report for the Period of February 2021
- 2.3. (For Possible Action) Approval of Contract in the Amount of \$158,851 to RaPiD Construction Inc. for Altitude Valve Installation at Tank 1 and Tank 3

No public comments. Trustee Mitchell moved to approve the consent agenda, Trustee Gilman seconded, the motion carried unanimously.

AGENDA ITEM 3: General Manager's Report (Information Only)

Shari Whalen, General Manager, summarized several updates for the GID including budget, projects, and administrative matters.

GM Whalen gave the budget season timeline. A special meeting for the Tentative Budget is scheduled for Tuesday May 18th, 2021 at 8:30am.

Project updates:

Arsenic Treatment Plant at well 2. Final walk was completed in early February. We are currently waiting on approval of the final submitted as-builds.

16 Mile TMWRF Pipeline: Work is underway east of Lockwood. Ground-breaking late spring or early summer. Meeting invite will go out when it is closer.

Pump Station at TMWRF: There are still long lead times on some of the valves. Construction estimated to start at the end of May.

The Effluent Reservoir: Contractors are completing the earthwork and they will be starting on the pipe work this week. Farr West is looking at modification to the liner design to allow for maintenance and operation to allow for barge access.

Altitude Valve Project at tank 1 and tank 3. Notice to proceed and pre-construction meeting are planned for this week. Completion is planned by the end of this fiscal year.

Auxiliary Power Projects, (backup generators). This project is partly funded by the \$1.3 million TRI LLC settlement agreement. Farr West is working on the design, and staff is currently waiting on the updated scope of work for the fencing portion. Comments have been presented to the GID from Farr West, current and future infrastructure locations due to property lines and easements constraints might complicate the project. Staff will have more to report after a meeting with Farr West.

Legislation Tracking Updates:

The innovation zone bill draft is expected to come out in the next week or two. GID staff continues to meet with Blockchains personnel, along with their legal and lobbying team, in order to negotiate district concerns. Staff has narrowed the focus to three key topics: eminent domain, existing contracts related to water and sewer, and the governance issue.

ACR4 – Directing the legislative commission to appoint a committee to conduct an interim study of general improvement districts. If the commission moves forward with the study, the TRI GID would participate.

SB238 – Proposed legislation prohibiting local governing body from refusing to assume responsibility for a public water system.

Due to the impact of the federal COVID-19 relief program, there could be an extended legislative session that could have a financial impact to the TRI GID to extend the contract with Silver State Government Relations over the original contract of 120 days.

Administrative updates:

TRI GID has been admitted into the State of Nevada's Deferred Compensation Program, allowing employees to enroll in the 457 Investment Program for addition retirement savings. This is at no cost to the District.

Staff is coordinating with will-serve applicants for the following new development projects: Redwood, Taco Bell, Sparks Hotel by Courtyard Marriot, 7-11 and Thyssenkrupp.

Industrial Discharge Program – Staff issued current permits to all discharge customers. The information that is being collected through this program will allow the District to predict water quality, prepare for WWTP compliance, and better prepare for the WWTP discharge permit and long-term planning.

Trustee Mitchel questioned the usage difference between commercial and industrial customers. GM Whalen relayed that, as a whole, the commercial customers had greater use.

No public comments. Trustee Mitchell moved to approve, Trustee Gilman seconded, the motion carried unanimously.

AGENDA ITEM 4: Discussion and Possible Action on Resolution 2021-004 to establish the TRI General Improvement District Board of Trustees regular meeting date, time, and location

GM Whalen stated that there are time constraints posed by having the TRI GID board meeting on the same day as the Storey County Board of Commissioners meeting and, by resolution, the TRI GID board meeting can be set for an alternate date. Resolution was read by GM Whalen and, by this resolution, the meeting date was changed and set for the first Thursday of each month at 2pm.

No public comments. Trustee Mitchell moved to approve, and Trustee Gilman seconded the motion. Motion carried unanimously.

AGENDA ITEM 5: Discussion and Possible Action on TRI General Improvement District Policy 2-2, Capitalization of Assets

GM Whalen detailed how the Capitalization of Assets Policy was created. Staff worked with TMWA, Lyon County and GFOA to gather the language and provide staff some guidelines for what types of assets should be capitalized and over what useful life should they be depreciated.

No questions or public comments. Trustee Mitchell moved to approve, and Trustee Gilman seconded the motion. Motion carried unanimously.

AGENDA ITEM 6: Discussion and Possible Action on the TRI General Improvement District FY2022 Tentative Budget and Five-Year Capital Improvement Plan

GM Shari Whalen presented the tentative budget for trustee consideration. Based on input from the board today, any required changes will be made and re-presented at a special meeting in May for final approval.

GM Whalen explained the current tracking process of the water and sewer expenses. Currently, they are being tracked together, but next fiscal year, they will be tracked separately.

Trustee Gilman asked if the staff had evaluated the costs associated with reclaimed water from TMWRF and do we have a standard rate charge? GM Whalen explained that those costs have not been fully evaluated, and a rate study is being conducted by Farr West and should be completed by the end of fiscal year 2022. Trustee Gilman expressed concerns about the GID carrying a positive balance. GM Whalen stated that we could carry a positive balance to support initial incurred costs and depreciation.

Trustee Gilman asked if the reclaimed water users would need to install meters for tracking usage? GM Whalen explained that the process water project currently only has a few customers. As part of the integrated improvements plan, the meters will be installed to the property line, and the design is about 60% complete at this time.

Trustee Gilman expressed concerns about the sewer plant being able to handle current and future demands. GM Whalen explained that the plant is currently handling the volume, and demands will drop when the reuse project is on-line. A new updated WWTP could be a future consideration.

GM Whalen continued to explain the budget details, including staff and administrative additions, capital expense projects recommended for future planning as well as equipment that is needed. Trustee Mitchel asked after looking at the capital outlay and operating expenses, what is the end fund balance based on those projections? GM Whalen explained that the Statement of Cash Flows document is the best representation of what the budget would look like; the conservative totals are shown there.

Trustee Gilman commented on the concerns of future influx of new businesses in the park and the recent rejection by the state to allow pumping from the requested well. GM Whalen was confident that we would submit change applications to the state to acquire approval of other wells to meet future demand.

President Carmona asked how we would get water to support the growth in the park: would we transfer from our current holdings or purchase more water? GM Whalen explained that the District does not compete for water acquisition; historically water has been dedicated to the GID for beneficial use to the customers that need it.

President Carmona was interested in a completion date for the effluent pipeline. GM Whalen projected that the pipeline could be commissioned sometime in 2022. The reservoir project is currently under construction and other integrated improvements will need to be constructed and are at the 60% design phase currently.

No questions or public comments. Trustee Mitchell moved to approve, and Trustee Gilman seconded the motion. The motion carried unanimously.

AGENDA ITEM 7: NEW BUSINESS. There was no new business.

AGENDA ITEM 8: PUBLIC COMMENT. There were no public comments.

AGENDA ITEM 9: ADJOURNMENT. With no further business to come before the Trustees, the meeting was adjourned at approximately 9:23am.