

TRI General Improvement District Board of Trustees Meeting

Approved Minutes

September 4, 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 2:03 p.m. by President Jay Carmona. GM Shari Whalen took roll call. Present were President Jay Carmona and Trustee Clay Mitchell. Other attendees were Shannon McKnight, Clerk/Treasurer; Debbie Leonard, Legal Counsel; and Peter Eliassen, TRIGID's Project Engineer. Trustee Donald Gilman was absent.

2. PLEDGE OF ALLEGIANCE

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

4. DISCUSSION/POSSIBLE ACTION:

Adoption of Agenda

No questions or comments from the Board.

No public comment.

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

5. CONSENT AGENDA FOR POSSIBLE ACTION:

- I. Approval of Minutes of August 7, 2025 Meeting
- II. Approval of Voucher Report for the Period of July 2025
- III. Ratification of Payment to Carson Dodge for 2025 Ram 1500 in the amount of \$49,128.25
- IV. Ratification of Payment to JWC Environmental for Emergency Muffin Monster Auger Replacement at the WWTP in the amount of \$22,141.94
- V. Approval of Purchase of 2026 Ram 2500 with Harbor Bed from Carson Dodge in the amount of \$61,209.25, subject to Board Approval of Proposed Position Control Modification

No questions or comments from the Board.

No public comment.

Trustee Mitchell moved to approve the consent agenda. President Carmona 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 October 2, and the audit will begin shortly thereafter. DiPietro and Thornton will be completing the District's annual audit again this year.

General/Admin

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), double time for emergency call outs 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 October 2, 2025 Board meeting.

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 six of the seven projects are accepted. The last project (TMWRF pipeline) is pending recording of the pipeline easement from State Lands near Lockwood. The Director of the Nevada Department of Wildlife signed the easement yesterday, and there is one final State signature needed before recordation. Once that happens, Staff will process the final acceptance package.

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. The project will be under contract with DOWL in the next few weeks.

AWTF and Associated System Improvements

Progress continues with a planned commissioning in late 2027.

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.

Emergency Treatment:

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 for treatment of more reservoir water, 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 five months. Once these issues are clarified, Staff will bring any viable proposal to the Board for discussion and consideration at a future meeting.

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 October 2nd meeting, if Staff and GCW can agree on a fair price.

Operations:

General

The storm events that occurred early last week resulted in the access roads to the Lower Booster Pump Station, Tank 1 and Tank 4 being severely damaged. These roads will need to be repaired

before snow hits, as the four-wheel drive District vehicles may not be able to access these facilities in wet weather with the roads in their current condition. Money was set aside in the budget for some minor access road repair work, so repairs could potentially be completed within the current budget limits. Staff will provide the Board with additional information once it is available.

Additionally, utilities crossings within the wash running east of Peru, between Waltham and Denmark, and in the wash running west of Electric Avenue, adjacent to the Tesla site, were exposed by flood waters eroding the channel. Q&D has been mobilized to repair the trenches in both areas. Invoices will be brought back to the Board for ratification at a future meeting.

Coincidentally, TRIGID has been working to become a member of NVWarn, which is the Nevada Water and Wastewater Agency Response Network. The membership contract was executed last month and there was an orientation meeting this week with NV Warn to understand the process of requesting and providing mutual aid moving forward.

Water

Water operators complete all water, sewer and process water line locates for contractors completing underground work in TRI Center. Due to the large volume of construction projects currently underway, the line locating workload has increased significantly over the past few months. In addition to line locates, staff have begun regular valve exercising on Tuesdays and have started comprehensive quarterly preventative maintenance checks. They completed chlorine pump repairs at Wells 5 and 6 and are working with customers on lead and copper sampling.

Well 7 is still offline. The new motor and sin wave filter have not solved the problem, and it is anticipated the well may require a new VFD.

The water crew is also working with Q&D to exercise valves and document water and process water line depths during the upcoming NDOT patch project. Staff committed to provide this information to NDOT in advance of the USA Parkway redesign that is currently underway.

WWTP

The wastewater crew has been working closely with Sierra Controls to get major SCADA projects completed in FY26. This includes alarms, floats and transducer repair/replacement at the Wild Horse Lift Station, alarm testing at the Sydney and Waltham Lift Stations, and floats in the effluent vault to protect the effluent pumps. Wastewater personnel have also been systematically inspecting and servicing the check valves on each of the three lift stations.

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 Staff have developed a comprehensive plan to investigate this matter and are currently working on implementation. RCI is supporting this effort and in the last month have coordinated site visits and site audits with facilities throughout USA

Parkway. Site visits will include Easy Rooter and PetSmart, while site audits have included Rise Renewables, and Redwood. A site audit at Google is initiated and will be underway this month.

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

The RO Plant is currently down due to an algal bloom in the Reservoir, and Veolia does not have an ETA on when the plant will be able to resume operations. Notwithstanding the algal bloom, Veolia is still unsure why the membranes are fouling so quickly and have sent out membranes for forensics analysis. As of today, Veolia has still not received a forensics report back.

Additionally, Veolia delivered a new clean-in-place tank with a heater in anticipation of cold weather and they completed their ultra-filtration pilot test. TRIGID staff is working on cathodic protection system training and maintenance, and have modified the amiad filter vent piping at the Upper Booster Pump Station.

Operations personnel visited the Carson City Wastewater Treatment Facility and the Effluent Storage Reservoir in order to investigate best practices in effluent reservoir management. The tour was beneficial, and there are plans to do more of these training field trips in the coming months.

Engineering:

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

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. After a thorough investigation into this issue in Zone 4 of the potable system, it was determined that the cla-val and pump settings at the Electric Avenue Booster Pump Station were causing a pressure fluctuation in the system upon shut down. The settings have been modified at the BPS, and Staff are monitoring the results at this time.

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, but a field change will require the easement limits to be adjusted and re-recorded. The Zone 5 Waterline extension on the LDG site is now under construction. Vantage is working with TRIGID to grant emergency secondary access to the Reservoir, along with 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 this 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. We've 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. The tie-in is currently scheduled for October 4, with a preconstruction meeting planned for September 16, 2024.

Finally, Titan Electric reached out this week regarding a temporary tie-in to our electrical service for the cathodic protection system at Sydney to power a temporary traffic light. We are working with our District Engineer to confirm that there's no significant impact to the process system rectifier in the area, and if not, the District will allow the connection. Titan will pay the power bill for that site (roughly \$40 a month) until NV Energy can complete the work required to install a permanent service at USA and Sydney for the new traffic light.

New Development:

There are 8 projects currently in plan review and 51 projects under construction at this time. This number is up again from the last report and beats the District record for active construction projects.

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 is 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 Peter Eliassen, our new TRIGID Project Engineer, the DOWL District Engineer and the DOWL Construction Management team. In addition, a new category has been developed called "Special Projects," which will include any project that has an easement or advanced hydraulic modeling requirement, off-site utility expansion, a multi-building campus, or encompasses multiple parcels. The General Manager and Project Engineer are currently working with DOWL on the details to improve the process of plan review, inspection, project close out, and dedication of infrastructure expansion projects and orientation meetings with the Special Projects Development Teams are scheduled for September 19 to inform key stakeholders and developers of the new process.

President Carmona asked what parts of the washes the District will be repairing. GM Whalen clarified that the District will only be repairing the utilities affected by the flooding from the recent major storm by reestablishing cover over those that cross beneath the washes, and added that once TRI Owners Association has reestablished grading in the affected washes, the District will inspect the work and ensure that the utility lines are protected satisfactorily.

President Carmona then asked if it is normal for the District to cover that cost, or if the Owner Association should cover it because they own the washes. Legal counsel Debbie Leonard will look at specific terms in the easement and report back to the Board at the October 2 meeting.

President Carmona asked if there's a cost estimate for the repair work. GM Whalen said about \$20,000.

7. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Action to modify the FY26 Position Control to add an additional position in the Process Water Enterprise Fund and to provide 5 percent assignment pay for Safety Officer and Fleet Maintenance Technician.

GM Whalen is requesting an adjustment to the position control and the budget for salary benefits for three reasons. First, currently all fleet vehicle routine maintenance is handled by taking the vehicles to the dealership, but it would be more cost-effective to have a current staff member assume the task of fleet maintenance technician. At this time, this can be supported by an extra duty assignment rather than an additional full-time position. Second, because the District now employs over ten people, the Nevada Revised Statutes require the District to have a safety program and safety committee in place. Again, at this time, this can be supported by an extra duty assignment rather than an additional full-time position. Lastly, due to ongoing additional support needed at the RO plant, staff is requesting an additional position for the Veolia plant for FY26, which is sooner than anticipated. The water, sewer, and process water funds can afford this, but there needs to be a rate assessment for the process water supply cost center. There are biweekly meetings with DOWL to discuss long-term financial planning, and this information will be presented to the Board at a future meeting within an overarching discussion about rates and fees.

No questions or comments from the Board.

No public comment.

Trustee Mitchell moved to modify the FY26 Position Control to add an additional position in the Process Water Enterprise Fund and to provide 5 percent assignment pay for Safety Officer and Fleet Maintenance Technician. President Carmona seconded. Motion passed unanimously.

8. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Direction to Staff regarding the purchase of the beneficial interest in up to 5 acre feet of groundwater banked with TRIGID by Hiatt Land and Development Company, LTD in the amount not to exceed \$250,000 in order to seed a "cash for water" program with the

TRIGID Service Area for developers who need less than 0.5 acre feet of additional groundwater in order to obtain a Will Serve.

GM Whalen explained that the District doesn't have a water bank to assist developers who need 0.5 acre-feet or less of additional groundwater, and this creates a hardship for some developers to obtain a will-serve. Hiatt Land Development Company, Ltd reached out to the District about banking up to 100 acre-feet of water; a banking agreement has been executed for 47 acre feet. GM Whalen is proposing to set aside about \$250,000 to preemptively purchase five acre-feet of water, a cost which will eventually be reimbursed by developers needing a small amount of water to obtain their will-serve.

Trustee Mitchell asked if Hiatt Land Development Company has any projects in the industrial park, and what their future is with the District. GM Whalen answered that they do not, that the water they own was used for a point of diversion in Lockwood, but they had a surplus. The District will bank the water and connect interested buyers within the District service area to Hiatt for the water purchase.

President Carmona asked if the price per acre-foot of water has increased, and if the District will profit from the sales or break even. GM Whalen said the current market rate is about \$50,000 per acre-foot, and that the price has increased significantly due to the Master Developer selling out of their water inventory. GM Whalen proposes selling the water at the same cost it was sold to the District.

No public comment.

Trustee Mitchell moved to direct staff to negotiate and execute the necessary documents with Hiatt Land Company, Ltd to purchase and obtain an assignment of the beneficial interest in up to five acre-feet of water in the amount not to exceed \$250,000. President Carmona seconded. Motion passed unanimously.

9. PUBLIC COMMENT (NO ACTION) There were no public comments.

10. ADJOURNMENT

President Carmona adjourned the meeting at 2:34 pm.