



TRI GENERAL IMPROVEMENT DISTRICT 440 USA Parkway, Suite 105 McCarran, NV 89437 775-636-6126	Trustees Jay Carmona, President L. Lance Gilman, Trustee Clay Mitchell, Trustee
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TRI General Improvement District Board of Trustees Meeting

AGENDA

**December 19, 2024 2:00 pm
440 USA Parkway Suite 105, McCarran, NV 89437**

TRI General Improvement District Trustees will conduct a public meeting at the above date and time. Supporting documentation may be requested from Shannon McKnight at (775) 636-6126 at 440 USA Parkway, McCarran, NV or by email at smcknight@tri-gid.org. Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact TRIGID in advance so arrangements may be conveniently made.

Meeting will be held at 440 USA Parkway Suite 105 in McCarran, NV and via Zoom Videoconference:

Join Zoom Meeting:
<https://zoom.us/j/7097790662>

Dial by your location:
+1 669 900 6833 US

Meeting ID: 709 779 0662

Unless otherwise restricted as noted, the Board may take action on any item. Unless otherwise stated, items may be taken out of order at the discretion of the chairperson, and items may be combined for consideration. Any item may be removed or delayed at any time. All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Public comment shall be limited to 3 minutes at the discretion of the chairperson. Members of the public shall also have an opportunity to comment (up to 3 minutes) after each agenda item on which action may be taken is discussed, but before action is taken.

This notice and agenda has been posted on or before 9:00 A.M. on the third working day prior to the meeting at the following locations:

1. Online at www.tri-gid.org and www.notice.nv.gov
2. 440 USA Pkwy, Suite 105, McCarran, NV (Administrative Offices)

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (NO ACTION)

4. DISCUSSION/POSSIBLE ACTION:

Adoption of Agenda

5. CONSENT AGENDA FOR POSSIBLE ACTION:

- I. Approval of Minutes of November 7, 2024, Meeting
- II. Approval of Voucher Report for the Period of October 2024
- III. Approval of Voucher Report for the Period of November 2024
- IV. Ratification of Emergency Costs of \$181,772.12 related to Temporary RO Treatment Plant Hydrogen Sulfide Gas Mitigation Broken Out as Follows:
 - a. \$49,164 to Cisco Air Systems for Purchase of Ingersoll Rand 50 HP Fixed Speed Rotary Screw Air Compressor and Appurtenances
 - b. \$38,693 to Ixom Watercare Inc for Purchase of two new AP7000 Pedestal Air Diffusers with Appurtenances and one Refurbished AP7000 Pedestal Air Diffuser with Appurtenances
 - c. Not to exceed \$53,800.12 to Q&D Construction, LLC for installation of Air Compressor, Pedestal Air Diffusers, and on-site piping in accordance with TRIGID Contract Executed on September 19, 2024, Subject to Final Invoicing
 - d. \$14,115 to San Joaquin Electric Inc to Complete Electrical Work for Compressor Installation
 - e. \$11,000 to DOWL for Additional Engineering, Surveying and Inspection Services and Approval of Corresponding Contract Amendment for a Total Cost of \$26,000
- V. Ratification of Contract Overage Amount of \$15,000 to Connolly Gallagher, Outside Legal Counsel Related to the Fulcrum Bankruptcy Proceeding (Case No. 24-12008), for a Total Cost of \$40,000
- VI. Ratification of Emergency Repair Costs to Sierra Nevada Construction for Electric Avenue and USA Parkway Water Leak in the amount of \$119,800.04
- VII. Approval of Revision and Approval of DOWL Contract and Amendment as follows:
 - a. For Contract Amendment dated August 28, 2024, Remove Plan Review and Inspection Services from the Scope of Work and Remove \$43,000 from the Not to Exceed Fee Amount, for a New Total Contract Amount of \$149,500
 - b. Approve New Contract with DOWL for Plan Review and Inspection Services with a Lump Sum Transition Fee of \$5,212 Plus the Unit Price per Plan Review and Inspection in accordance with the Applicable TRI General Improvement District Rules, Regulations and Rates, to Account for the Large Number of New Development Applications in FY25

6. DISCUSSION ONLY (NO ACTION):

General Manager's Report

7. DISCUSSION/POSSIBLE ACTION

Presentation, Discussion and Possible Action to Approve the FY24 Audit Report and Financial Statements

8. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Action Related to a Proposed Amendment to the Contract with Veolia WTS Services USA Inc., dated February 9, 2024, to Extend the Contract by Three Months in Return for a 30 Percent Credit of Rental fees for July, August, and September 2024, during which the Temporary RO Treatment Plant was Inoperable, and to Add the Amount of the Credit to the Early Termination Penalty Fees in the Contract

9. DISCUSSION/POSSIBLE ACTION

Discussion and Possible Action to Adopt the TRI General Improvement District Process Water Rules, Regulations and Rates

10. DISCUSSION/POSSIBLE ACTION

Discussion and Possible Action to Approve Resolution 24-006, a Resolution to Honor Trustee Lance Gilman for his Exemplary Service to TRI General Improvement District and the Commercial and Industrial Customers of the Tahoe-Reno Industrial Center

13. PUBLIC COMMENT (NO ACTION)

14. ADJOURNMENT