

TRI GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE AUGUST 5, 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: August 5, 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 2:05 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 August 5, 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 June 3, 2021 Meeting
- 2.2. (For Possible Action) Approval of Voucher Report for the Period of May 2021
- 2.3. (For Possible Action) Approval of Voucher Report for the Period of June 2021
- 2.4. (For Possible Action) Award of Security Fencing Project to Tahoe Fence Company in the amount of \$199,635.61 plus a 3 percent contingency for a total project amount of \$205,624.68

- 2.5. (For Possible Action) Approval of Contract Amendment to Farr West Engineering for Construction Management and Surveying for Security Fencing Project in the amount not to exceed \$31,780
- 2.6. (For Possible Action) Award of Backup Generator Project to Triumph Electric in the amount of \$1,267,600.00 plus a 3 percent contingency for a total project amount of \$1,305,628.00
- 2.7. (For Possible Action) Approval of Contract Amendment to Farr West Engineering for Construction Management and Surveying for Backup Generator Project in the amount not to exceed \$35,384
- 2.8. (For Possible Action) Approval of Lease with Storey County for administrative office space within the Storey County Government Building at 1705 Peru Drive, Suite 104 in the amount of \$900 per month
- 2.9. (For Possible Action) Ratification of Emergency Repair Work on USA Parkway caused by construction activities by a third party, in the amount of \$67,467.46

(For Possible Action) Extension of Silver State Government Relations Contract to represent TRIGID for Joint Special Committee on Innovation Zones and other legislative matters in the amount not to exceed \$10,000

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)

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

Budget Update

Staff is working to implement the new Sewer Enterprise Budget in Caselle, which is the District's governmental accounting software. Staff is also working to prepare for the upcoming audit. The District executed a contract with DiPietro and Thornton to complete this year's audit. DiPietro and Thornton is the auditor for Storey County, and Staff believes that this selection should streamline the audit for both TRIGID and Storey County for FY21 since TRIGID is considered to be a component unit of Storey County under GASB.

Staffing

Staff has advertised for the full-time maintenance worker position and the part-time administrative assistant position approved in the budget and was not able to fill either position. Staff is planning to reissue the recruitment and keep the recruitments "open until filled" with hopes of finding qualified applicants. Blue Horizons Insight, LLC, the company that has been providing technical support on the TRIGID WWTP and a Grade 3 Certified Treatment Plant Operator, has relocated out of the State. Nevada Bureau of Water Pollution

Control has indicated that the District can no longer use Blue Horizons to meet its NAC 445A requirements. Because of this, Staff is currently looking for a new company to fill that role.

Project Updates:

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

These projects are under review for dedication and acceptance documentation. Well 8 and the Arsenic Treatment Plant are online, and Well 7 should be coming online shortly.

TMWRF Pipeline Pipe installation continues. Currently, a total of 4.3 miles has been placed to date and the District is going through the permitting process on water rights for the new induction wells for surface water rights.

TMWRF Pump Station

On-site construction is underway with pump cans being set and suction piping being installed.

TRIGID Effluent Reservoir (2000 AF)

Liner on the north half is complete and water is being transferred into the north portion of the reservoir to allow for lining to start on the south half.

Auxiliary Power and Fencing Projects

With the increases in the cost of building materials, bids came in higher than expected. Staff removed specific line items that were not absolutely essential in order to address NAC 445A compliance for fencing and back up power. Based on the Board's action to award these projects, Notice to Proceed will be issued this month and work will begin this fall.

USA Parkway

Repair work for the January damage to USA Parkway is now complete, with the final asphalt patch completed last month. The responsible contractor has been back-billed for the work completed, and the District is currently waiting on reimbursement.

Legislative Updates:

Sarah Adler with Silver State Government Relations, is present today and will be presenting a detailed summary of the legislative session later in the agenda.

Water Rights:

The District signed the Water Rights Acquisition and Use Agreement with BGO Tippman, which provides for an additional 10 acre feet of water to their project. In addition, Staff signed the associated Assignment of Beneficial Interest in Water Rights.

Cybersecurity:

In June 2021, the District filed a cybersecurity claim with POOL Pact in the amount of \$65,932.29. The District's insurance coverage includes a zero deductible for this type of claim, so there is no cost to the District. As part of the

District's After-Action Review, Staff amended existing procedures and implemented new protocols in order to reduce vulnerability to cyberattack.

Other Updates:

Staff continues to coordinate with prospective developers on a myriad of projects and potential projects within the service area. Staff recently issued Will Serves for new projects at 1980 USA Parkway and 3300 Waltham Way, and Staff has three other projects currently under review. There are also an additional three projects under construction requiring site inspection and coordination.

There were no questions from any of the Trustees regarding the GM's Report. Regarding staffing, Chair Carmona commented that finding new personnel is challenging right now and acknowledged staff for their work.

AGENDA ITEM 4: PUBLIC HEARING

Discussion and Possible Action Related to Petition to Enlarge TRI General Improvement District and Annex Property for Service for APN 004-091-90, filed by Waltham Road Industrial, LLC, 6900 Fox Avenue South, Seattle, WA 98108

GM Whalen explained that the petition meets the statutory guidelines and all procedural requirements have been met. Trustee Gilman stated that it would be a great benefit to the industrial park. GM Whalen stated that the applicant was notified that this agenda item would be heard today. President Carmona recognized that no applicant representative was present.

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

AGENDA ITEM 5: Discussion and Possible Action Related to Water Rights Banking Agreement with Waltham Road Industrial, LLC to accept for banking 12 acre feet annually of groundwater rights consisting of a portion of Permit 90235 on file with the Nevada Division of Water Resources

GM Whalen explained the condition of annexation that the applicant provide water rights for the District to bank and serve their project in the future. Additionally, the customer has been billed for the services to prepare the annexation documents, and Staff is seeking payment for these services pursuant to the District's resolution prior to releasing the annexation documents.

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

AGENDA ITEM 6: Presentation and Possible Action to Direct Staff regarding the 2021 Nevada Legislative Session Summary, Special Joint Committee on Innovation Zones, associated legislation, and other matters properly related thereto

Trustee Gilman stated his relationship to Blockchains and recused himself from discussion or voting. GM Whalen outlined the agenda item and offered her thanks to

Silver State Governmental Relations and the team for their assistance. p Sara Adler provided a summary of the legislative session and provided recommendations for future participation in the legislative committee regarding the Innovation Zones proposal.

No public comments. Trustee Mitchell thanked Silver State for its work during the session. Chair Carmona thanked everyone for their work during the session.

AGENDA ITEM 7: Discussion and Possible Action Related to the General Manager's Annual Performance Review and Associated Personnel Action Form

GM Whalen explained the documents that have been presented to the trustees prior to the meeting. GM stated her eligibility for a 3% increase for a satisfactory review. Trustee Gilman supported the pay increase and commended GM Whalen's performance. Trustee Mitchell expressed his gratitude and appreciation for GM Whalen's hard work for the GID and supports the step up in pay. President Carmona expressed his appreciation for GM Whalen's performance and supports the pay increase.

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

AGENDA ITEM 8: NEW BUSINESS. There was no new business.

AGENDA ITEM 9: PUBLIC COMMENT. There were no public comments.

AGENDA ITEM 10: ADJOURNMENT. With no further business to come before the Trustees, the meeting was adjourned at approximately 2:40pm.