



## BEATTY WATER AND SANITATION DISTRICT REGULAR MEETING MINUTES

SEPTEMBER 25, 2024

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

Albert Verrilli – Member  
Amina Anderson – Member

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

*Call to order at 4:00 pm. All board members present. Refer to sign in sheet for public attendees.*

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.**

*Steve Yopps – would like to reiterate Corvus Gold's interest in Beatty Water's Sarcobatus water and AGA would rather purchase land and water rights than lease.*

*Richard Stephens – writes 12 to 13 checks a year only to the Water District and finds the convenience fee online very inconvenient.*

3. **Approval of the agenda for Beatty Water and Sanitation District Meeting September 25, 2024. (Non-action item)**

*Approved.*

4. **FOR POSSIBLE ACTION – Approval of the minutes for August 21, 2024.**

*Motion to approve the minutes by Derek Stonebarger, 2<sup>nd</sup> by David Bryan. 5 yeas.*

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 Murphy (general manager) – new flow meter installed at the ribs. Thanks everyone for their response with the LSL surveys. RCAC has the surveys. Reached out to McArthur's office regarding rate study and has not heard anything back yet. Reached out to RCAC about it. Unit audit will start next week with the commercial properties. Conservation plan hasn't been updated quite some time. Will follow up on it. Can discuss at a later meeting, getting away from 3/4- 11/2. Against udex code. SRF project priority lists is replacing distribution 8" steel main above the river, alley mains and valves. Will start valve program. Exercise every valve at least*

annually. At wastewater ponds the Total Suspended Solids are coming back high. Sludge is measuring a bit high and time to look into having it removed. Will be an SRF project. Purchased 97 meter from Las Vegas Valley Water District and are the new style compatible with automatic readings. Will start installing and apply for a grant for the rest. Olympus cannot get the altitude valve until October 24. Will start putting up the Booster next week.

6. **FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for 1 water and 1 sewer unit for parcel 018-332-10, 530 W Main Street, owner Jim Faulkner.**

Will Serve is fine. Main sewer line recently extended. Motion by Amina Anderson to approve the Will Serve for 1 water 1 sewer for parcel 01833210, 530 W Main Street, 2<sup>nd</sup> by Albert Verrilli. 5 years.

7. **FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on approving one quote for the purchase of 3 pumps for the Booster Station from Carson Pumps, Budget Drilling, Water Well Services or Great Basin Drilling; to be transferred from Local Government Investment Pool Capital Improvement account.**

Received replacement parts for booster pump. Considering double stack pumps, issue is they are double the price. Pumps now have lasted 15-20 years. Will get new bids for vertical pumps. Tabled.

8. **FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision adding and allowing access to general manager, Joel Murphy, to all Washington Federal banking accounts.**

Teresa will be gone before probationary period is up. Motion by David Bryan to allow general manager, Joel Murphy, access to Washington Federal banking accounts, 2<sup>nd</sup> by Derek Stonebarger. 5 years.

9. **FOR POSSIBLE ACTION – Discussion, Deliberation and Decision on adding and allowing access to general manager, Joel Murphy, to all Local Government Investment Pool accounts.**

Same thing, Teresa will be gone before probation period is up. Amina mentions the restrictions and rules of what the money can be spent on for those accounts. Motion by Amina Anderson to add and allow access to LGIP accounts to general manager, Joel Murphy, 2<sup>nd</sup> by Albert Verrilli. 5 years.

10. **FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on the**

**review and approval of contracts with Utility Services for Treatment and Wastewater Certifications or with independent operators Orlando Jaramillo for Treatment and Steve Shaffer for Wastewater.**

*Utility services quoted \$600 a month. \$200 for Treatment and \$200 for Wastewater. Steve and Orlando quoted \$900 and would be out once a month. Motion by Amina Anderson to approve the updated contract with Utility Services, 2<sup>nd</sup> by Derek Stonebarger. 5 years.*

**11. PRESENTATION – Presentation and discussion by Steve Yopps with AngloGold Ashanti on options supporting sustainable water usage, economic development and community benefits.**

*(See power point presentation in agenda backup.) Steve Yopps – will be talking about options to support sustainable water usage in the Oasis Valley. Various options that maybe helpful to Beatty Water and Corvus Gold NV both. Purpose statement is to research and establish a baseline understanding for their opportunities that Beatty Water and Sanitation may choose to enjoy. Present opportunities for Beatty Water to generate revenue from underutilized Oasis Valley groundwater and protecting the integrity of those water rights long term through beneficial use. Lists off mining projects that they have going on in the Beatty area. Purple line shows hydrographic area boundary. Dewatering activities draw water from both Sarcobatus and Oasis Valley. It would be helpful for the mine, at a cost standpoint, to use the Oasis Valley water component of the total dewatering volume consumptively on the Sarcobatus site. How they would pull it off if lease water rights from Beatty Water and apply for an inter-basin transfer. Interesting in leasing water rights not so much purchasing. If they don't get the lease, they would go non-consumptive and do an aquifer recharge. Person 1 (public comment) asks where in reference the dewatering well is. Person 2 (public comment) asks if they already have water rights in Sarcobatus Flat. Regional water primer: Sarcobatus Flat – hydrographic area 146, AGA has 1,344 acre-ft. in water rights. 3,279 acre-ft in total underground water appropriations by NvDWR. Oasis Valley – hydrographic area 228, AGA has 0 water rights. 1,016 acre-ft in underground water appropriations by NvDWR. Most of them being held by Beatty Water, 933 acre-ft. Steve spoke to Joel and Beatty Water is only using about 90 acre-ft. Steve mentions State Engineer looking at those and they are cutting down and reason as to why Beatty Water got only a one-year extension instead of the requested 5 year. Amina corrects that statement and clarifies that all Oasis Valley water rights are certificated and the one-year extension was for Sarcobatus Flat. Corvus Gold and AngloGold encourages Beatty Water to begin auction*

process and they would participate. Reiterates generating revenue, protecting the integrity and supporting economic activity. Well 2 where they will be pumping is relatively about 5 miles from Beatty Water's Indian Spring Well. There is discussion on any stipulations put in place for people who are in the area who hold water rights. Steve goes into some details, but does state that there is only so much information they are able to disclose due to BLM. Discussion takes place on what kind of money they would save and what would happen if they did not win the auction. What the process would look like then. Sung Lee (AngloGold) The NV project is one of many projects competing for corporate money. The project needs to look attractive for them to want to invest in it. They are fighting to find ways to save money including these types of leases to justify the project. Discussions goes into the formality and legal process of leasing/purchasing public property. Steve Yopps informs the board they would need to know before the end of the year. Might have to be sooner, in November. Steve thanks the board to be able to present.

**12. INFORMATIONAL – Information and discussion on the District's overall water rights; amount, location and value.**

*Item 12 and 13 opened for discussion. Joel Murphy (general manager) Sarcobatus Flat: 500 AF, no certificate. Not able to get much information on hydrographic studies. There is a protest and wells are limited to 260 feet in depth except for Beatty Water's well. Permit 61413, Amargosa Desert: 613.78 AF, has certificate, EW4. Permit 66120 and 66121, Amargosa Desert: 431.79413 AF, no certificate for both, EW4. Beneficial use to be submitted by 2025. Permit 20890, Oasis Valley 123.032201 AF, has certificate, Well 1. Permit 22838, Oasis Valley 134.913 AF, has certificate, Well 2. Permit 22839, Oasis Valley: 303.58 AF, has certificate, Well 3. Permit 52045, Oasis Valley: 82.185142 AF, has certificate, Summit Well and Permit 38126, Oasis Valley: 139.205 AF, has certificate, Indian Springs Well. Total water rights of 2,328.48957 AF. That is about 758,920,000 gallons. Joel does say that they need to do something with the Sarcobatus water sooner rather than later. Amina comments that reading the letter, seems that NvDWR was pushing for more due diligence from Beatty Water. It was not a very compelling application. Suggests hiring a firm to do some research on how much Beatty Water can give before it impacts the community. Joel reads off numbers from an outside source's recent project; \$1.4 million for putting in a transmission line of 3200 feet. It is possible but cannot facilitate something like that right now. Frank gives his opinions as to why they do not need to hang on to the water rights any longer from Sarcobatus. Steve Yopps (public comment) – believes Joel is correct on his*

statement on how deep one can drill, they will have to verify, but believe it is a great asset and (Beatty Water) would get a lot of money for it and people would want to buy it. Dave Bryan asks if they would still be interested even if they don't sell and just lease. They would still be interested, but would be more expensive to them to do it that way. Frank asks what is more valuable to them to sell for one bulk amount and let interest grow to build infrastructure or lease and get a portion each year and use on expenses and rates. Person 3 (public comment) – asks if it was sold what would they (the mine) do with the land once done with their project. Steve says they would either keep it or return it back. There are multiple conversations with board and public speaking. Amina Anderson says how well do they know aquifers and the inner connectivity of it all. Do they need to maybe hire a hydrologist to educate them all so they don't make any decisions that they can't undo later. Amina also asks if this is pertaining to Oasis Valley water rights or Sarcobatus. Frank says it is general and it is referring to all of it. Frank says that there shouldn't be any affect what so ever on Beatty Water from Sarcobatus. Amina reiterates her concern on them knowing how the water flows first. Frank says nobody even knows and he doesn't want to pay more money when the state has already done that for us. Amina comments if the state has already done it then why can they not wait the 3 more weeks for it to come out so they can see that. Amina mentions the Oasis Valley one for sure as they need that water to blend and is critical for Beatty Water to operate. There are several conversations about Oasis Valley and how much water has been allocated and used. (motion/ continued discussion under item 13)

**13. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on all aspects of the lease or purchase of water rights for public notice; date, time and place of auction, lease or purchase, amount of acre-ft, length of lease, source of water, and starting bid amount.**

Frank asks if there is a motion from anyone. There is no response. Dave Bryan asks if they just want to put any kind of hold to start the leasing process. Frank reads off item 13 and says he doesn't know if they are ready for all of that. Asks the board if they want to stop or keep going. Derek Stonebarger comments that May is approaching quickly and that is their deadline. They have a lot to do. Frank asks again if anybody has a motion. There is no response again. There is quiet chatter and public talking. Amina mentions clarifying the basin that they have not done so yet. Carrie Radomski (public comment) – mentions the item is a bit confusing. Frank says it doesn't have to be all of it. Can be just a portion of the action item. Dave asks Amina what she would need to feel comfortable in moving forward

*with this process in leasing water rights in Oasis Valley. Board member Amina comments that from what she understands Oasis Valley is like a perched aquifer (like a tiny bowl inside of a bath tub), the problem with that is water quality. Without having to heavily invest in treatment options, the arsenic treatment plant is nice but still high in fluoride in which we then have to blend to be below state requirements. They have punched holes everywhere trying to find an adequate water source and have yet to do so. Beatty Water has adequate water rights for growth but until they can fully understand the water quality and where it changes ... example given was when Corvus did their study they had good water quality in the area they were in but in town the water quality is not good. They can pump EW4 all they want, but if they can't meet their blending plan, they are not able to support any growth. That is her biggest concern and they do have to have the water blended and they do not understand the chemistry and why. Steve Yopps (public comment) – agrees and says finding good fluoride free or low water in Oasis Valley is going to be difficult. He believes and will check on it but Sarcobatus Flat is relatively fluoride free. If they move that water down close to the boundary Beatty Water can use that to blend. He will check his facts first. Amina mentions those are parts of the puzzle that would make her feel more comfortable as this is a big decision with long term affects. Dave agrees and mentions maybe moving forward with only a part of it. Person 4 (public comment) – comments that Beatty Water can add as many provisions as they want in the agreement for the safety of the community. Frank asks again if anybody has a motion. Derek asks for the lease or sell and Frank says whatever he wants. There is conversation on what the motion needs to be. Person 5 (public comment) – says the motion isn't to sell or lease, but to direct staff to gather more information of the sell or lease. Joel Murphy asks if they can make a motion on Sarcobatus Flat today and they can update on Oasis Valley at the next meeting. Franks asks if the board if they would like to lease or sell. There are several conversations on models, water data and research with public and board. Franks asks again, sell or lease. Derek Stonebarger makes a motion to sell the land and 500 acre-ft of water rights in Sarcobatus Flat, Frank says to direct staff to seek further information on selling... Derek asks if they are going to vote again after the report. Frank says what he is hearing they will direct staff to move forward with the sell, if that is what everybody chooses, on the Sarcobatus rights and then direct staff to gather more information on the Oasis Valley water rights and come back next month. Then the process can merge together in one public hearing and auction. Frank says they can make another motion or tie it all into one. Amina says it should be separate because of the basins.. Frank interrupts and says they will auction one and then the other. There is conversation about the motions to be*

made and the process. Derek agrees with Amina on it being two different items and two different auctions but at the same time to save costs. There is a public comment on how/what the motion can be made and how to say it. Frank says they are making one motion with two parts in it. Derek asks another board member if they would like to make the motion. Amina states she would do it in two different motions. Amina Anderson makes a motion to direct staff to pursue more information on the sale of Basin 146 and land that goes with it, 2<sup>nd</sup> by David Bryan. Albert Verrilli asks if they are going to authorize funding for this. Amina Anderson amends her motion to include funding allocated up to \$10,000 for professional and legal fees, 2<sup>nd</sup> by David Brayn. 5 years. Frank asks for the second part of the motion. Amina will not make the motion and she believes there is more due diligence they need to do on gathering information. David says that is what they are going to do. Frank tells him to make the motion. David Bryan makes a motion to direct staff to gather information required to move forward with the possible lease of Oasis Valley water rights and not to exceed amount of \$10,000 for professional fees, 2<sup>nd</sup> by Albert Verrilli. Joel mentions keeping Guy Hobbs consultant fees separate from these fees. 4 years. 1 nay (A. Anderson).

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

Derek Stonebarger – Thanks Joel.

Amina Anderson – SRF clean water grant closes in two days at 6 pm. That will be submitted for the Arsenic Treatment Plant as well as the next phase of the distribution, mains, valves for Drinking Water.

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

Scheduled for October 16 at 4:00 pm.

**16. 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.**

Erika Gerling – Thanks board for their thoughtfulness and sternness on the decisions they are making because they don't know some of the long-term impacts and Sarcobatus was mentioned a lot of times and there are people who live out there. They might want to share with AGA the information on the commercial fluoride treatment that was just done.

Carrie Radomski – Thanks Joel for being there.

**17. ADJOURNMENT**

Adjourned at 6:10 pm.

Translated By: \_\_\_\_\_

Date: October 9, 2024

**Signature Approval of the Minutes**

1. \_\_\_\_\_  
Frank Jarvis

2. \_\_\_\_\_  
Derek Stonebarger

3. \_\_\_\_\_  
David Bryan

4. \_\_\_\_\_  
Amina Anderson

5. \_\_\_\_\_  
Albert Verrill