



BEATTY WATER & SANITATION DISTRICT REGULAR MEETING MINUTES

May 21st, 2025

Frank Jarvis – Board Chair
David Bryan – Secretary/Treasurer
Teresa Sullivan – Vice-Chair

Edward Huffman – Member
Jon DeLee – Member

ITEM #	SUBJECT
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1.	<u>CALL TO ORDER</u>
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Meeting called to order at 4:00pm.

2.	<u>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.</u>
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No public comments.

3.	<u>FOR POSSIBLE ACTION - Approval of the agenda for Beatty Water and Sanitation District Meeting May 21, 2025. (Non-action item)</u>
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Motion to approve by Teresa Sullivan, Second by Eddie Huffman. Motion carries 5-0.

4.	<u>FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend the minutes for April 23, 2025.</u>
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Motion to approve the minutes with the minor changes by Teresa Sullivan, Second by Jon DeLee. Motion carries 4-0. Jon DeLee Abstains.

5.	<u>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.</u>
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Frank Jarvis – “We did have a main break on Friday afternoon; it was by Second and Pine Street. You guys have a picture of it. It was the light-colored pipe is ACP pipe, in that area, it's been failing. You see the blue pipe on the right side of the picture that's the last failure. So, when it comes in, they replace a section of either 10 or 20 feet with PVC. These are where we're upgrading our water mains because these are off and on failing. There may not have been great compaction or some issue there, so it allowed the pipe to fail. Yesterday, we handed out the rescind notices for the boil order. We have to issue a boil order when the pipe breaks, there's been some possibility of something getting into

the system, we issue a boil order when it happens. Then we have to have two consecutive tests that come back for whatever it is. The only other thing the maintenance guys have requested that we look at pumps for the booster station that's just past the water treatment, the arsenic treatment plant. They are possibly from the 90s, we don't really know when. They're not putting out production that they should. We've got a couple that we just, in fact, today I got the second quote in, and we'll put that on the next agenda to replace their three pumps. We've had a couple of them fail, and we've rebuilt them, but I think they're at their end of life."

6. **PRESENTATION AND ACTION:** - Presentation by AngloGold Ashanti request for BWSD Support of Mine Dewatering through a Water Service Agreement. Presenters: Steve Yopps, Vice President – Permitting and Community, AngloGold Ashanti Nevada Projects Shannon McDaniel, P.E., Water Rights Specialist, Resource Concepts, Inc. (RCI)

Steve Yopps- "I'm going to introduce Shannon McDaniel of RCI Resource Concepts, Inc. Resource Concepts is our preferred water rights subject matter expert firm. They do all our permitting for AngloGold Ashanti, all our projects, due diligence for water rights acquisitions for us. We found them to be a really knowledgeable firm. Shannon worked for the State Engineer's Office for 10 years and through a number of different roles and she's very knowledgeable. We're going to be talking about some of the options that we have to have Beatty Water and Sanitation District support. This new well next to North Bullfrog, she'll be talking about something called a diversion rate only application, which basically will allow Beatty Water and Sanitation to help us out without jeopardizing any of the status of their certificated water."

7. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on Approval for final budget.

Frank Jarvis- "On the 19th, we received a letter from the State Department of the United Taxation, says the Department of Taxation has examined your fiscal year 25 26 tentative budget pursuant to NRS 3544596 subsection 5 finds it to be in compliance with law and appropriate regulations. It was signed by Lynn Lukas, budget analyst. The final budget is attached behind that. We can go through the budget if anybody has questions. If there's one item to take a look at is who over here the public when we look at it, when we have a net income for operating transfers for fiscal year 25 26, it is a negative 164,639 that is budgeted. Keep thought in mind when we get a rate study cut back, and that may be deceiving because that includes depreciation. The depreciation is what is killing us, the depreciation is about \$2255,000. So just keep that in mind as we go forward with what we're looking at our rates."

Public comment – "is there any projects in the future that you're going to work on the depreciations, upgrade and stuff?"

Frank Jarvis – ". It'll just get worse as we put more in the ground. It'll increase our depreciation. Over time is the only thing that'll lower it, it'll go down a little bit every

year, as you basically like pay it off. But upgrades, it just adds more assets to the system and then we have to depreciate it over 30 years.

Eddie had a question about rental expenses, under rental equipment. That was last year we put in hydrants, and they somehow decided to list it under that, because the hydrants were paid for by the town. We were reimbursed, but they had the balance and put it somewhere and it went under rental equipment. I guess we were renting hydrants for a little while I'm not sure, but that was a question that came up because we didn't have any real equipment last year." Motion by Teresa Sullivan. Second by Eddie Huffman. Motion carries 5-0.

8. FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision and reviewing financials for the month of April.

Frank Jarvis – “This has been a monthly or it used to be a monthly thing and it's been a while since we've got it. Dave just got it today, so it might not be kind of fair to ask him to go through it too much. Basically, the financials for April were a little because that's when we deposited the land purchase from Sarcobatus, so they don't look like that normally, ever. I mean, the revenue and the expenses are what they were in the month. So, it doesn't seem that there's anything too exciting, don't think that that's would be a continuing thing.”

Steve Yopps – “I guess just comment that there are revenue opportunities for Beatty Water and Sanitation that would move that into the positive.”

Frank – “Or at least start small, but again, and that's when we start talking about rate studies, we should have that coming back very quick. It's going to be we have fixed, we have cost, and we have revenue, so we need to have seriously look at that. Hopefully we can do something about the rates.”

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

9. FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on annual employee pay increase.

Frank Jarvis– “We have that in 2023, we went through and we adopted Nye County employee's association to be as competitive as we can locally. The first piece of the backup is the step increases, the pay rates for each position. And then when you look at the second page, it will give the data their last increase. Some of them were two years ago, or almost two years. So, it was time, it was run up by one of the employees. No excuse for it, but when we didn't have the manager, and we got the new manager temporarily, he was new, apparently it never came up. Theoretically we should have some employee evaluations but we should have done that a year ago, therefore it is probably time for us to make up what we should have been paying them. We've got the water distribution tech at a current step five, and his last increase was September 2023. The maintenance worker is at a step one, and his last increase was January 2023. And our up and coming is still at the temporary, which we should probably move that to the accounting clerk rate, at least the step one would help. The current admin assistant is still here; last increase was September 2023. So, we probably owe the three longer term

employees, two steps, and the newest employee a step up to at least the minimum because right now she's sitting in the temporary steps.

Teresa Sullivan motions to make the three permanent employees be given a two-step increase in their pay, water distribution tech, utility maintenance worker, and current admin assistant. Second by Jon DeLee. Motion carries 5-0.

Jon DeLee motions to make temp position pay rate equal to admin assistant pay rate step one. Second by Eddie. Motion carries 5-0.

10. **FOR POSSIBLE ACTION: - Review new service packet to avoid confusion on when fees must be paid or any other changes. Make applicable changes if deemed necessary. Set date for implication of new forms or take no action.**

Motion to include a change that will stay in that third paragraph be subject to forfeiture or refund by Teresa sullivan. Second by Eddie Huffman. Motion carries 5-0.

11. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on removing Teresa Gomez from Bank of America and Washington Federal banking accounts as an authorized administrator.**

Motion by Teresa Sullivan. Second by Jon DeLee. No further discussion. Motion carries 5-0.

12. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on adding Haylee Faulkner as an authorized administrator on the Bank of America account.**

Motion by Teresa Sullivan. Second by Jon DeLee. Motion carries 5-0.

13. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on adding Haylee Faulkner as an authorized administrator for all Washington Federal accounts.**

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

14. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on appointing another board member or members as a signer for all Washington Federal accounts.**

Dave Bryan motions to add Jon DeLee, Eddie Huffman, and Teresa Sullivan as signers for all Washington Federal accounts. Frank Jarvis seconds. Motion carries 5-0.

15. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on Will Serve for 1650 Center Ave, for 4 water and 4 sewer units, submitted by Somwongsa, LLC. Property has unauthorized connections existing: These new units are to bring into compliance. Will Serve was approved by the board March 26th, pending payment. Issue a notice and a date to disconnect, or take no action.**

Frank Jarvis – “I was informed this week that the property has 18 units dedicated to the property so there are no illegal connections. The difficulty with the capital credits, we've been told that the wire transfer was initiated. We provided not quite the correct account number, so we never it never reached our bank, and it's floating somewhere. Somwongsa said that they' never received it back. We've talked to our bank a couple of times, and they say it didn't come into our account, so we can't deny it. I believe they're going to have to do some more work to find it on their side. and with that, as long as there are no illegal connections, we don't have anything to disconnect. However, this is not on the agenda so we have to agendize it. My suggestion will be to re-agendized it for next meeting to resend the will serve if we don't receive payment because now, we're two months into this.”

Item re-agenized.

16. FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on Will Serve for 1000 N D Ave for 1 water and 1 sewer unit submitted by Amy and Kenneth Meier.

Frank Jarvis – “The last record we have it was for 1993. It shows that it has water. There is a water meter on Revert Street. I don't know if there's pipe in, but there was an existing water, and the map shows water piping going over to the property. There's a documented easement that goes between the two lots, to theirs from Revert Street and there's also a utility easement. There's the sewer line in that easement. There's no issue with the water and they've also paid the capital credit fees. The water fees, can be applied to your deposit for any other work that we do. We will retain one capital of credit for the sewer, and you can hook up to that, and then the water, all we have to do is put a meter in, past that point, you can trench it in, whatever you need to do through the easement, because the meter is the end of our responsibility of the road. Fees have been paid.

Motion to approve will serve for 1000 N D Ave for one water and one sewer and I'm going to put it on the record, not to collect the capital fees for water since it is existing. Second by Jon DeLee. Motion carries 5-0.

17. FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on Will Serve for 1201 A Ave for 2 water and 2 sewer units submitted by Amanda Swisegood.

There were three apartments before she moved her house in there, so she has capital credits existing on the lot. Two additional she has used one water and one sewer for the house. She has two additional that were apartments that were there. So, this would be for just two additional meters and probably an additional sewer connection. The servers are now moved to a residential connection. Will not have to pay for capital credits but will have to pay for the work to be done. The office will get together an estimate for two water meters and sewer connection for now, after the work is done there will be a final bill.

Motion to approve will serve for 1201 A Ave by Jon DeLee. Second by Eddie Huffman. Motion carries 5-0.

18. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for Parcel 018-254-01 for 4 water and 4 sewer units submitted by Bruce Balasky.

This is on Cedar Street, just across the riverbed. There is a lateral for water that comes across further north to the property on the map that has the trailer look at things, a triangle. It can be served off of that and brought down the easement. The sewer goes right in front of it therefore possible to serve. Wire transfer was received for capital fees. Motion to approve will serve for parcel 018-254-01 by Teresa Sullivan, second by Eddie Huffman. No further discussion. Motion carries 5-0.

19. **FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on purchasing an All-Materials Locator Pro Kit low bid of \$7,914 from USA Bluebook, \$8,250.00 from Subsurface Instruments, and \$8,250.00 from Capital Surveying Supplies.**

Frank Jarvis – “It looks like online; everything is price set at \$8,250. We do other business with USA Blue Book, so we must have got a little better price. Hopefully we can do not to exceed price just in case there is other fees added. It looks like shipping was already added to that quote. This should help to locate varied utilities. Right now, we don't have a locator to find anything besides the backhoe. It should help with depth and where it's at, so they do truly need it, this is one of the main things that they asked for when we got the money from Sarcobatus, kind of help them out. It'd allow them to do a better job. Jon DeLee motions to approve the purchase for an All-Materials Locator Pro Kit not to exceed \$8500.00. Second by Eddie Huffman. Motion carries 5-0.

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

Item tabled.

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

Item tabled.

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

Board welcomes Jon DeLee. No further comments.

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

Next board meeting schedule for Wednesday June 18th 2025 at 4:00pm, small room of the community center.

24. **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**

Steve Yopps mentions that if the board needed an additional effort out of RCI to make the service available to the board to answer any questions that might be outstanding from the presentation.

25. **ADJOURNMENT**

Motion by Eddie Huffman to adjourn at 5:11pm. Second by Dave Bryan. Motion carries 5-0.

Translated by: Haylee Faulkner

Date: 06/02/2025

Frank Jarvis

Teresa Sullivan

David Bryan

Edward Huffman

Jon DeLee
