



BEATTY WATER AND SANITATION DISTRICT REGULAR MEETING MINUTES

OCTOBER 16, 2024

Frank Jarvis – Board Chair
Derek Stonebarger – Vice-Chair
David Bryan – Secretary/Treasurer

Albert Verrilli – Member
Amina Anderson – Member

ITEM #	SUBJECT
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1. **CALL TO ORDER**

Call to order at 4:00 pm.

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.**

Carrie Radomski – “October 18th to October 20th there is a forty eighth anniversary there will be a parade on Saturday October 19th that starts at eleven at the Rhyolite Train Station that will travel down to the museum area. Saturday October 19th is the sixth annual witches walk you can meet up at five thirty pm at the Atomic Inn, does a little tour of the town and ends at the Stagecoach hotel and casino for entertainment. On October 31st the general district is hosting the 2024 trunk or treat celebration at the park. On November 20th there will be a Beatty PTO (Parent Teacher Organization) here at the community center, will be putting on a talent show at six pm in the large room. Saturday November 23rd from nine am to five pm there will be a craft fair hosting at the Beatty Senior Center.”

Allison Anderson – Introduces herself, states – “As part of our environmental effort we are committed to the community because our environment and community is tied together. This proposed project will bring meaningful investments to Beatty, providing scholarships, infrastructure improvements and new job opportunities. We are committed to supporting our schools and students by investing in Beatty to build a sustainable community.”

3. **Approval of the agenda for Beatty Water and Sanitation District Meeting October 16, 2024. (Non-action item)**

Board Member Verrilli is absent from meeting. No changes to agenda.

4. **FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend and approve the minutes for September 25, 2024.**

Motion to approve the minutes by Derek, 2nd by Dave - no further discussion - motion carries 4-0

5. 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.

Joel- thanks the staff – States Started unit audit, water conservation plan and water resource plan, we are waiting for documents. Had 49 unverified service material on property side, Angel is reading meters today and tomorrow we will get those verified for whatever reason we can't those of you will receive a letter"

6. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision to approve, amend and approve, or reject CPA Daniel McArthur, LTD's engagement letter for audit services provided for year end June 30, 2024.

7. *Joel- "Dan's been our auditor for quit some time, contract is coming up." Frank states the audits have been fine the past few years he has been on the board, have not had any issues. No comments from the board, no public comments. Motion by Dave to accept the contract for CPA Daniel McArthur LTD'S engagement letter for audit services provided for year end June 30, 2024. 2nd motion by Amina. No further discussion. Motion carries 4-0.*

8. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for 5 water capitals for parcel 018-381-49, 1645 W Crowell Avenue, owners Frederick and Shawna Dawson, Nancy and Martin Villanueva and Donald Dawson.

9. *Shawna Dason asks what she has to do to buy water capitals- Joel – explains the process Amina asks "How far from sewer service are they?" Frank answers "over 400 feet" Joel- explains "they are by our south tank, there is no sewer service out there." No other comments. Motion by Derek to approve Will Serve for 5 water capitals for parcel 018-381-49, 1645 W Crowell Avenue, owners Frederick and Shawna Dawson, Nancy and Martin Villanueva and Donald Dawson. 2nd motion by Dave. No further comments. Motion carries 4-0.*

10. INFORMATIONAL – Information and discussion with General Manager Joel Murphy on the selling of Sarcobatus Flat process.

Joel- "Moving forward with this process the first action required to take. We will consider posting a public notice to discuss the property to be sold. This will allow us to only use one appraiser." Set a date for seal bids to receive, can be sealed or oral bids, would be up to the

board to decide which one they would prefer. In the process who have to supply processing in a newsletter that has the date and time of when the opening bid will be.” Frank verifies that the first step is establishing the appraisers. Public comment from Matt Byck from Bailey Hot Springs- “my recommendation would be to pertain ownership, personally feels we shouldn’t be selling 1 square inch of land or one drop of water to foreign companies at the very basics, difficult to reflect the true value of what is selling, making an appraisal, land and water is one thing but what is it being used for. To extract billions of dollars’ worth of mineral, think that should reflect somewhere in there whether it be to sell or lease.” Joel- “Last meeting the board did decide that they would want to record with any information on the process of selling Sarcobatus Flats which is why we are moving forward with the sale process.” Amina motions not to go forward with selling but to gather more information on the selling process, doesn’t know if it has been determined one way or the other on that item with her understanding. Joel states that the guidelines state the process.

11. INFORMATIONAL – Information and discussion with General Manager Joel Murphy on Oasis Valley Water Basin.

Frank asks what the total for Oasis Valley is 1060 933 one water right that has multiple users on, Joel tried getting more information but is waiting to hear back. Has not heard back yet so numbers might change. Amina- “Per the per that was completed in 2022 from engineering form, think it is a total combined for basin 228 per the engineers report was about approximately nine hundred thousand give or take.” Frank- “About nine hundred and seven archers of water in The Oasis Valley is what the water department has.” Amina- “Also in the same report there was an interesting conclusion that maybe we have adequate water rights to support growth for many years in the future, however we don’t have adequate source of supply to accommodate growth, so that would be one of the key factors in limitations in any potential growth.” Frank – “in the future if there was a quality water source possibly at the north end of the basin using some water rights, they could be brought to us and alleviate some of that and allow for growth if in fact there is good water to the north.” Public comment by Erika Gerling stating that these are big decisions being made by the board on behalf of the town and the towns people and thinks that not all information hasn’t been gathered. “In April the report that we received we sent out our concerns and questions and that document hasn’t come back for public viewing therefore we don’t know what has changed, we don’t know what the information is now, and don’t think it is good to base your decision on incomplete information.” Public comment made by Ed Ringle, stating

he was having a hard time hearing what the discussion was about, and that he is all in form this town improving and thinks this is the best opportunity we have. Matt- “Wanted to make a note to the board that US Geological Survey will be presenting preliminary data on the three times population growth based on ten year well data running through DV3, my request is waiting for real numbers to come.” No further comments made.

12. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision to review of the lease or purchase of all or a portion of the 500 acre feet of permitted water rights held by Beatty Water & Sanitation Districts in Sarcobatus Flat, basin 146; to include consideration of the requirements of BWSD rule 21 being met; cost analysis for sale or lease of said water rights; review of resource management plan; solicitation of public input on the matter; professional analysis by qualified persons; and provisions under NRS 533.380 regarding extensions of time for proof of beneficial use and to schedule a public hearing regarding the matter.

Amina – “A lot of this can be confusing when we are talking about Sarcobatus Flats, and one we are talking about Oasis Valley, wanted to have some clarification on the agenda about which basin we are discussing. Would like to keep to two separates because they are not the same and wants to go over some things that spurred along decision making in regards to the NRS for beneficial use.: Frank comments “They are coming after more water rights because they are listed but we would probably have better luck, they may or may not take them, they may reduce them. The Beatty Water and Sanitation Board bought the property in 1995 and has had the property for a long time and have never made an attempt to provide a type of beneficial use and when looking at the distance from the well on the property to Beatty, by the highway almost thirty miles, is it reasonable for Beatty to use the water next year. Last meeting Joel had information that he came across that is cost nearly 1.3 million for a little less than a mile. It is expensive for us to pipe water thirty miles when we have water rights that are within our basin that are hopefully more than we need.” Motion by Dave to continue the process, 2nd by Amina Motion carries 4-0

13. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on approving and adopting the “2024 Appraiser Services Resolution” for appraiser services providing for the procedures related to the creation and maintenance of a list of qualified appraisers per NRS 318.5121 (1).

Frank reads resolution, motion by Derrek 2nd by Dave no further discussion, motion carries

4-0

14. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on approving list of appraisers to conduct appraisals of real property to be offered for sale by the Beatty Water and Sanitation District.

Included on exhibit A, Motion by Derrek 2nd by Dave no further discussion motion carries 4-0

15. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on the request by Corvus Gold to advance the Oasis Valley water leasing auction process.

Frak states – needs to advance the process, have heard there are great economic opportunities, safe guards have been mentioned, additional revenue can't hurt. Hopefully will get a rate study at some point. Motion by Dave 2nd by Derrek. No further discussion, motion carries 3-1

16. BOARD MEMBER REPORTS/COMMENTS –Announcements or topics / issues proposed for future workshops and agendas. No action will be taken by the Board.

Derrek – “residents’ official ballot, Beatty Water and Sanitation District is on it this year, be sure to vote.” No further discussion

17. FOR POSSIBLE ACTION – Schedule next Board of Trustees meeting date and time.

Next meeting November 20, 2024 at 4:00 pm

18. 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.

Frank reads a letter dated October 3, 2024 from The Beatty General Improvement District notes public comment, states- “ To the Board of Trustees for Beatty Water and Sanitation District, Beatty Improvement District would like to share their concerns with an item discussed at shared meeting of September 25, 2024, to lease or sell Beatty’s water rights that the two regions of discussion were about Sarcobatus Flats and oasis valley, aware that the water rights will be forfeited by May 2025 if no plans are made with them as we understood in adequate reporting was the cause of this and we would encourage the

board to submit a report with more in depth information and planning for these water rights to the state to justify Beatty keeping them with future development in mind. If this is not an option, we hope the deliberation of leasing these water rights rather than selling them would be taken into consideration. Would also like to express concern with the decision to lease or sell water rights within the Oasis Valley which is a high concern for our entity, as we understand it Beatty's main water source must be treated through reverse osmosis this process has an average of 4-1 ratio of waste water to consumable water, which leaves its fluoride content too high to meet water safety standards, to meet those standards the treated water must be blended with water in Oasis Valley for it to be consumable and not harmful to use. During the meeting numbers regarding usage of Beatty was mentioned however we would like to request a simple depiction of the towns water usage the waste water from treatment and the room for growth if the town doubled in size to be explained to the community so we could understand and support water board and their decision making. Water safety is a concern for BGID, as we maintain watering at Cottonwood Park year-round and the swimming pool which is available to the public to use during lifeguard season. We would like to ask the board to perform diligence without feeling pressured by outside companies before making an decisions. For example, to consider hiring a third party to conduct surveys and research of Oasis Valley and the potential impacts that leasing/selling these water rights could have on how we currently meet our water safe standards, or if it could be requested to receive the raw data from the state engineer who has researched the area and have a third party review the data for a second opinion. We appreciate you taking your time to read our concerns and hope that you will take our request and thoughts into consideration when going forward. We understand that there are deadlines ahead but we hope that you'll make decisions that will provide affordable, clean, and safe drinking water for our community to use while also keeping Beatty's future and sustainable development as a priority." Ed Ringle thanks and appreciates the board members and states that they are all elected by the community to represent the community no to represent their own issues and own personal feelings.

19. ADJOURNMENT

Motion by Amina 2nd by Derrek

Translated By: Haylee Faulkner

Date: February 14, 2025

Signature Approval of the Minutes

1. _____
Frank Jarvis
2. _____
Derek Stonebarger
3. _____
David Bryan
4. _____
Amina Anderson
5. _____
Albert Verrill