

**TRI General Improvement District Board of Trustees Meeting**

**DRAFT Minutes**

**January 5, 2023 2:00 pm  
1705 Peru Drive, McCarran, NV 89437**

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment (No Action)**
- 4. Discussion/Possible Action:**

The meeting was called to order at 2:01p.m. by President Jay Carmona. GM Shari Whalen took roll call. Present were President Jay Carmona, Trustee Clay Mitchell and Trustee Lance Gilman. Other attendees were Shannon McKnight, Clerk/Treasurer; Debbie Leonard, Legal Counsel; Oz Henke, Technical Services Manager; and Courtney Dunn, Civil Engineer.

There were no public comments.

Trustee Mitchell moved to approve the agenda of January 5, 2023, as presented. Trustee Gilman seconded. Motion passed unanimously.

**5. Consent Agenda for Possible Action:**

- I. Approval of Minutes of December 1, 2022 Meeting
- II. Approval of Voucher Report for the Period of November 2022

There were no public comments.

Trustee Mitchell moved to approve the consent agenda as presented. Trustee Gilman seconded. Motion passed unanimously.

**6. Discussion Only (No Action):**

General Manager's Report

**Budget Update**

GM Shalen stated that there is an agenda item today for the final audit report. Staff is working on closing out the first six months of FY23 and will begin working on FY24 budget projections late this month. Staff will be presenting budget goals and preliminary requests at the regularly scheduled Board of Trustees meeting on March 2, 2023. Pursuant to NRS, the tentative budget hearing will be held on April 6, 2023, and the final budget hearing will be held on May 18, 2023. Staff is recommending cancelling the regular Board meeting on May 4, 2023, because we should be able to handle all TRIGID business at a single meeting in May.

**General**

There was a 14-inch water main break near the intersection of USA Parkway and Pittsburgh Drive on the morning of December 24, 2022, resulting in undercutting of one lane of USA Parkway northbound. TRIGID, NHP, and NDOT responded to the scene. Both northbound lanes of USA Parkway were shut

down, and Q&D was mobilized to commence repair work. Due to the complexity of the repair, including working around other major utilities in the area, inclement weather, holidays, and difficulty locating ductile iron pipe for repair work, the repair work is still ongoing. At this time, the pipe has been replaced and the excavation has been backfilled. Staff hopes that the temporary asphalt patch will be completed next week. Until then, one lane of USA Parkway remains closed to traffic. No TRIGID customers were out of water, and there was no loss of pressure in the system.

Staff does not have an estimated cost of repair at this time but believes it is probable that the repair work will cost more than \$100,000. An agenda item for ratification of the expense will be brought back to the Board of Trustees once a full accounting has been compiled. At this time, it is not clear whether this main break is covered by insurance. Staff is continuing to investigate probable causes of the failure but has not ruled out improper pipe bedding and/or possible faulty pipe.

In addition to the water line break, TRI experienced widespread power outages during the recent storm event. There was no interruption of water or sewer service as a result of the power outages. Staff did have to report over the weekend to clear snow from the solar panels to keep the SCADA system operable.

Staff is in the process of moving into the space formerly used by Switch next door to the GID's existing administrative offices. Staff expects the move will be complete next week. Staff thanks Storey County Public Works and IT for their efforts in facilitating this multi-jurisdictional relocation effort at the Storey County Government Center. The move will result in better utilization of the available space at the Government Center.

The GID has a new vacancy for a certified operator. The recruitment is posted on the TRIGID website and Indeed at this time. It is open until filled.

**Project Updates:**

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

Pressure testing of 48,000 lineal feet of pipeline has been completed to date. There are 3,000 lineal feet which remains to be inspected and tested. There have been issues of damaged infrastructure by NV Energy's Contractor (Precision West Pipeline) for portions of the pipeline between Wild Horse and Lockwood. NV Energy is sending out crews to address this damage.

### TMWRF Pump Station

This project is substantially complete. Remobilization has tentatively been pushed to mid-February for commissioning (this is subject to pipeline completion and testing).

### Reservoir Pump Stations and On-Site Pipeline

The Blend Tank is substantially completed. Upper and Lower Booster Pump Stations are almost finished. Pressure testing the 30 inch effluent main is nearly complete. There is a delay in obtaining an electrical component at one of the booster pump stations, which will necessitate temporary bypass pumping at start up.

### Comstock Valley Process Extension

Design continues on this project.

### Surface Water Induction Wells

Building construction is underway for IW2. There may be an estimated 30-day delay on substantial completion due to challenges bringing power to the sites.

### Sydney Process Line and Pressure Testing

As reported last month, leak detection on the existing on-site non-potable system is going to be handled as part of a separate project that will begin early next year, along with a new pipeline via Sydney Drive to serve Tesla. The plans have been completed by Farr West and reviewed and approved by the appropriate Stakeholders. Four contractors have been invited to bid on the project and staff hopes to see the project go to construction next month at the latest. The plan is to have the new project commissioned this spring, along with the rest of the process water projects.

### **Water Rights:**

We are currently working on one process water agreement and two potable water assignments.

### **Operations:**

Staff is happy to report that the Wild Horse Lift Station is fully functional with two pumps and an operable rail system for the first time. One pump at Sydney Lift Station was also repaired last month in order to provide full functionality at that lift station. In addition, the roof at Well 6 was repaired. Field staff coordinated the draining of the 3 MG Reclaimed Water Tank at the south end of Peru in anticipation of the new process water system hook up and commissioning. We are beginning field personnel cross training to provide back up for meter reading.

Bringing the small SBRs online at the WWTP continues to be a challenge as staff continues to discover problems with existing valving and piping on the older side of the plant. Staff is still hopeful that the plant will be running at full capacity by the spring.

### **Engineering:**

TRIGID has developed a process water system model to project water quality and water demand scenarios. The model can be adjusted when more information is provided from users and can be applied to project several constituent concentrations. This is a very important tool for process water system management starting this year.

Staff also compiled well production data for each well site and for the first time ever began providing monthly data to operations personnel to inform operational decisions on well pumpage.

Industrial Discharge Permits for Permit Year 2023 are being finalized and distributed. Over half of the permits have been issued and the remaining permits are expected to be issued by the end of the month.

Finally, staff has set up monthly recurring meetings with NDEP to coordinate on sewer system permit renewal, including the addition of the process water system components to ensure that all permits are in order prior to the process water system commissioning this spring.

**New Development:**

We continue to meet with prospective developers on a weekly basis, and there are over a dozen construction projects underway, including a water and sewer extension project on Pittsburgh Drive.

The following projects are new plan review submittals:

Pilot (One 9 Fuel Stop) at 400 USA

Deployed Resources at 2170 USA

Pure Development at 450 Pittsburgh

Trustee Gilman asked about the effects on temperature on completing the repair and patch on USA Parkway. GM Whalen responded that a temporary cold patch could be done fairly soon, but warmer temperatures in spring would be needed for the hot patch.

Trustee Mitchell thanked staff for everything.

No were other comments or questions.

There were no public comments.

**7. Discussion/Possible Action:**

Presentation, Discussion and Possible Approval of FY22 Audit Report and Financial Statements

GM Whalen introduced auditor Joe Constanza. GM Whalen noted that the Department of Taxation approved a five-day extension of time, and staff would submit the report to the Department after the meeting if it is approved by the Board. GM Whalen clarified that

budgetary highlights that revenue was 13.7% higher than budget and the expenses were 88% of budget.

Mr. Constanza reported that the audit provided a clean opinion, everything looked fine in the books, and financial statements have been prepared. Mr. Constanza discussed how leased expenses and leased revenue were reported on the financial statements, the net result of which was minor. Mr. Constanza noted that there was a computer glitch regarding Accounts Payable that GM Whalen corrected once pointed out. Mr. Constanza stated that the GID financials are in good shape and revenues exceed budget and expenses are consistently lower than budget.

No public comment regarding Mr. Constanza's presentation.

Trustee Mitchell asked GM Whalen regarding Note 7 of the report, concentrated credit risk, and if the concentrations had changed from last year to this year. GM Whalen stated the revenue stream was generally the same but it can expected to change when the process water system comes online. The new rate structure took this into consideration.

Trustee Mitchell asked if there were any new customers coming online that would affect that top users list? GM Whalen stated that it is possible when new customers come online who will use a significant amount of process water. Potable water system will become much more equalized among users once large process water users switch from potable to new process water system.

There were no further questions or public comments.

Trustee Mitchell moved to approve the fiscal year 2022 audit report and financial statements as presented. Trustee Gilman seconded. Motion passed unanimously.

## **8. Public Comment (No Action)**

There were no public comments.

## **9. Adjournment**

President Carmona adjourned the meeting at 2:26pm.