

TRI General Improvement District Board of Trustees Meeting

DRAFT MINUTES

April 6, 2023 2:00 pm

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

The meeting was called to order at 2:00 pm. by President Jay Carmona. GM Shari Whalen took roll call. Present were President Jay Carmona, and Trustee Clay Mitchell. Trustee Lance Gilman was absent. 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 April 6, 2023, as presented. President Carmona seconded. Motion passed unanimously.

5. Consent Agenda for Possible Action:

- I. Approval of Minutes of March 2, 2023, Meeting
- II. Approval of Voucher Report for the Period of February 2023

There were no public comments.

Trustee Mitchell moved to approve the consent agenda, as presented. President Carmona seconded. Motion passed unanimously.

6. Discussion Only (No Action):

General Manager's Report:

Budget Update

Today, staff are presenting tentative budget. Again, the regular Board meeting on May 4, 2023 will be cancelled due to statutory requirement to hold the Final Budget Hearing no earlier than the third week in May. We should be able to handle all TRIGID business at a single meeting on May 18, 2023 at 2:00 pm.

General/Admin

As previously reported, administrative Staff has relocated into the “Switch Space” inside of the Storey County Government Center. We have been notified that the new Storey County Sheriff would like to build a substation at the Storey County Government Center, which may necessitate TRIGID relocation in the future. I misspoke at the last Board of Trustees meeting, and I wanted to update the record that the current lease with Storey County will expire on August 6, 2023. Staff had originally suggested that we should build a new TRIGID administrative building in anticipation of Storey County’s increased utilization of the Storey County Government Center; however, based on fund balance projections, we are now recommending leasing a commercial space within the District’s service area. I will discuss this in more detail during the Tentative Budget agenda item today and we will be bringing back a lease agreement for consideration at the May 18, 2023 Board of Trustees meeting.

Administrative staff also completed research and coordination on changing employee health care benefits, coordinated healthcare and benefits cost estimates for budget and associated recommendations for personnel policy modification. Open enrollment for employees will begin on April 7 and the new healthcare policy will begin on May 1, 2023.

Project Updates:

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

Pressure testing of 52,000 lineal feet of pipeline has been completed to date. There are 3,000 lineal feet which remains to be inspected. Weather and muddy conditions continues to delay final work completion.

TMWRF Pump Station

This project is substantially complete. Remobilization continues to be pushed for commissioning due to delays on connection project completion.

Reservoir Pump Stations and On-Site Pipeline

The project is approximately 72 percent complete. There have been some delays due to weather and supply chain on the project. Temporary bypass pumping is planned to start in May and TRIGID field personnel are slated to assist in commissioning utilizing bypass pumping starting in June, as long as the temporary transformer is installed on time. The contractor will have to remobilize to the site later this year to install electrical components when they arrive.

Comstock Valley Process Extension

Pipeline design and right-of-way acquisition continues. Advanced procurement on electrical components is still underway and the pump station has been sent out to bid by the developer.

Surface Water Induction Wells

Building construction substantially complete. There continues to be a delay on electrical due to challenges bringing power to the sites. NV Energy has communicated to DOWL that the electrical redesign is in final review and should be released soon.

Sydney Process Line

Construction is anticipated to begin on April 17, 2023 with final completion on August 10, 2023. Easement acquisition is still underway.

Process System Pressure Testing

Rebid of this project was awarded to F&P and the project schedule is now 180 days.

Well 9

This is a new well required for construction as part of the 10,000 AF process water system. Well siting has been narrowed down to two sites and DOWL (Farr West Engineering) is working on right of way acquisition.

Water Rights:

We are currently working on one process water agreement and one potable water assignment of beneficial interest. We are also developing an acknowledgement form to expedite water rights tracking for boundary line adjustments.

Easements:

We are working on one easement with Tesla for the new process water delivery line on Sydney, which should be executed this week. We have an encroachment permit request for a prospective developer east of the Reservoir which is currently under review.

Operations:

Show picture of effluent. Progress on operational optimization at WWTP is continuing, as evidenced by the recent photo of our treated effluent leaving the plant.

Operations personnel have brought SBR1A and the small digester online for the first time in probably 10 years or more. This increases treatment capacity at the WWTP, although headworks capacity is still the limiting factor for peak flow operations. Work continues to bring SBR1B online. We are still hopeful that the plant will be running at full capacity this spring.

Staff continues to rehab and clean existing infrastructure including pumps on the older side of the WWTP.

Painting at WWTP, wells and booster pump stations continues and the WWTP digester pump was pulled for repairs. ARV on Peru has been prepared and Well 6 and 7 chemical feed lines have been replaced.

Quarterly water quality samples, well soundings, and well pumpage readings were obtained for quarterly reporting to State of Nevada.

Wastewater SCADA

- Headworks program is updated and integrated into Cloud SCADA
- WWTP SBRs are in Process of being integrated into Cloud SCADA – Initial programming development done, now installation and testing to take place. Should be at 90% by end

of this week. This conversion is requiring operations staff to operate the plant in manual mode, which necessitates 24 hour operations. Our operators are staying onsite at a local hotel in order to execute this transition plan.

- Liftstations integrated into Cloud SCADA and complete.

Water SCADA

- Well 4, 5, Peru and USA booster still need to be confirmed in Cloud SCADA
- All other wells and tanks have been tested and are working in Cloud SCADA.

All major work on SCADA transition to Cloud SCADA is anticipated to be done by June 2023.

Engineering:

The Asamera Effluent Reservoir has been operated as an unlined infiltration basin for over twenty years, as part of our wastewater discharge to groundwater permit issued by NDEP. As part of the Process Water Projects under construction, the reservoir was enlarged and lined to facilitate treated effluent storage for reuse purposes. However, other projects have been delayed due to right-of-way, supply chain, and other issues, while the reservoir construction was completed on schedule. This means treated wastewater, including large volumes of industrial wastewater from two temporary industrial dischargers, is flowing into the reservoir, with no way to discharge or percolate into the ground, and no way to utilize the water for reuse purposes. Staff continues to monitor the rate of filling of the Asamera Effluent Reservoir due to this unanticipated circumstance.

As part of the 2023 Industrial Discharge Permit Cycle, Staff received updated information from two key industrial dischargers that indicates filling of the Asamera Effluent Reservoir may occur much earlier than originally anticipated. Staff has not issued Industrial Discharge Permits to these two key industrial dischargers until we are able to develop a plan to prevent the reservoir from overtopping. A comprehensive reservoir filling mitigation plan is the District's number one technical priority at this time.

Concurrently, technical Staff is also working with Stakeholders and Vendors around water quality challenges on the new process system, and TRIGID may be involved in temporary and/or permanent advanced treatment in order to accelerate demand on the process water system, which will help to slow reservoir filling. There may be a significant change between Tentative Budget and Final Budget presentations, depending on information on water treatment options that staff is gathering. Temporary treatment could cost \$4 to \$6 million per year, and this cost would be passed on directly to the process water customers slated to come online in 2023. This means that the Process Water Enterprise Budget projected expenditures may change between Tentative and Final Budget Hearings. This is a dynamic situation, and Staff will continue to provide regular updates on this important issue.

New Development:

We continue to meet with prospective developers regularly, and there are over 18 construction projects underway, including a water and sewer extension project on Pittsburgh Drive.

Pure 3.0 is in review

TRIC 688 grading is underway

The following projects are in Progress:

- Pilot (One 9 Fuel Stop)
- Deployed Resources
- Pure Development
- STY HUB and STY CUB (Google)
- Elements (The Red)
- TDC Pittsburgh
- TI Cold Storage
- Stericycle

President Carmona praised staff for their work.

No additional comments.

7. DISCUSSION/POSSIBLE ACTION:

Update, discussion, and direction to TRIGID staff and lobbyists regarding upcoming bills and legislation affecting TRI General Improvement District, and other properly related matters.

Ms Adler and Mr. Tanchek from Silver State Government Relations updated the Board regarding 5 bills being watched closely during the current legislative session. Mrs. Whalen met with Ms Adler and Mr. Tanchek regarding bills that are being watched that may affect the GID. Environmental themes, water themes, land use and wildlife key agencies.

8. DISCUSSION/POSSIBLE ACTION:

Presentation, Discussion and Possible Action to Approve the FY2024 Tentative Budget and Five-Year Capital Improvement Plan

GM Whalen presented the FY2024 tentative budget to the Board of Trustees.

Trustee Mitchell asked if staff was concerned that the majority of the end fund balance lives in water versus sewer? GM Whalen stated staff shared the concern, however she felt a rate increase at this time was not needed and requested that the GID wait until the new process water system is online.

Trustee Mitchell asked if the new rates accomplished what the intent was. GM Whalen stated it was too early to tell. Staff feel that once the transition is made to bring the

process water system online it will be necessary to bring this back as an action item and make sure the projections were appropriate.

President Carmona stated he supports the GID moving out of the Storey County building and into its own space.

There were no public comments.

Trustee Mitchell moved to approve the FY2024 Tentative Budget and Five-Year Capital Improvement Plan, as presented. President Carmona seconded. Motion passed unanimously.

9. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Action to amend Section 6.1.1 of the TRIGID Personnel Policy to increase the District's contribution for dependent health insurance coverage to 100 percent for the purposes of maintaining competitiveness in the region for employee recruitment and retention.

American Society of Civil Engineers has a benefit through eHealth allowing a discounted premium rate.

No additional questions or comments.

There were no public comments.

Trustee Mitchell moved to amend Section 6.1.1 of the TRIGID Personnel Policy to increase the District's contribution for dependent health insurance coverage to 100 percent for the purposes of maintaining competitiveness in the region for employee recruitment and retention, as presented. President Carmona seconded. Motion passed unanimously.

10. Public Comment (No Action)

There were no public comments.

11. Adjournment

President Carmona adjourned the meeting at 2:40pm