

TRI General Improvement District Board of Trustees Meeting

Approved Minutes

August 7, 2025 2:00 pm

440 USA Parkway Suite 105, McCarran, NV 89437

And by Zoom

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 2:02 p.m. by President Jay Carmona. GM Shari Whalen took roll call. Present were President Jay Carmona, Trustee Clay Mitchell, and Trustee Donald Gilman. Other attendees were Shannon McKnight, Clerk/Treasurer; Debbie Leonard, Legal Counsel; and members of the public.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (NO ACTION): There was no public comment.

4. DISCUSSION/POSSIBLE ACTION:

Adoption of Agenda.

GM Shari Whalen requested to remove item 5.4 Ratification of payment to Carson Pump for Emergency Repairs at Well 5 in the amount of \$62,970.

No questions or comments from the Board.

No public comment.

Trustee Mitchell moved to approve the modified agenda. Trustee Gilman seconded. Motion passed unanimously.

5. CONSENT AGENDA FOR POSSIBLE ACTION:

- I. Approval of Minutes of May 29, 2025 Meeting
- II. Approval of Voucher Report for the Period of May 2025
- III. Approval of Voucher Report for the Period of June 2025

- IV. Ratification of payment to Carson Pump for Emergency Repairs at Well 5 in the amount of \$62,970 (removed during consent agenda approval)
- V. Approval of Contract with Shaw Engineering for Bidding Assistance and Construction Management on the Exterior Tank Recoating Project in the Amount of \$69,700
- VI. Approval of Contract with Desert Research Institute for Phase I of the Hydrogeologic Study and Modeling Project in the Amount of \$125,000
- VII. Approval of Veolia Redlines to Amendment to Veolia WTS Services USA Inc. Contract to extend the existing Temporary Treatment Contract Term beyond February 2027, on a month-to-month basis

No questions or comments from the Board.

No public comment.

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

6. DISCUSSION ONLY (NO ACTION):

General Manager's Report

GM Whalen reported as follows:

Budget Update

Year-end close out is occurring at this time in preparation for Audit. The year end unaudited budget report will be presented at the Board meeting on September 4th, and the audit will begin in October. DiPietro and Thornton will be completing the District's annual audit again this year.

General/Admin

TRIGID's summer intern, JC Fiesta, is leaving when school starts and we're going to miss her. A new part-time intern will be coming on board to assist the General Manager at the end of August.

Filling technical positions continues to be extremely challenging. We've successfully recruited a project manager who will be starting in mid-August. However, in order to fill the position, the negotiated starting salary was \$45,000 higher than the salary included in the approved position control for the FY26 Budget. One of three things may occur as a result of this situation. First, if there are commensurate savings in salaries and benefits during the fiscal year, no action is required by staff or the Board of Trustees. If there are corresponding savings in operating expenses outside the salaries and benefits category, the Board must be informed in a quarterly budget report. If there is not an equal amount of savings in the operating expenses at year end, a budget augmentation may be necessary, although staff does not anticipate that happening due to this additional expense in salaries and benefits.

TRIGID also consulted with Steve Henderson, a retired D4, T4 operator with nearly 30 years of experience, to assist with development of Standard Operating Procedures and Preventative Maintenance schedules

for water and process water. Mr. Henderson's recommendation is that, considering the amount of support required at the Veolia Temporary Treatment Plant, it would be prudent to add two additional operators for routine maintenance and rounds on the remainder of the process water system, including flushing, valve exercising, vault inspection, tank inspections, etc. This means that TRIGID would need to hire at least one position earlier than was anticipated and presented to the Board in the three-year staffing plan at the May 29, 2025 Board meeting. Filling one position in the current fiscal year requires Board action on the approved Position Control for FY26, so this item will be agendaized at the September 4, 2025 Board meeting.

With the addition of administrative staff over the past few months, TRIGID's training program is in full implementation mode, with cybersecurity training, OSHA 10 and 30 courses, and line locating training occurring this month. In addition, operations staff are participating in a rotating inter-departmental cross-training program for the last six weeks. Flagger certification and POOL Pact required training will be ongoing over the next few months.

Additionally, the admin team has executed on-call and emergency services contracts with almost every District vendor at this time. Shannon McKnight took the lead on this and has us in the best contract management shape in District history.

Annual POOL Pact personnel policy updates have not been completed in several years, and administrative staff are currently incorporating five years' worth of changes into the TRIGID policy. In addition, Staff is looking at safety provisions implemented by TMWA regarding rest periods, compensated meals for long call out assignments, assignment pay for special duty assignments (like safety officer and fleet manager), and other similar items in order to improve employee safety on the job and to provide comparable benefits to employees to enhance recruitment and retention. The policy revisions will be brought to the Board for review and consideration at the September 4, 2025 Board meeting.

The demo and tenant improvements required for the Operations Annex at 420 USA Parkway are nearly complete, and moving day is August 11th. Admin staff is completing furniture and equipment purchases and setup at this time. Everyone is very excited that the lines for the restroom and the microwave will now be significantly shorter.

Project Updates:

Substantially Complete Portions of the Process Water System:

Last year, Final Dedication Packages were prepared by DOWL, acting as the Engineer-of-Record for Tahoe-Reno Industrial Center, LLC (the Master Developer), for review and consideration for acceptance by TRIGID. Final packages for five of the seven projects have been accepted by TRIGID and the Bills of Sale have been administratively executed. In addition, the final two projects (TMWRF pipeline and the Reservoir Pumping Facilities) should be accepted within the next week or two. This is due to two outstanding items (a pipeline easement from State Lands near Lockwood and fiber optic line that needs to be installed by AT&T at the Reservoir).

These projects represent only a portion of the process water system, and the system as currently built by the Master Developer cannot deliver process water at the flow rates or at the water quality committed by the Master Developer to process water users. TRIGID has informed the Master Developer that its acceptance of any process water infrastructure or property needed for the process water system is subject to a reservation of TRIGID's rights to have the Master Developer construct, acquire and dedicate all additional elements necessary to meet all its obligations to TRIGID and the Process Water Customers.

Well 9

This is an outstanding project that needs to be completed by the Master Developer as part of the process water system obligations. The landowner of the preferred well site had previously denied the Master Developer permission to complete well exploration on their property. Based on rapid expansion occurring in Zone 2 of the potable water system, TRIGID has approved an alternative location for well siting that should allow the Master Developer to complete the project in a timely fashion. Based on recent conversations with the Master Developer, this project will begin to move forward at this time.

AWTF and Associated System Improvements

Progress continues with a planned commissioning in late 2027. Based on input from TRIGID Staff, Switch and their engineering team have identified strategies to maximize capacity at the site, which will allow for additional customers to hook up to the system after commissioning.

Comstock Valley Process Extension

The project is still expected to be complete in October 2025, at which time Redwood will connect to the process water system. There have been significant delays due to Glass Roots installing fiber in the wrong area of USA Parkway, pursuant to their NDOT encroachment permit, which created a conflict with the construction of the process water alignment in TRIGID's NDOT encroachment permit. We believe the issue was finally resolved at a meeting this week, where NDOT provided permission for DOWL and the contractors to address these conflicts in the field during construction. Thank you to Chuck Reno and the DOWL team for working so hard to find a resolution on this issue.

Emergency Treatment:

At this time, the RO Plant is still not operating at its contract duty point of 533 gpm. Because of this, process system demand is outpacing the amount of treated effluent that can be removed from the Reservoir and run through the RO system for blending. Approximately 4 million gallons each week is being imported from TMWRF to augment supply. Veolia has been providing a weekly update on flows and chemical dosing strategies but continues to struggle to identify the issues with membrane fouling.

Veolia has offered to add another RO train to the system, free of cost for five months, in order to meet the contract duty point. This would allow TRIGID to treat more reservoir water, to reduce the amount of TRIGID effluent that goes into the Reservoir and reduce TMWRF augmentation. Staff estimates that it may cost up to \$250,000 to build the connecting infrastructure for an additional RO, and it is unclear

what the rental fee would be after 5 months. Once these issues are clarified, Staff will bring any viable proposal to the Board for discussion and consideration at a future meeting.

Finally, today's consent agenda included Veolia's request for minor additional modifications to the previously approved contract amendment to extend the term of the contract potentially through December 2027.

WWTP Upgrades:

The WWTP 50 percent design peer review and constructability review is complete. The final design and construction management contract is in negotiation at this time and a contract will be presented to the Board at the September 4th meeting, if Staff and GCW can agree on a fair price. The SRF loan application is being drafted and will be submitted to NDEP OFA this fall.

Arsenic Treatment:

Based on escalating prices and recent reviews of monthly "not-for compliance" arsenic sampling at the three well sites that were recommended in the PER to incorporate arsenic treatment, Staff has temporarily placed this project on hold. It is likely that Well 5, which was the site originally recommended for an ATP, has arsenic levels that are lower than the Federal Drinking Water Standard. Rather, the highest arsenic levels currently appear to be coming from Well 7. Staff is collecting additional data to confirm the best strategy.

Operations:

General

Staff has continued work with Sierra Controls over the last several months to upgrade the SCADA system, including a field visit to review the plan for mass modifications at all facilities.

Water

Staff have obtained quotes and are proceeding on a sin wave filter project at Well 7, which is off-line again due to recurring electrical problems with the motor. Briggs Electrical was the successful bidder on the Chemical Room Ventilation project, which is now underway for all well sites. Quarterly sampling is now underway and the Lead and Copper Sampling Plan was drafted by our Superintendent and submitted to NDEP BSDW for review and approval in anticipation of this customer-led sampling effort.

The water crew has implemented a routine fire hydrant inspection and maintenance program for the first time in District history. This was a District-identified deficiency during the last Storey County Fire Protection District Public Protection Classification (PPC) evaluation, so I'm pleased to report that we're making progress on this. The next step after inspection and maintenance is to begin flow testing hydrants.

WWTP

The manholes in Milan that were identified as problematic as part of the annual sewer camera and cleaning program have been repaired. Also, a new grinder was installed at Headworks, and Nevada Seal and Pump completed vibration tests on motors and pumps at the WWTP.

Wastewater personnel continue to monitor wastewater quality in influent manholes due to unusually high TDS observed in the WWTP. Intermittent monitoring has not been effective in narrowing down the source of contamination, so we have developed a comprehensive plan to investigate this matter:

- (1) reach out to known industrial dischargers in the area to inquire about potential TDS or other contaminant sources during this time period and
- (2) evaluate the TDS and other contaminant loads in industrial discharges to the plant based on customer Discharge Monitoring Reports and
- (3) install battery powered conductivity probes with data loggers in key locations across our service area.

Higher than normal TDS in the WWTP effluent affects the water quality blend proportions in the process water system, effectively reducing the amount of TRIGID WWTP treated effluent that can be utilized, so staff has made analysis of this issue a priority.

Process Water

Annual service for the Reservoir Air Compressor and Ixom Mixers in the Reservoir have been completed. As part of the annual service, Ixom provided recommendations on replacing the floats. However, this cannot be completed until Reservoir levels drop.

Staff continue to support Veolia in pilot projects in Veolia's attempts to increase RO Plant productivity, including coagulation trials, UF pilot, and chlorine injection at the Lower Booster Pump Station. In addition, all RO membranes were changed out in late June. Extensive forensics testing and inspection is being completed by Veolia on the old membranes in attempt to determine the source of membrane fouling.

Engineering:

TRIGID has issued 11 annual industrial discharge permits and three temporary discharge permits so far this year. There are two process wastewater discharge permits that still need to be issued.

As previously reported, Stericycle has complained about low process water pressure at their Milan campus. The District has purchased and installed a calibrated pressure gauge with a data logger at the Stericycle property line, downstream of the Stericycle site, and upstream of the Stericycle site in order to provide supplemental information to Stericycle regarding system pressure over time. Based on updated data and field testing completed in late June, Staff believes that there is a water hammer

occurring on the customer's side of the meter resulting in their observation of intermittent low pressures and air in the line. Staff is waiting to hear back from Stericycle on the possibility that their issue could be caused by an unnecessarily high frequency setting on their on-site pump's variable frequency drive.

In addition to Stericycle's reports of low pressure, a process water pressure reducing valve failed on the Tesla site, resulting in extremely high pressure in the Electric Avenue/Milan area. DOWL/staff believe this may have been the result of a process water lateral leak on Electric Avenue in front of the Tesla guard shack in early June. Staff mobilized to complete field testing to verify the source of high pressure. The damaged PRV was isolated, returning the zone pressures to normal, and the Electric Avenue PRV has since been repaired.

In addition, Redwood has recently complained of low system pressure on the potable water system, which they are temporarily using for industrial purposes until the Redwood Process Water Extension is completed. We are currently investigating this issue in Zone 4 of the potable system, including purchasing an additional calibrated pressure data logger, meeting with all customers in the zone to confirm that they are not pulling more water than they are permitted to (this includes temporary customers for construction water uses), completing hydraulic model analysis, and field verifying that all water valves are fully open. If we cannot resolve this issue by the end of the week, we will be issuing a directive to all contractors that they must obtain construction water at identified locations outside of Zone 4 (which is the Comstock Valley).

Staff attended a meeting with NDEP Bureau of Water Pollution Control Compliance and Permitting personnel to discuss permitting and schedule of the new AWTF. The District also hosted a system tour for the State Engineer's Office and a tour and presentation for the Carson River Subconservancy District Board of Trustees.

The well 7 water line relocation is still underway and partial tie-in is now complete. The new easement has been executed but not yet recorded. The Zone 5 Waterline extension on the LDG site is now under construction. Staff executed easements for Vantage's driveway on TRIGID property and for TRIGID utilities on Vantage's property. Vantage is currently processing a boundary line adjustment for the small reclaim tank on the west side of the Reservoir dam and is working with TRIGID to grant emergency secondary access and utility easements in the canyon on the east side of their site. In addition, Staff is working with Arco Murray and PUR Development on a secondary emergency access easement across their site to the Reservoir, Upper Booster, and RO Plant.

Operations and Engineering personnel have been closely coordinating with Arco Murray and F and P on a 30" Reclaimed Main system tie-over. The landowner originally requested to relocate the new 30-inch process supply line which is essentially the backbone of the TRIGID process water system. This project was supposed to be completed earlier in the year, when temperatures (and system demand) were significantly lower. Due to project delays, that did not occur. In July, the Contractor requested to complete the tie-in in July or August, but that would leave customers with potentially less than two days

of storage and could have resulted in major process water customers being completely out of water. Staff worked with the Contractor to limit risk to TRIGID process water customers by delaying the tie-in until October. TRIGID has agreed to allow significant fill over the existing line in order to keep the contractor on schedule until the tie-over can be safely completed.

New Development:

There has been an issue with small pebbles and sand present in the water line on Pittsburgh Avenue. This material causes concerns for the Fire Department with regard to potential for clogging indoor fire suppression sprinklers and possibly causing maintenance issues for Fire Department apparatus during an emergency. Staff believes that the debris in the line could have been caused by improper flushing procedures during a major water leak in USA Parkway several years ago. An intensive flushing plan was developed and implemented in this area over the last two months and Staff believes that the issue is now resolved. The new customer on Pittsburgh has now successfully passed their Fire Inspection.

There are 8 projects currently in plan review and 47 projects under construction at this time. This is an unprecedented number of active construction projects. In addition, development site audits have been completed at Redwood and New Rise, and a site audit is now beginning on the Google campus. TRIGID Administration has also taken over Will Serve processing for all new development within the Service Area. In addition, DOWL and TRIGID interns, with direction from Alex Lacko at DOWL, recently compiled the District's first will serve inventory, which is in final review at this time.

Due to the size and complexity of the projects we are seeing, the New Development team is being split into two groups. The first group will still be referred to as "New Development" and will manage projects that do not include off-site utility improvement or expansion (utility connections to existing infrastructure at the property line). Shannon McKnight is the TRIGID point person and Alex Lacko is the DOWL point person for this team. The second group, which will likely be referred to as "Off-site Infrastructure Development," will cover all infrastructure that will be expanded or improved to serve a new project site and will be headed up by the new TRIGID Project Engineer, the DOWL District Engineer and the DOWL Construction Management team. The General Manager is currently working with DOWL on the details to improve the process of plan review, inspection, project close out, and dedication of infrastructure expansion projects.

No questions or comments from the Board on the General Manager's report.

No public comment.

No action taken.

7. DISCUSSION/POSSIBLE ACTION:

Presentation and Final Report for Possible Direction to TRIGID Staff and Lobbyists regarding the 2025 Legislative Session and Legislation affecting TRI General Improvement District, and other properly related matters.

Alex Tanchek with Silver State Government Relations provided a summary of the 2025 Legislative Session.

No questions or comments from the Board.

No public comment.

No action taken.

8. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Direction to Staff related to the ownership, utility marking, and licensing of utility laterals within the State Route 439/USA Parkway Nevada Department of Transportation Right-of-Way.

GM Whalen provided background for the Board that according to the standard sales agreement that was provided by the Master Developer to TRIGID, land buyers were made responsible for, and own, all water and sewer laterals to the property from water and sewer lines within the rights-of-way adjacent to the property.

GM Whalen recapped the incident in May 2025 where Glass Roots, a fiber optic company, struck a private domestic and fire lateral. Glass Roots filed a complaint with the Public Utilities Commission of Nevada (PUC) because the line wasn't marked. Last month, the same contractor hit another private lateral line. The PUC and NDOT contend that private laterals cannot exist in public rights of way, even though that is how the Master Developer set up TRI Center. Additionally, in many instances, customer meters are located at the end of private laterals without TRIGID having legal access to those meters. The PUC and NDOT requested that this issue of private laterals in public rights of way be placed on the Board's agenda.

TRIGID could provide a benefit to its customers to map and mark laterals. The PUC said every customer in the District would have to become an 811 member and locate their own utilities, but it is unusual for private landowners to be 811 members. NDOT requested that the District take over as sole licensee in USA Parkway for all laterals, which would require the District to take legal ownership of those laterals, which could have a significant cost. Because the exit agreement with the Master Developer makes the Master Developer responsible for the costs of acquiring legal title for any District facilities that don't have legal access, Staff believes the expense of acquiring legal access across private property to access meters may be recoverable from the Master Developer.

Staff recommends that staff get direction to start mapping and marking laterals and let the PUC know TRIGID is doing that. Staff also recommends that staff investigate the process for the District to become the legal owner of the laterals and come back to the Board with findings at a future meeting.

Trustee Gilman asked if there are any maps of the laterals with Storey County because permits would've been needed to build the laterals. GM Whalen responded that, per conversations with the Storey County building department, they do not inspect utilities. Trustee Gilman asked if most of the problems are with the early utility connections in the District, and GM Whalen clarified that they are most, but not all, of the problems.

Trustee Mitchell asked if there are any requirements to install meters at the property line. GM Whalen answered that it is now a requirement.

No public comment.

Trustee Mitchell moved to direct staff to:

execute a contract amendment with DOWL to map all laterals within the TRIGID service area, in the amount not to exceed \$12,320;

once laterals are mapped within public rights-of-way, commence marking all laterals as a courtesy to private property owners adjacent to the public right-of-way, including both Storey County and NDOT right-of-way, in order to alleviate all TRIGID landowners from the obligation of becoming 811/USA North Members who must mark their own laterals; and

investigate with NDOT the cost of licensing and an appropriate procedure for acquiring legal ownership of all laterals within USA Parkway NDOT right-of-way and bring back this item to the Board for future consideration.

Trustee Gilman seconded. Motion passed unanimously.

9. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Action related to the General Manager's Annual Performance Review and associated Personnel Action form.

President Carmona applauded GM Whalen for handling problems in the District with grace and expressed appreciation for her work.

No public comment.

Trustee Mitchell moved to approve the General Manager's annual performance review and associated personnel action form. Trustee Gilman seconded. Motion passed unanimously.

10. PUBLIC COMMENT (NO ACTION) No public comment

11. ADJOURNMENT

President Carmona adjourned the meeting at 2:52 p.m.