

TRI GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE NOVEMBER 4, 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: November 4, 2021 2:00 p.m.

AGENDAN ITEM 1: Introductory Items

- 1.1. Call to Order and Roll Call
- 1.2. Pledge of Allegiance
- 1.3. Public Comments:
- 1.4. (For Possible Action) Adopt the Agenda as submitted

The meeting was called to order at 2:04 p.m. by President Jay Carmona. GM Shari Whalen presented roll call. Present were President Jay Carmona and Trustee Clay Mitchell. Other attendees were Tracy Black, Secretary Treasurer, Ozwald Henke, Technical Services Manager and Debbie Leonard, Legal Counsel for the GID.

No public comments and no changes needed to the agenda. Trustee Mitchell moved and President Carmona seconded the motion to adopt the agenda of November 4, 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 October 7, 2021 Meeting
- 2.2. (For Possible Action) Approval of Voucher Report for the Period of September 2021
- 2.3. (For Possible Action) Approval of purchase of Cat Backhoe Model 420-07 in the amount not to exceed \$108,868.27 in accordance with the approved FY22 Capital

Improvement Budget

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

Budget Update

DiPietro and Thornton continues to work on the audit. Staff expect to present the audit at the December 2, 2021 Board of Trustees meeting.

Staffing

Positions are still open for the maintenance worker, and staff has had no luck filling the position to date. Staff is working on strategies to enhance recruitment and retention in the midst of the unique job market.

The service contract has been executed with Blake Hiller to provide Grade 3 Operator support services in compliance with NAC 445A.

Project Updates:

Well 7, Well 8, and the Arsenic Treatment Plant at Well 2

Staff continues to work on final punch list items for Well 7. Thereafter, staff will be able to accept dedication of all three projects.

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

Pipe installation continues. A total of 7.1 miles has been placed to date. Progress with the Rainbow Bend Homeowners Association is slow, but at their last board meeting they reported that over 60 votes had been received to date.

TMWRF Pump Station

Contractor is mobilized to the site and work continues.

TRIGID Effluent Reservoir (2000 AF)

Work is substantially complete, and we are waiting on fencing. Staff met with State Dam Safety personnel for the annual dam inspection.

Auxiliary Power and Fencing Projects

Storey County does not want to grant a temporary easement for Well 5 at Sydney due to the permanent nature of the well house and appurtenant infrastructure. Staff is still working out a solution to allow construction to proceed at the site. Construction is still set to start in January for both the generators and fencing.

Legislative Updates:

Blockchains has elected to step away from their innovation zone request and staff understands that the Special Joint Committee will no longer be meeting.

Water Rights:

We are currently working on water agreements with two potential customers for non-potable water.

Other Updates:

This week, Staff sent out letters to all existing Industrial Dischargers to begin the process of permit renewal for 2022. In addition, staff will be sending letters and surveys to customers who may require an industrial discharge permit but do not currently have one. Staff also met with USEPA to review BMPs for Pretreatment Programs and to review their inspection reports from 2017.

There were no questions from any of the Trustees regarding the GM's Report.

AGENDA ITEM 4: Presentation, Discussion and Possible Action to approve TRIGID FY22 First Quarter Budget Report

GM Whalen summarized the first quarter Budget Report.

Revenue:

Water Operating Revenues are higher than anticipated with 55 percent collected as of September 30, 2021 (25 percent through the Fiscal Year). Sewer Operating Revenues are at 38 percent of budget, overall. These are the primary revenue streams for the district (from water and sewer rates), and the higher-than-expected revenue on the water side is a good indicator that we'll finish the year ahead of budgeted revenues. Staff is closely tracking Sewer Operating Revenues as this is the first year that we are recording revenues in water and sewer separately. It is typical for a utility to collect the majority of operating revenues during the warmest weather (generally first and fourth quarter of each fiscal year).

Non-Operating Revenues are at over 134 percent of budget; however, this is because the reimbursement for USA Parkway repairs was received in the current fiscal year and is credited to the "Other Revenue" budget line item.

Expenses:

Water Fund Operating Expense is at 6 percent of budget after the first quarter. Upon Repairs and Maintenance line items in both water and sewer are well over the 25 percent mark. In Water Repairs and Maintenance, this is due to the USA Parkway hot mix asphalt patch that was an unbudgeted expense. In the Sewer Repairs and Maintenance, high summertime wastewater flows required the emergency rental of a trash pump to maintain plant operations. Although the trash pump rental itself was not particularly expensive, the cost of fueling and service was over \$29,000 during the first quarter of the Fiscal Year. Staff anticipates that the Sewer Repairs and Maintenance line item will be over budget by the end of the year due to this unforeseen condition. However, staff is expecting that the Sewer Budget overall will be at or below the total budget amount at year end. Staff is currently working on alternatives to the trash pump rental in order to develop a more cost effective and sustainable solution for mitigating high flows at the wastewater treatment plant next summer.

Trustee Mitchell asked about the expenses for Group Insurance and Workmans Comp, GM Whalen explained the challenges with these line items. The cost and fees don't come in until

after the budget it presented. Staff is working with the insurance company for a better solution to acquire that information prior to final budget. Trustee Mitchell also asked whether staff has benchmark numbers for anticipated flows. GM Whalen responded that staff has last year's data that provided limited usefulness. Staff has consumption data, but it does not correlate directly to revenue. Industrial uses are less predictable than residential. Rather, demand is a function of specific customers activities. Trustee Mitchell asked whether staff can draw any conclusions from connection fee. GM Whalen explained these fees are subjective and based on new development and the size of the projects. This is never easy to predict.

No public comments. Trustee Mitchell moved to approve the FY22 First Quarter Budget Report, and President Carmona seconded the motion. Motion carried unanimously.

AGENDA ITEM 5: NEW BUSINESS. There was no new business.

AGENDA ITEM 6: PUBLIC COMMENT. There were no public comments.

AGENDA ITEM 7: ADJOURNMENT. With no further business to come before the Trustees, the meeting was adjourned at approximately 2:23pm.