



## BEATTY WATER & SANITATION DISTRICT REGULAR MEETING MINUTES

March 26<sup>th</sup>, 2025

Frank Jarvis – Board Chair

David Bryan – Secretary/Treasurer

Teresa Sullivan – Vice-Chair

Edward Huffman – Member

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ITEM #                      SUBJECT

**1. CALL TO ORDER**

*Meeting called at 4:00 pm, Dave Bryan is unable to attend.*

**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- "I just wanted to express continued interest in the Oasis Valley Water lease that the board is considering. Thank you."*

**3. Approval of the agenda for Beatty Water and Sanitation District Meeting March 26, 2025. (Non-action item)**

*No changes to the agenda. Motion to approve by Teresa. Second by Eddie. Motion carries 3-0.*

**4. FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend the minutes for October 16, 2024.**

*Motion to approve by Eddie. Second by Teresa. Motion carries 3-0.*

**5. FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend the minutes for December 18, 2024.**

*Motion to approve by Eddie. Second by Teresa. Motion carries 3-0.*

**6. FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend the minutes for January 22<sup>nd</sup> 2025.**

*Motion to approve by Eddie. Second by Teresa. Motion carries 3-0.*

7. **FOR POSSIBLE ACTION – Discussion and Deliberation to approve or amend the minutes for February 19<sup>th</sup> 2025.**

*Table due to minutes not being completed.*

8. **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 – “Tank reline project, we still have one outstanding payment to make it has been a process, may not be able to release the money until we have our asset management plan in place, we have requested that and have a consultant that assisting with that. They completed the access cover on the South Tank about a week ago, the one that had to be sent back was the wrong size. At present time we have the Indian Springs Well is being rehabbed, it will receive a new pump and new pipe. They’ll clean the well out to hopefully extend its lifetime, it was last done in 2018 when they replaced the pump motor and a bit of the pipe, the pump we had existing from 2010. There were a few minor leaks that the guys went out and fixed. We will have to discuss the main door at the shop is broke, have one quote to look at, probably going to have to fix the door.”*

9. **FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on presentation and request for a letter of support for AngloGold Ashanti regarding drilling of an exploratory well near the Beatty Airport.**

*Steve Yopps – “Thank you, I appreciate the board considering this proposal by AngloGold Ashanti, it is associated with the very first step of potentially creating the water rights proving ground for Amargosa Desert Water Rights. The purpose is that AngloGold Ashanti can support Beatty Water and Sanitation in certificating water rights on the EW4 Well plus generating increased revenue to help stabilize the district and perhaps avoid any rate increases. This will be a conceptual presentation on an idea that we have on drilling a Geotechnical hole at this location is a very early step in the entire process. There are at least three different approvals that the Board of Beatty Water and Sanitation will have. We are going to be talking about a conceptual idea that AGA has come up with and its an idea that will allow Beatty Water and Sanitation to generate some revenue from their water rights in Amargosa desert. This endorsement request for the geotechnical hole as I mentioned is just the first step in a long series of progressions. Each one of those progressions is probably going to come back to the Beatty Water and Sanitation District. ‘The geotechnical hole is done, here are the results.’ If the results are bad just drop the idea with regard to the well location. If it is favorable then have a plan a proposal to drill a well at AGA’s expense give it to Beatty Water Sanitation as part of a new asset for them to manage. They can assign water rights to that particular well, serve some use there on airport road that we could have for them. Really this meeting has just obtained the endorsement to drill the geotechnical hole, its going to be a small-bore hole, were going to be doing it in a very scientific fashion. We will be drilling in increments and collecting water samples by increments trying to identify which layers have fluoride contamination, which layer has arsenic contamination, so that when we come back to the Beatty Water Sanitation for the large production well, we know what areas to avoid and leave the casing hole, trying to avoid that fluoride and arsenic contamination. The idea would be hopefully if we do it right and are successful this new well may not require treatment from an arsenic removal standpoint, may allow Beatty Water Sanitation to lower costs. That’s the plan I think very similar to the EW4 rehab program that were going to stage trying to figure out what the arsenic contamination is coming from and the fluoride contamination.*

*Today's decision in front of the board is the endorsement with regard to the geotechnical hole is really the request, then well go in front of the Nye County commissioners who obviously owned Beatty Airport." Frank asks why on the airport? Steve – "We do own the former Bragg Smith Property which is pretty close to North South runway. When had our water consultant J. Dixon look at the geology, there was enough difference from a geology standpoint over that short interval from kind of south end of Bragg Smith to the south end of the runway there is a major fault that probably runs in between those two and the alluvial fill will probably be much deeper on that south end of that runway. And of course, we all know that you don't want to drill bedrock here because it doesn't necessarily generate a very productive well versus the alluvial fill, so part of the Geotech hole's purpose is to find the depth of that alluvium in that area, but our geology and water consult think there is enough difference between those two locations to go through the hassle of asking for all these permissions on Nye County Land. This is a distribution of Beatty Water and Sanitation Districts pumpage by well location and of course everyone knows where all the water comes from, but kind of shows that EW4 is the dominant source. The in total is about 250 – 300-acre feet premium depending on the year. So those are the water rights that are currently assigned to the pointed diversion which is EW4. There is a certificated right that is about 614-acre feet premium and then there's two permitted water rights that have a total combined duty of 432-acre feet premium, in a total there is over a thousand-acre feet. This is the amount that has been consumed out of that thousand forty-six-acre feet on an annual basis. I don't know what that averages to about 160-acre feet perineum. So, there is quite a bit of unused water on EW4 and this proposal would allow Beatty Water and Sanitation to perhaps monetize all that unused water by doing a water supply agreement to AGA. That is the underutilized water on both certified basis and unused permitted water. The opportunity would be essentially collaboration between Beatty Water and AGA, the idea would be to monetize that unused Amargosa Desert Water by selling it on a unit basis to AGA for the purpose of proving up those permitted rights, certificating the, the well would be turned over to Beatty Water, so be another well to generate and pump water from. This is the current state for EW4 it's a pable water supply well for Beatty Water and Sanitation. We have already spoken on the fact that there is a lot of water parked on EW4. The well currently has the capacity about 425-acre feet as we understand. Currently Beatty Water Sanitation is pumping about 170-acre feet of EW4 and then blending it with water that comes out of the Indian springs well to meet fluoride levels and that for potable water. This is kind of the proposed plan where we take at least the permitted rights and if we end up with having success on the geotechnical hole at the south end of that runway that we would drill well at our costs, turn the assets over to Beatty Water Sanitation. Beatty Water could choose to leave the water rights here or move them. If you choose to move them, we would install the pipeline that would supply pivots that are located on the old Bragg smith property and then start using that water and generate in revenue for whatever period of time we need to, to certificate that water. Once the water is certificated, we would probably discontinue that portion of the project, but by that time, there is probably other revenue opportunities to do that. In the end once these rights are certificated, they're pretty fail safe from a SEO perspective. That would be our objective. All it is, is drilling a Geotech hole at this point, and then the hole will ascertain whether this is a good idea, bad idea, and whether there are next steps or not. And again, that'll be at our costs, so we are really looking for is an endorsement from Beatty Water and Sanitation that this concept has some benefit and merit to you folks, if it doesn't then we will abandon the idea. We thought it was at least an opportunity that we could present and then you guys could contemplate whether it has amerit or not for you guys."*

*Amina Anderson asks roughly how much would this cost. Steve Yopps – "We had engineering just for that well, the Geotech hole, drilling well, putting that pipeline in, and putting one pivot to consume 428 feet, 6.6 million dollars." Amina Anderson asked if it would benefit them more to invest in something to help the community is an up treatment closer to town. Steve – "The fluoride treatment would be an option, this is Amargosa Desert water it kind of has a longer-term*

aspect for some of our strategic mind planning. When you look at the other options for us, we would probably opt for the six million investments versus the fluoride treatment. Ultimately it is kind of a long-term goal but all told to connect Amargosa desert to all those water rights, plus water rights that Augusta plans to move north and we plan to move north, that is a forty-five million dollar spend.” Amina Anderson – “there was an order from the state engineer’s office regarding the water rights in Amargosa basin, I don’t remember the number of it but its because of the Devil’s Hole Pupfish, how does that play a part of your strategic? Steve – “Any of the water rights that say we purchase in Amargosa Desert and move north, when you do the DV3 modeling, obviously the Devil’s Hole model turns out pretty positive. From that aspect say the dairy water rights moving them out of Ash Meadows area to somewhere north, make sure that Beatty Water and Sanitation owns those rights. Now whether there’ll be other protests, a national park, and almost guaranteed, it is a long strategic road costing AGA a lot of money to ultimately try and provide water for a larger project, always trying to turn the assets over to Beatty Water and sanitation, we hope to generate revenue for the community, and a lot of revenue to stabilize Beatty Water, but also help us supply water to alignments in crater flat. From a Geotech standpoint, if we get endorsement which the Nye County commissioners aren’t going to move until you, the folks of endorse it no earlier than mid-May. Drilling a hole is probably a two-month exercise, getting the eater results and the geotechnical information another two months, by the time it’ll be the end of summer before the earliest that we could start the production while drilling. After the production well is drilled that is when the asset would be turned over. Frank – “I would be curious to see how the geotechnical hole comes out, if it is truly stratified water or not. Some of the consultants have told us that before, so it would be nice to know if that is the case or not, they’ve mentioned that on EW4. EW4 has been in use for a long time and been doing good for us so far, but if there is another, better spot that might be a good thing. Motion to accept by Eddie, second by Teresa. Motion carries 3-0.

**10. FOR POSSIBLE ACTON – Discussion, Deliberation, and Possible Decision on creating a Manager Hiring Committee and appoint board members to the committee.**

*Motion by Frank to have Teresa and Eddie part of the manager hiring committee, second by Eddie. Motion carries 3-0.*

**11. FOR POSSIBLE ACTON – Discussion, Deliberation, and Possible Decision to accept Board Member Albert Verrelli’s resignation from the board.**

*Frank reads Albert Verrilli’s resignation letter. Motion by Teresa second by Eddie. Motion carries 3-0.*

**12. FOR POSSIBLE ACTON – Discussion, Deliberation, and Possible Decision to appoint a new board member from letters of interest received or continue the posting of the open Board Member position to allow for more applicants.**

*Frank reads email from Jon DeLee, board decides to table this item until next meeting.*

**13. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for 301 N D Ave for 3 water and 3 sewer units summited by Ron Seale. The property has one existing water and sewer unit.**

*Currently has one space on the property, is wanting to add three more, payment has been received. Motion to accept by Eddie, second by Teresa. Motion carries 3-0.*

**14. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision to clarify the definition of “RV Park” and how “Overnighters” apply as per regulation 16 of the BWSW Wastewater rules January 1999. Submitted by Jon DeLee.**

*Jon DeLee – “I received a letter from the board stating that my client had to buy additional water and sewer units on Center Street. It is an RV park or is being used as an RV park compliant with the definition of RV park with NRS. Frank asks what definition and states. “NRS1082678 finds an RV park as a campground or other facility, any portion of which is rented out or held out to accommodate recreational vehicles.” Jon DeLee – “According to rule sixteen it is 0.6 of a sewer unit for each additional living unit and one unit for the operator’s residence. So, we received a letters report saying we need more sewer units and I don’t understand because if you add everything up, we should have more than enough sewer units unless you’re not counting some as overnight use. Frank – “We have different definitions so in NR but then there’s additional that defined a mobile home is every vehicle including equipment, which is constructed, reconstructed or added in, situated to have an enclosed room, addition occupied by one or more person as a residence or sleeping place which has no foundation other than wheels, jack, skirting, or other temporary support. A mobile home park or park means a tract or area where two or more mobile homes.*

**15. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for 1650 Center Ave, for four water and four sewer units, submitted by Somwongsa, LLC. Property has unauthorized connections existing; these new units are to bring into compliance. Review Will Serve (approve or deny), issue a notice and date to disconnect, or take no action**

*Jon DeLee – “We need more water services, we did apply with a will serve, attempted to send money.” Frank – “I can confirm that, we had the wire sent but it was denied because there was missing a couple account numbers. So, with that we are going to add four spaces. Past practice we have made everybody upgrade to a one inch to serve two residences, so the sewer, a four inch can handle that, and we’ve stayed with that.*

*Jon DeLee – “That actually got tot my other question, of how do you determine the required size because according to your meter manufacturer, a meter of that size can easily handle 20 gallons.”*

*Frank – “ So it can and we just added the example that that it can handle six apartments too, but it doesn’t do it adequately, and we are here to serve appropriately and that is what the board decided in the past is appropriate, and I want to make it consistent, because if we make some people do it and then change our mind we are going to get a hard time, so it is to maintain consistency. In our rules we have each individual, residence, premise, dwelling, each building on the same property shall be served by its own meter. Now because it is we have made exceptions with especially rv spaces, because it is a little easier for billing. We have allowed upgrades to the existing services because they are going to be on the same bill. Also, the downfall is a lot of our numbers come off meter cap, so if we let all the town go off one meter, we are showing no meter growth, but it says in the rules that the utility has the option or whatever it says, there be*

*we have the ability to not put them on separate meters, that we can't use one meter, but we choose to set that. So yes, there doesn't cost."*

*Motion to approve will serve for four water four sewer pending payment by Teresa, second by Eddie. Motion carries 4-0.*

**16. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on unauthorized connections at 530 W Watson St. The property was altered from its original configuration. Review Will Serve (approve or deny), issue a notice and date to disconnect, or take no action.**

*Frank – “Letter was sent out on March 13<sup>th</sup>, regarding the connections, we received a Will Serve on the 20<sup>th</sup> for five water and five sewer units to catch it up.” Amina Bhaidani owner of the property states that herself and husband agree to pay what is needed. Approved contingent upon payment. Frank clarifies under rule three “A customer making any material change in the size character or extent of the equipment or operation for which the utility services is utilized, shall immediately file with the utility a new will serve for additional services. Therefore, when properties change, we want to make sure they’re appropriately served. Jon Delee asks how we calculate the meter size required. Frank states “We talk to our engineer and have him review it. Capital credits are per dwelling occupancy for unit, sewer has its own units attached as seen in the rules. Motion to approve by Teresa. Second by Eddie. Motion carries 3-0.*

**17. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on Will Serve for 440 N D Ave, for two water and one sewer units, submitted by Russell Osmon and Diane Sears. Property has unauthorized connections existing; these new units are to bring into partial compliance. Property has one water and two sewer units existing. Review Will Serve (approve or deny), issue a notice and date to disconnect, or take no action.**

*Frank – “We received a will serve for four water and three sewers, received a form of payment but waiting to take it to make sure he is okay with paying the fees and we will go from there. This is again to fix connections, there has been three additional spaces and the reason it is one less sewer space is because for some reason a couple years ago when he applied, they made him get a new sewer service. Therefore, there is two existing sewer credits on the property. Motion by Eddie, second by Teresa.*

**18. 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.**

*Item tabled*

**19. 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**

Item tabled

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

*Eddie – “The only thing I wanted to bring up in the next meeting, the wording that we have on some of our paperwork, about the one-year payment, some people are reading that thinking they have a year to pay capital credits. I just think we need to reword it and make it sound simpler for people to understand that no, you do not have a year to pay, you need to pay before.”*

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

*Next board meeting scheduled for Wednesday April 23<sup>rd</sup>, 2025 at 4:00 pm at the small room of the community center.*

**22. 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 – “I just wanted to thank Beatty Water and Sanitation for a well rent option for the Sarcobatus Flats water sale, I think that the transaction is largely complete, that the deeds have been issued, so thank you it was a very good experience from our standpoint.”*

**23. ADJOURNMENT**

*Motion to adjourn by Teresa, second by Eddie.*

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

**Date: 04/17/2025**

**Frank Jarvis**  
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**Teresa Sullivan**  
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**David Bryan**  
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**Edward Huffman**  
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