



**BEATTY WATER & SANITATION  
DISTRICT REGULAR MEETING  
MINUTES**

**Beatty Community Center  
100 South A Ave, Beatty, Nv 89003**

**Wednesday, July 16, 2025**

**4:00pm**

**Small Room**

**Frank Jarvis – Chairman**

**Teresa Sullivan – Vice Chair**

**David Bryan – Secretary / Treasurer**

**Edward Huffman – Member**

**Jon DeLee - Member**

---

In accordance with the Federal law and U. S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (not all prohibited bases apply to all programs). To file a complaint of discrimination, write to: USDA, Assistant Secretary of Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W. Stop 9410, Washington, DC or call toll free (866) 632-9992 (English) or (800) 377-8399 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6135 (Spanish Federal relay) [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) for complaint form online. Relay service is available in Nevada by calling 711. The TTY, VCO (voice carry over) or HCO (hearing carry over) number is 800-326-6868. Voice only 800-326-6868.

**NOTE:** All items are approximate except for bid openings, public hearings, and any other items on the agenda at a specific time. Items on the agenda without a time designation may be taken out of order. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

**Public Comment** during the Board of Trustee Meeting on **July 16, 2025** may be taken at the beginning of the meeting and again before the adjournment of the meeting. Public comment will be for all matters, both on and off the agenda, and be limited to up to three minutes per person. The Board reserves the right to reduce the time allowed for public comment. The Board may prohibit comment on individual agenda items, if the content of the comments is a topic that is not relevant to, or within the authority of, the Board, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Board Meeting.

**Subject to technical difficulties. Participate by calling**

**+1-650-479-3208 Access Code: 2551-640-2174. Audio Code/Password 96674337**

**Technical difficulties may occur before or during the meeting preventing your ability to call in. If you get an error message regarding calling in, please hang up, wait a few moments, and try again.**

**The Beatty Water District will open public comment periods by announcement.**

**Please provide your name when asked.**

ITEM #                      SUBJECT

1. **CALL TO ORDER**

*Meeting called to order at 4:00 p.m.*

2. **GENERAL PUBLIC COMMENT** – Three-minute time limit per person for matters both on and off the agenda. No action will be taken by the Board.

*No public comment.*

3. **FOR POSSIBLE ACTION** - Approval of the agenda for Beatty Water and Sanitation District Meeting of July 16, 2025. (Non-action item)

*Pull item number four, minutes are not completed yet. Pull item number five, there are no emergency items. Motion to approve the agenda pulling item four, and five by Teresa Sullivan. Second by Dave Bryan. Motion carries 5-0.*

4. **FOR POSSIBLE ACTION** – Discussion and Deliberation to approve or amend and approve the minutes dated June 18th, 2025.

*Item pulled due to not being completed.*

5. **FOR POSSIBLE ACTION** – Emergency Items.

*Item pulled due to not having any emergency items.*

6. **PRESENTATION: OFFICE REPORT** – Update from Office Staff, Nye County, Utilities Services and/or Day Engineering regarding system breaks, illegal and new connections, and system projects update. No action will be taken by the Board.

*Frank Jarvis – “There was service leak on July fourth in the alley on Montgomery, around the same time there were problems with the backflow behind the family dollar, between the fire department and a break it causes problems that increases pressure. July ninth, there was a leak at the high school that got fixed. On July sixteenth there was a leak on Montgomery and Fourth Street, earlier this week the installation on A Ave North and Beyond Hope were complete. We have been going back and forth with the USDA auditor bill, currently gathering information from our audit on the USDA loans.”*

7. **FOR POSSIBLE ACTION** - Discussion, Deliberation, and Possible Decision on reviewing financials for the month of June by Dave Bryan.

*Everything looked good, insurance expenses were a little high due to a one-time annual fee. Motion to approve by Teresa Sullivan. Second by Edward Huffman. Motion carries 5-0.*

8. **FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision on approving Five Year Capital Improvement Plan pursuant to NRS 354.5945 and FY 24-25 Indebtedness Form due August 1<sup>st</sup> 2025.

*Motion to approve by Teresa Sullivan. Second by Dave Bryan. Motion carries 5-0.*

9. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on approving or denying authorization to obtain a new business credit card through Washington Federal. Making Haylee Faulkner the administrator of the account and giving Frank Jarvis authorization to sign on behalf of Beatty Water and Sanitation District to open the account.

*Motion to approve authorization to obtain a new business card through Washington Federal, making Haylee Faulkner the administrator of the account and giving Frank Jarvis authorization to sign on behalf of Beatty Water and Sanitation to open the account by Dave Bryan. Second by Edward Huffan. Motion carries 5-0.*

10. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on approving or denying request from Jon DeLee to have a quick monthly meeting two weeks after current meeting for all will serves submitted and emergency items.

*Jon DeLee – “I think in the interest of being able to serve the public in any way that is possible and in a timelier manner, we should have a regular scheduled meeting two weeks after the date of the last meeting, exclusively for will serves and any emergency items. If there are no will serves or emergency items, we can then cancel the meeting the day of or day before, that way those who miss the meeting deadline won’t be affected.”*  
*Public comment made by Anna Anderson – “Even after the will serves are approved, you still only have two field guys, and they’re going to be doing those will serves in chronologically order.*

*Jon DeLee motions to have a meeting every two weeks after the last meeting for any pending will serves or emergency items, if there are no will serves or emergency items, the meeting gets cancelled three days before.*

*Motion dies for lack of a second.*

11. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on adding an industrial classification to the Beatty Water and Sanitation District Rules, Rates and Regulations in the Contractor Special Use Schedule CSU.

*Frank Jarvis – “We talked about this last meeting it is the one where we have a listing for industrial, but nothing further in the rules that says what we would do if we had an industrial user. So, this just gives us a very basic it says that industrial service would be charged further provisions of a water service agreement. So, if we chose to do that, we don't have a set pricing, we have rules, but it would be unique to whoever the individual industrial user would be, and that's kind the idea of this one that we'll take each one on an individual basis. We're just looking for a place to put it because the rate schedule changes and this one has the hauling, just want to have it in there somewhere. I mean, it's*

*going to have a separate contract, so it will be its own document. But this hopefully the idea was this hopefully gives us the ability to have a special document, water service agreement.”*

*No further discussion. Motion by Teresa Sullivan to approve the industrial classification for Beatty Water and Sanitation District Rules, Rates and Regulations in the Contractor Special Use Schedule CSU. Second by Edward Huffman. Motion carries 5-0.*

- 12. FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on Will Serve for 101 S Second Street for 2 water and 2 sewer units submitted by Renas Rentable LLC, Wenna Somwongsa.

*This is the new building next to Gemas Cafe across from the water department. They have existing water and sewer credits. There is an existing one-inch meter. The only thing that will be added is a sewer connection, because there may or may not be one there. This was carried over from last meeting, because we didn't have a forum to approve it, Jon DeLee had to abstain from voting.*

*Motion to approve item as written by Teresa Sullivan. Second by Edward Huffman. Motion carries 4-0, 1 abstaining.*

- 13. FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision on Will Serve for 400 S First Street for 24 water and sewer units submitted by Steampunk Enterprises LLC, owner Edward Ringle. Item tabled from 12/24 meeting.

*\$39,000 currently held not expended, in 2018 they were approved for seventy-four and twenty-five. Twenty-five was put on the first street property, and seventy-four on the ninety-five property, not accounting for the six units pulled out for the bank.*

*Frank Jarvis – “There was a total of one hundred units, there is paperwork pulling three out and the bank got six. Each parcel is supposed to have a water and sewer connection to be subdivided, there is a letter from the water district saying they have that.”*

*Teresa Sullivan – “The amount of money that was paid wasn't used. At the time it was paid, all of the fees were different, capital fees were much lower. There is that \$39,000 left sitting there, my suggestion is we allow that money for this property to be used toward capital fees, but at the current rate of capital fees. It's not right that somebody did something forty years ago, and still have those same rates. There's been so much back and forth and up and down. This would just allow us to clean it up, get it done, and be done. If they want twenty - four spots then they have to pay current rate water, sewer capitals and that \$39,000 can be applied toward that.”*

*Motion by Jon DeLee to approve will serve for twenty-four water and sewer units at 400 S First Street. Item dies due to lack of a second motion.*

- 14. FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision on Will Serve for 451 E Hwy 95 for 75 water and sewer units submitted by Edward Ringle. Item tabled from 12/24 meeting.

*Frank Jarvis – “The background on this is this was an avenue after it went to court. The*

*judge sent it back for a decision, and this was the avenue to get it before the board, to submit a will serve and see what happens. So, at the present time, I'm unaware of a specific plan that would take twenty-four units, but the idea is to get the decision, I can guarantee, we'll have something to use \$39,600 worth of capital credits on one of those parcels."*

*Jon DeLee – "I really don't understand. We have someone that submitted an application for credits. They' paid the fees that was requested at the time. There were improvements that were made, which was the policy of the board at time. As far as I'm concerned, the customer did everything they needed to do. The fact that it's taking them along to develop okay, I'm sorry for the customer, but that's just the way it is. The water is secured. Otherwise, we're setting a precedent here and that says, hey, you know what? This person over here, maybe it's someone up on A Street here or someone up on C Street or whatever, they have not used all the units that they have, maybe they should forfeit them as well and then we'll charge them additional money to use those credits in the future. That's just not a price that they want. I think this should be approved as written that these capital credits should not have attempted to import if they were paid in good faith. Customer acted in good faith. They should be granted."*

*Teresa Sullivan – "I'm not sure the customer did what was necessary. It's been 40 years, and they haven't used, they haven't developed it."*

*Edward Huffman – "That's my problem is that it has never been developed, even my question is that this has been going on since December. And my thought is, well, you know it's going to get a resolution one way or another."*

*Motion by Jon DeLee to approve will serve for seventy-five water and sewer units on 451 E Hwy 95. Item dies due to lack of a second motion.*

- 15. BOARD MEMBER COMMENTS** – This item is limited to announcements or topics / issues proposed for future workshops and agendas.

*Edward Huffman – "The only thing I got is we've been looking for a manager for quite some time now. And the word that I'm getting from the people that I'm talking to, our salary is not enough. We might want to look at that I don't know if it's possible, but we can put more money to get somebody, because at the rate we're going, we're not going to get anybody."*

*Frank Jarvis – "That is kind of what our problem has been in recruiting because they can go somewhere else and make a lot more money. However, at this point, how much money do you want to lose a month? And that was our argument last time. We may have to do a little planning to do that and look at rates or other intel opportunities to be able to cover that."*

- 16. FOR POSSIBLE ACTION** – Schedule next Board of Trustees meeting date and time.

*Next board meeting is scheduled for Wednesday August 20, 2025 at 4:00 p.m., small room of the community center.*

- 17. GENERAL PUBLIC COMMENT** – Three-minute time limit per person for matters both on and off the agenda. No action will be taken by the Board.

*No public comments.*

**18. ADJOURNMENT**

*Motion to adjourn by Edward Huffman. Second by Teresa Sullivan.*