



BEATTY WATER AND SANITATION DISTRICT REGULAR MEETING MINUTES

JANUARY 12, 2022

Amina Anderson – Board Chair
Albert Verrilli – Vice-Chair
Jeannie Ybarra – Secretary/Treasurer

Susie Henderson – Member
Frank Jarvis – Member

| ITEM # | SUBJECT |
|--------|---------|
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1. **CALL TO ORDER –**

5:02 pm. Albert Verrilli absent. Refer to sign in sheet for public and phone 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.**

None.

3. **FOR POSSIBLE ACTION – Approval of the agenda for Beatty Water and Sanitation District Meeting January 12, 2022.**

Motion to approve the agenda by Jeannie Ybarra, 2nd by Frank Jarvis. 4 yeas.

4. **FOR POSSIBLE ACTION – Approval of the minutes for November 17, 2021.**

Motion to approve the minutes for November 17, 2021 by Jeannie Ybarra, 2nd by Frank Jarvis. 4 yeas.

5. **FOR POSSIBLE ACTION – Approval of the minutes for December 16, 2021.**

Tabled.

6. **OFFICE REPORT – General information and updates from the General Manager and/or Utilities Services, Inc. No action will be taken by the Board.**

Lance Goodman says there has been several residential leaks most likely due to the cold weather. He talked to Ken Morgan and was told he needed a new pressure gage out at EW-4 because it froze. He has one in his office and will ship it out. He will either pre-program it there or walk Andy through it. Jeannie asks what is transpiring with Well 3? Lance says that they pulled it out the first time and the issue was not at the top, they had to go back and get a different truck to be able to pull it out more. The wire had been scraped so they took the motor out and will be rewiring it. Jeannie asks that the motor they replaced if that was a necessary replacement? Lance said it had fried.

7. FOR DISCUSSION – Discussion and PER update from Marty Ugalde with Day Engineering and all matters pertaining thereto.

Marty said he doesn't want to take up any meeting time, but would like to do a presentation. He would like to summarize and go over the document. He would like permission also to submit the document to NDEP to get the ball rolling on some of the projects. The reason he would like to ask for permission to submit is so he can go over all expenses, he feels as if he has exhausted all avenues and left no stone unturned. He would like to set up a date to go over everything. Marty said he would like to do it before the next meeting around the 25 or 26. Amina said the 26 works for her. Jeannie agrees. Agreed date was set for January 26, 2022 at 10:00 pm. Marty says he will have a link sent on Friday, so they can start reviewing.

8. FOR POSSIBLE ACTION – Discussion, Deliberation and Decision on removal of salt cedar trees by Southern Nye County Conservation District from the old sewage treatment ponds free of charge and all matters pertaining thereto.

Brad introduces himself and begins with saying that the sewer treatment ponds is one of the last stands they have to clear out. They have funding where they could work it. They just want the Board's permission to go in and pull them out and down at the bottom if it is too wet, they'll go down with a hand crew to cut and poison them. They will leave them all down at the bottom and come spring they will burn them. Brad and Christiana talk about being threatened to be sued, but has nothing really to do with what they are doing here. Frank Jarvis makes a motion to allow the Southern Nye County Conservation team to remove the salt cedar trees from the old sewage treatment ponds, 2nd by Jeannie Ybarra. 4 yeas.

9. FOR POSSIBLE ACTION – Discussion, Deliberation and Decision to determine if Beatty Water and Sanitation District will require or abandon Easement/Right of Way between parcels 018-307-03 (300 N Irving St) and 018-307-04 (427 W Reibel St) and all matters pertaining thereto.

Lance begins with saying he went out to the property with Eric Grundy and that the sewer line does not run across how it is showing. Lance says he thought about it a little more and doesn't believe we would need that. If the school ever decided that they wanted to rebuild there are better locations to put new lines in. What was explained to him was

that easement/right of way would go half to them and half to the neighboring property. They would be responsible for everything on it, all we would be responsible for is what we have on the right of way along Irving. Jeannie says it would be us stating we no longer need it for our use. Frank says they still have to deal with the County, power company and whoever else. Jeannie clarifies and asks the sewer line that runs diagonally across is non-existent and runs straight across the property? Lance says correct. Amina said are we sure and have cameraed the line to make sure it does not run that way. Amina said she would feel better if we did that first. Lance said we could try to get a camera down it but there was a bunch of rocks. Lance explains the possible ways it could run. Jeannie reiterates what was said before on how the line runs. Frank says there's nothing we could run through there except to serve their property. If we do away with the easement, what do we lose? Amina asks what do we do if there is a line, just cap it? They said yes and the line will become their responsibility. Jeannie Ybarra motion to abandon our portion of the easement between parcels 018-307-03 (300 N Irving St) and 018-307-04 (427 W Reibel St) since there is no use for it, 2nd by Frank Jarvis. 4 yeas.

10. FOR POSSIBLE ACTION – Discussion, Deliberation and Re-Approval on adding new water rule number 20 detailing Utility tampering and obstruction for clarification purposes and all matters pertaining thereto.

Amina says this just needed an added the rule instead of update the rule. Jeannie Ybarra motions to adopt rule 20 affective today, 2nd by Frank Jarvis. 4 yeas.

11. FOR DISCUSSION – Discussion on protocol and payment for main line extensions, manholes, engineering fees, etc. for Will Serves and all matters pertaining thereto.

Jeannie begins with saying that she doesn't believe that the first person to put in a Will Serve that several other people might tie into in the future should have to bear the whole costs of having to pay the full line extension. Amina says it actually says that they get back their proportioned share. Franks says if they do it within five years. Discussion goes into about a current property that this could pertain to. Discussion also goes into how far out you have to be in order to be able to put in a septic or run on your own well. Teresa mentions it is 400 ft. Marty Ugalde comments in and says that one of the things that is required for septic a 1-acre lot if on a well, ½-acre if on city water. It also opens you up to more people wanting to be put on septic. Also, not knowing specifically what you are

talking about, laterals don't require manholes. Frank asks Marty if he knows anything about the distances to be required to connect. Marty responds with saying there is an NAC rule but isn't sure if NDEP is enforcing but if you're within 400 ft you have to connect same this with a well. You are not able to rehab or deepen your well, you have to connect. Amina said there is funding available to update or tie in old septic. Lance said if we can get funding to put in a line extension, we could get acres and acres of land put on it. Marty asks to comment in and said he just did an SRF project, 2 of them, and it was a subdivision of 70 units, the project included the abandonment of the septic tank and running a new sewer line and new main extension. It was agreed that it would be very beneficial and promote growth. Discussion takes place about the new Will Serve property for Gus & Teresa Sullivan and was said they are further than 400 ft. from a main line and did not have to connect at this time and a septic tank is allowed. Teresa Gomez asks for clarification purposes not pertaining to one specific customer, who pays for engineering fees and manholes etc.? Several board members said the customer does. Amina says it states it in the rules (18)(9) the customer is responsible for all expenditures. Marty also says when he reviewed the turner ranch project, they paid for all of that. Teresa asks when a new customer comes in, how do we keep track of who's getting reimbursed? Jeannie said it would have to be kept in some sort of file. Teresa Sullivan comments and says as a citizen that is absurd. 5,10,15 years to recoup your money can take a while. She liked what was said earlier, the District bear the cost of the extension and customers pay their portion as they connect. Jeannie says she's not sure what the rule says but could be something we look at and review again.

12. BOARD MEMBER REPORTS/COMMENTS – General information and updates from board members. Announcements or topics / issues proposed for future workshops and agendas. No action will be taken by the Board.

Jeannie says she has a question about the property on Montgomery and was wondering the status for Kelly Carroll. She does not understand how they are good for 4 connections if it two separate parcels. Lance said that he is using the trailer as storage now and will be relocating the line. He bought the parcels as one whole. Jeannie says right now on the portico it's showing two separate parcels. I'm asking cause DeLee asked about doing something similar and we told him he couldn't. Lance said if he gets the lines redrawn

and made into one parcel then he's okay. Jeannie tells him her understanding is there is an easement running through there. Lance says he did not see that and will look again. Amina comments that you are not allowed to transfer between parcels.

Frank asks if we are closing the meeting for any legal issues that we are dealing with. He would also like to see all the documentation for that.

Amina said we could go ahead and do a closed session also for Lance's evaluation. It will go on the agenda at the end and listed as closed session. It will just be made clear on the minutes when the meeting ends and closed session begins.

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

Scheduled for February 16, 2022 @ 5:00 pm.

14. 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.

None.

15. ADJOURNMENT

Motion to adjourn at 6:02 pm by Frank Jarvis, 2nd by Jeannie Ybarra. 4 yeas.

Name: _____ Date: January 27, 2022

Signature Approval of the Minutes

1. _____

2. _____

3. _____

4. _____

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