

TRI GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE June 3, 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: June 3, 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 2:03 p.m. by Trustee Carmona. GM Shari Whalen presented roll call. Present were President, Jay Carmona, Trustee Lance Gilman 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 Trustee Gilman seconded the motion to adopt the agenda of June 3, 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 May 6, 2021 Meeting
- 2.2. (For Possible Action) Approval of Voucher Report for the Period of April 2021
- 2.3. (For Possible Action) Approval of Annual Contract Amendment with Farr West Engineering for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$150,000, for engineering support services in accordance with the Approved FY22 Final Budget
- 2.4. (For Possible Action) Approval of Annual Contract Amendment with Leonard Law, PC for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$120,000, for legal services in accordance with the Approved FY22 Final Budget

- 2.5. (For Possible Action) Approval of Annual Contract Amendment with Great Basin Controls for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$50,000, for SCADA programming and support services in accordance with the Approved FY22 Final Budget
- 2.6. (For Possible Action) Approval of Annual Contract Amendment with Silver State Analytical Laboratories for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$50,000, for analytical testing in accordance with the Approved FY22 Final Budget
- 2.7. (For Possible Action) Approval of Annual Contract Amendment with Farr West Engineering for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$36,000, for Arsenic Treatment Plant Technical Support in accordance with the Approved FY22 Final Budget
- 2.8. (For Possible Action) Approval of Annual Contract Amendment with Blue Horizon Insight LLC for the period of July 1, 2021 through June 30, 2022 in the amount not to exceed \$36,000, for Wastewater Treatment Plant Technical Support in accordance with the Approved FY22 Final Budget

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

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

GM Whalen recommended cancelling the July Board of Trustees meeting due to the proximity to the fourth of July holiday and to give staff a chance to focus on year-end finance and administrative tasks in preparation for the annual audit.

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

Final Budget has been filed with Storey County and Nevada Department of Taxation per statute.

Advertisements for the full-time maintenance worker position and the part-time administrative assistant have been posted, with the hope to have the new staff in place by July.

Project updates:

Arsenic Treatment Plant at Well 2

Staff received the final submittal and as-builds and has reviewed them for completeness. Staff is working on dedication and acceptance documentation, which staff believes it should be able to complete in the next two weeks.

TMWRF Pipeline (16-mile 24-inch diameter pipeline from TMWRF to TRI Center)
Pipe installation continues.

TMWRF Pump Station

Weekly construction meetings have started. Mobilization and prep work has commenced.

TRIGID Effluent Reservoir (2000 AF)

30 inch steel casing in dam is installed and preparation for liner installation on north half of reservoir is underway. Liner installation should begin this week. There is seepage daylighting on the west side of the site, and the contractor and construction manager are investigating to determine the source of this water.

Altitude Valves at Tank 1 and Tank 3

Installation complete and clay-valve is mobilizing out for testing and calibration. The project was a huge success and has already significantly benefitted District operations.

Well 6

Carson Pump installed the new pump and motor at Well 6 in late May, and we are up and running on Well 6 for the first time in over a year.

Auxiliary Power and Fencing Projects

Staff and Farr West Engineering went over outstanding issues on backup generators. We are reaching out to an adjacent land owner at the Well 3 site to access enough land to park the backup generator trailer without encroaching into the adjacent roadway. TRI LLC has offered for dedication the parcel adjacent to USA Booster Station to help us resolve an outstanding access issue, and we signed that deed yesterday. With the increases in the cost of building materials, staff is concerned about the cost of completing these projects within our budget. Staff has drafted the bid documents in such a way as to provide maximum flexibility once bids are received. Staff expects to bring these two projects back for possible award in August.

WWTP and Industrial Treatment Capability

Staff met with wastewater treatment experts at Brown and Caldwell and Farr West Engineering at an all day water quality workshop on May 25. During the meeting it became clear that planning should commence for a new TRI WWTP, along with TDS removal capability to serve the District's largest industrial dischargers. Preliminarily, staff anticipates that this will include a complex collaborative effort between TRIGID Staff, Process Water Users, existing customers and existing industrial dischargers and will potentially include a variety of complex funding sources on a very tight timeframe. There is substantial work to be done over the next 18 to 30 months and staff will be bringing back regular updates on progress and action items for the Trustees whenever appropriate as this process proceeds.

Legislative Updates:

- [SCR11](#), requiring the innovation zone study, was passed out of Assembly Revenue on Friday, May 28, and approved by the Assembly Saturday, May 29.
- [AB90](#), requiring the legislature to conduct an interim study on projects of intercounty significance, failed to advance out of the Assembly Ways and

Means committee.

- [SB430](#), relating to the State Infrastructure Bank, was passed out of the Assembly on Sunday, May 28, and is on its way to the Governor's office.
- [AB356](#), formerly relating to a conservation credit program now relating to nonfunctional turf in areas serviced by Colorado River water, was passed out of both houses and has been delivered to the Governor's office. One provision of the amended bill requires the Subcommittee on Public Lands of the Joint Interim Standing Committee on Natural Resources to conduct a study on water conservation. Staff will be watching that.
- [SB98](#), sponsored by Senator Settlemeyer adding Storey County to the Carson Water Subconservancy District, has been signed by the Governor
- [AB65](#), proposed by the Nevada Commission on Ethics relating to state ethics laws, was withdrawn from the Assembly Committee on Legislative Operations and Elections and re-referred to the Assembly Committee on Ways and Means on Monday, May 26. On Wednesday, May 28 the bill was heard again, this time with an amendment that made minor alterations to the original bill but also established the Nevada Legislative Ethics Law. The new sections are only applicable to the Legislature and the Legislative Counsel Bureau.
- [ACR4](#), requiring the interim study of GID's, failed to receive a committee hearing.

Sarah Adler with Silver State Government Relations (SSGR), is here today, and will be presenting a detailed summary of the legislative session at our Trustee Meeting in August.

Staff needs to work with SSGR in order to determine the scope of services and fees related to support for the duration of the Innovation Zone Study. This study is due by the end of 2021. Staff anticipates that the contract can be awarded administratively per TRIGID Policy 2-2.

Other updates:

Staff continues to coordinate with prospective developers on a myriad of projects and potential projects within the service area.

Water Resource Exchange Agreement has been executed by TRI, TRIGID and TMWA and all associated deeds have been executed by District Staff.

Additionally, TRIGID has received the Return Flow Will Serve from TMWA.

This agreement provides the instream flow requirement for permitting of the first 1500 AF of TMWRF effluent to be delivered via the new reuse pipeline. The District will be working closely with TMWA and the Pyramid Lake Paiute Tribe as we move into the permitting phase on this project.

Title work on the water contained in the NDOT water agreement is restarting in earnest (this work was largely delayed due to COVID restrictions over the last year).

3. AGENDA ITEM 4: Discussion and Possible Action regarding Amendment to Section 6.1.1 of the TRIGID Personnel Policy related to partial coverage for employees' dependent healthcare premiums

GM Whalen explained the changes to the benefit policy. Trustee Mitchell asked for confirmation that the changes will not have a substantial hardship for the budget. GM Whalen confirmed that this is included in the other benefits line item in the FY22 budget. No public comments. Trustee Mitchell moved to approve and Trustee Gilman seconded the motion. Motion carried unanimously.

4. AGENDA ITEM 5: Discussion and Possible Action regarding Resolution 2021-005 to establish the TRI General Improvement District Sewer Service Enterprise Fund

GM Whalen explained the process for tracking expenses and revenue to the GID and the benefits of tracking the expenses and revenue streams for water and sewer separately, including allowing the District to access additional funding resources. In the past, all expenses and revenues were tracked through the Water Enterprise Fund. The separate tracking process will be effective July 1. Trustee Mitchell asked if this will add to the complexity of bookkeeping. GM Whalen responded it will not be overly burdensome and the benefits will be worth it. Trustee Mitchell asked about the different percentages attributed to each fund. GM Whalen responded that staff will engage in a rate making study soon to ensure that each utility is solvent moving forward. No public comments. Trustee Mitchell moved to approve, Trustee Gilman 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 2:27pm.