

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

Place of Meeting

The meeting was held at 1705 Peru Drive, McCarran, NV and via Zoom Video conference 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: May 6, 2021 2:00 p.m.

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**AGENDAN ITEM 1: Introductory Items**

- 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 May 6, 2021 (For Possible Action)

The meeting was called to order at 2:10 p.m. by Trustee Carmona. GM Shari Whalen presented roll call. Present were President, Jay Carmona and Trustee Clay Mitchell. Other attendees were, Debbie Leonard, Legal Counsel for the GID and Tracy Black, Secretary Treasurer.

No public comments and no changes needed to the agenda. Trustee Mitchell moved and President Carmona 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 April 6, 2021 Meeting
- 2.2. (For Possible Action) Approval of Voucher Report for the Period of March 2021
- 2.3. (For Possible Action) Approval of Change Order in the amount not to exceed \$20,414.41 for change of conditions on Tank 1 and Tank 3 Altitude Valves Project

No public comments. Trustee Mitchell moved to approve the consent agenda, President Carmona 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.

The Tentative Budget special meeting is rescheduled for Thursday May 20, 2021 at 2:00 pm.

**Project updates:**

**Arsenic Treatment Plant at Well 2**

We received the final submittal and as-builds and Staff is reviewing them for completeness. The next step is to work with TRI LLC on dedication and acceptance documentation, which we should be able to complete this month.

**TMWRF Pipeline (16-mile 24 inch diameter pipeline from TMWRF to TRI Center)**

Work is currently in several different areas with over 1.3 miles of pipe currently installed. Work is complete on Induction Well Redesign and TRIGID Staff should have a copy to review this week.

Groundbreaking to be scheduled this Summer – more information will be forthcoming. If anyone would like a tour of the project, please let me know.

**TMWRF Pump Station**

Building permit issued 4/30. Construction starting at the end of May. First construction meeting scheduled for May 12.

**TRIGID Effluent Reservoir (2000 AF)**

Work continues; liner installation to begin late May or early June. There is seepage daylighting on the west side of the site, and the contractor and construction manager are planning potholing to determine the source of this water.

**Altitude Valves at Tank 1 and Tank 3**

Contract has been previously awarded and the change order was on the consent agenda today. Tank 1 work is complete and Tank 3 work should be completed in two weeks. Well 6 is still off-line, so this project is critically important to meet demand as the weather starts to warm up. We expect the new pump to be installed at Well 6 during the week of May 17<sup>th</sup>.

**Auxiliary Power and Fencing Projects**

Farr West Engineering (FWE) is working on design of transfer switches and the District has received updates to the scope of work for fencing design. Staff met with FWE this week to review the updated scope and schedule. We may need to modify the CIP for FY22 prior to the Final Budget Hearing. In addition, preliminary design work is indicating that we may have issues with locations of existing and future infrastructure with regard to site property lines and easement locations. Staff has begun the process of resolving some of these easement issues.

**Legislation Tracking Updates:**

- Yesterday, staff received BDR R-1148 creating a joint special committee to conduct a study concerning innovation zones. Staff understands this would mean a comprehensive study would be completed with a final report due to the Governor by December 31, 2021. All scheduled meetings with Blockchains

and their lobby team have been cancelled at this time. Staff will participate as a stakeholder and communicate with the joint special committee as appropriate. Staff will continue to report back to this Board as necessary.

- [SB430](#), relating to the State Infrastructure Bank, was recently released. The bill will allow for water and wastewater projects to be eligible for loans from the Infrastructure Bank.
- Many of the State Engineer's water bills have either failed or been gutted: [AB354](#), relating to water banking, failed; [AB356](#), creating a conservation credit program, has been stripped and replaced by language from the Southern Nevada Water Authority relating to turf replacement in areas that receive water from the Colorado River (the Chair of Assembly Natural Resources also had the bill amended to allow the Legislative Committee on Public Lands to conduct an interim study on water conservation); [AB5](#), which limited the standing for judicial review of State Engineer decisions, failed. The only State Engineer bill remaining (mostly) intact is [AB6](#), which would grant the State Engineer discretion in holding hearings for protests on temporary change applications. Also failing was [SB155](#), originating from the Department of Conservation and Natural Resources, which proposed to revise the qualifications of the State Engineer to include non-engineers.
- [SB98](#), proposed by Senator Settlemeyer to add Storey County to the Carson Water Subconservancy District, received its hearing in Assembly Natural Resources. There has been no opposition to the measure thus far.
- [ACR4](#), the measure creating an interim study for GID's, has yet to receive a hearing.
- [AB249](#), proposed by Assemblywoman Jauregui, originally restricted the hours construction can be performed in certain areas. The original bill was officially opposed by Storey County and by TRIC, but the bill was amended down to apply strictly to construction in HOA's.
- [AB90](#), proposed by Assemblywoman Benitez-Thompson relating to projects of intercounty significance, has been amended down to a study. Storey County has been deeply involved in the development of this bill and will partake in the interim study.
- [AB65](#), proposed by the Commission on Ethics amending state ethics laws, has not yet passed out of its first house committee. The bill was granted a waiver and is now exempt from deadlines.

We are anticipating that, due to the impact of Federal COVID relief legislation, there may be an extended legislative season. This could potentially impact the District, as we will need to keep our lobby team on contract for an extended period of time.

## **Other updates:**

Staff is also coordinating with future customers on the following new development projects this month: Redwood, Thyson Krupp, Taco Bell, Sparks Hotels/Marriott, and 7-11.

Now that we have started to collect data for all known industrial dischargers, FWE has completed preliminary modeling on the projected water quality for the new process water (or reuse water) system. It appears preliminarily that we may need advanced water treatment in order to comply with some requirements outlined in the various process water agreements. Staff is working with Farr West, the Tahoe Reno Industrial Center LLC (Master Developer) and some of the key stakeholders to develop a plan to address this issue.

Trustee Mitchell inquired about new projects and if there is higher concentration of commercial projects than in the past? Trustee Michell is concerned about water not being available. GM Whalen responded that, in general, there are not more commercial than industrial projects and she is not concerned about a lack of water resources. All new projects must follow the will serve application process for approval, which allows staff to track the amount of use each project will need.

### **AGENDA ITEM 4: Discussion and Possible Action on Storey County Lease Amendment related to internet service for TRIGID Administrative Office**

GM Whalen explained that the lease amendment has already been approved by the Storey County board. The GID has had difficulty acquiring separate internet service to the building, and Storey County has agreed to supply the GID services and will bill for that separately.

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

### **AGENDA ITEM 5: Presentation, Discussion and Possible Action related to TRIGID Third Quarter Financial Report**

GM Whalen detailed the current financial standings. Staff found some discrepancies with the original projections and the adjustments have been made. Connection fees are now at over 468 percent of budget and expenses are at 44 percent of budget.

No questions no public comments. Trustee Mitchell moved to approve, and President Carmona seconded the motion. Motion carried unanimously.

**AGENDA ITEM 6: NEW BUSINESS.** There was no new business.

**AGENDA ITEM 7: PUBLIC COMMENT.** There were no public comments.

**AGENDA ITEM 8: ADJOURNMENT.** With no further business to come before the Trustees, the meeting was adjourned at approximately 2:30pm.