



**BEATTY WATER & SANITATION
DISTRICT REGULAR MEETING
MINUTES**

**Beatty Community Center
100 South A Ave, Beatty, Nv 89003**

Wednesday, June 18, 2025

4:00pm

Small Room

Frank Jarvis – Chair

Teresa Sullivan – Vice Chair

David Bryan – Secretary / Treasurer

Edward Huffman – Member

Jon DeLee - Member

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NOTE: All items are approximate except for bid openings, public hearings, and any other items on the agenda at a specific time. Items on the agenda without a time designation may be taken out of order. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

Public Comment during the Board of Trustee Meeting on **June 18, 2025** may be taken at the beginning of the meeting and again before the adjournment of the meeting. Public comment will be for all matters, both on and off the agenda, and be limited to up to three minutes per person. The Board reserves the right to reduce the time allowed for public comment. The Board may prohibit comment on individual agenda items, if the content of the comments is a topic that is not relevant to, or within the authority of, the Board, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Board Meeting.

Individuals who cannot attend and would like to dial in can do so by dialing +1-650-479-3208 access code 25592085062. Meeting audio code 22786675.

ITEM # SUBJECT

1. **CALL TO ORDER**

Dave Bryan and Teresa Sullivan are absent.

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.

Nichole Altman thanks the board members for their continued collaboration and open dialogue as we work toward a potential water sales agreement for Oasis Valley water.

3. **FOR POSSIBLE ACTION** - Approval of the agenda for Beatty Water and Sanitation District Meeting of June 18, 2025. (Non-action item)

Pull item 5, there are no emergency items. Pull items 13 and 14 due to there not being a quorum. Motion to approve the agenda after removing items 5, 13, and 14 by Jon DeLee. Second by Edward Huffman. Motion carries 3-0.

4. **FOR POSSIBLE ACTION** – Discussion and Deliberation to approve or amend and approve the minutes dated May 21st, 2025.

Motion to approve the minutes dated May 21st 2025 with a few consequential changes by Edward Huffman. Second by Jon DeLee. Motion carries 3-0.

5. **FOR POSSIBLE ACTION** – Emergency Items

Item pulled due to not having any emergency items.

6. **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.

There was a service line issue of low pressure a couple weeks ago at C and Center that was able to be resolved a couple weeks ago. Had a main break last Friday the 13th, ACP pipe broke next to an old repair.

Edward Huffman makes a suggestion to send out an email notifying those affected when a break happens as soon as possible.

Jon DeLee comments that Valley Electric sends text messages and suggests putting that on for a future agenda item to look into some sort of identification system so that one of our guys that is out the field can send one text message to one number and everyone receive it.

7. **FOR POSSIBLE ACTION** - Discussion, Deliberation, and Possible Decision on reviewing financials for the month of May by Dave Bryan.

Frank Jarvis – “With Dave not being present we will maybe just hang on to this one, it looks like there are some mistakes on the profit and loss.”

8. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on purchasing three replacement pumps at the booster station. The pumps are past their

serviceable life and their output has decreased. The lowest most responsive bid was from Precision Pump Co in the amount of \$37,124.79 for Pump Service.

Frank Jarvis – “My understanding is that we used two pumps at a time to pump water from the booster station up over the hill to the south tank it's redone the system, so there's three bumps in case one fails. They were able to fix the third pump last year because it had been down for years and they were finally able to get parts and repair it. They found some way to do that. And that got us three pumps back in use, and they tried to rotate between the pumps to save wear and tear. The concern is, we can't get parts, they're over 30 years old. Andy's recommended to replace them because they're not serviceable. And if one goes down, we start working the other two to death, one of those goes down, then we're in trouble because we can't get water. Motion by Jon DeLee to approve the purchase from Precision Pump Company not to exceed \$40,000. Second by Edward Huffman. Motion carries 3-0.

9. **FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision to review and approve payment of A&H insurance invoice in the amount of \$36,513.95 for the renewal of liability property insurance.

This is our insurance through Pool Pact. There was a 3.6% increase from last year. Motion to approve by Jon DeLee. Second by Edward Huffman. Motion carries 3-0.

10. **FOR DISCUSSION** – Discussion regarding adding an industrial classification to the BWSO Rules.

Frank Jarvis – “In our definitions, we have an industrial user definition however, there is nothing else. Under rule number one, it has industrial service and service classification. And there is one that defines it as service to customers engaged in a process, which creates or changes raw or unfinished materials into another form or product. Factories, mills, machine shops, mines, oil, wells, refineries, pumping, plants, creameries, canning and packing plants, shipyards, etc. And extracted, fabricating ore processing activities. It doesn't have anything else, so if at some point we decide to have, or we have an industrial classification, that uses a large user, we should probably have something in there. Under applicability it says, service hereunder is available for a contractor's use, industrial service is added, or others specialty drawn from utility standpipes, and then the rest of it's in addition, or by way of infrastructure provided by the customer and approved by Beatty Water Sanitation District, approval of any such of infrastructure shall be obtained prior to the installation of the infrastructure by any customer, any such infrastructure shall be vested to and be property of Beatty Water Sanitation. Service, as defined in service rule number one, will be charged for the provisions of a water service agreement, approved by the Beatty Water Sanitation District Board prior to commencement of the service and then the only other change to talk about would be under D terms and conditions in section number three. Use or industrial service. Industrial service is just added. This would be for a large user, somebody a little different, as we look at, say, on the power utility side, they have different classifications of users. We have residential, small commercial, medium commercial, large commercial.

Jon DeLee asks if there is anything that would prohibit us from serving water for example to Anglo without adding this definition. Frank Jarvis replies that it is cleaner, we now have a definition that says we can do it, we also have the water services agreement. There's also there's examples where it's done, we're not the first to do something along these lines, Yerington does it for Nevada Copper. Board decides to discuss again at next meeting.

- 11. FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on request from Jim Faulkner to adjust installation invoice on 530 W Main based on the estimate. Estimate was \$3,535.00. Actual work was for \$6,596.67.

Frank Jarvis – “There was some confusion when we did the work, we provided an estimate, which if you correct the math it comes to three thousand five hundred and thirty-five to install the service. They provided the service based on the maps however the maps were incorrect, they thought there was a main that extended up close to where the property was. That's what they based it on when they exposed the main and figured out that it was a service line that went past there. Instead of stopping and saying, hey, you know, it's going to cost more, we need to do a main extension and need to do stuff.” Joel said, “we'll just do it.” They extended it, but that increased the labor, the pipe, the backfill, it increased the amount of the estimates. Now the manager is no longer with us, and after it was done, he had told me about it, so I can't confirm, and this is what Jimmy was provided on it. He told me that, you know, hey, we found out I was wrong looking at the map.” I extended it up, and we did it. Since that time, Joel's no longer with us, and then when the invoice goes out, there's not necessarily a manager there to adjust the invoice to what it was, because I'm sure that's what Joel was going to do to move it back to the three thousand five hundred thirty-five. Jim had asked, if he could just pay the estimate he was given. He was told thirty-five they didn't go back and say, it's going to be different. And that's my suggestion, we have him pay the thirty-five because that's what we told him, without going back in saying something different.”

Frank Jarvis suggests if the work is going to cost far more than the estimate given to the customer, stop and inform the customer to make sure they would want to continue.

Eric Standfor – “Is there any future use of that line that they extended for other properties later? I think the water department should pay for it to that point.” Frank Jarvis replies there could be future benefit, it could benefit the system and it could serve an additional property., We have a line extension policy that says if you extend it up, you pay for it. If you want your service where there isn't service, you extend to that point to the back of the problem. There is a chance that it could still serve something.

Motion by Edward Huffman to bill the amount of the estimate of three thousand five hundred and thirty-five dollars. Recover the additional through any future line extensions that fall within our policy. Second by Jon DeLee. Motion carries 3-0.

- 12. FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on Will Serve for 101 S Second Street for 2 water and 2 sewer units submitted by Renas Rentables LLC, Wenna Somwongsa.

Item tabled due to not having a quorum.

13. **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 due to not having a quorum.

14. **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 due to not having a quorum.

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

Jon DeLee – “The only comment that I have is, I would like to see if there's a way to speed up the process of getting some of these will serves handled, is there a reason why the board wouldn't be able to have a special meeting to handle any will serves.” Frank replies that it is up to the board if they want to meet every two weeks. I can see doing so if things were to pick up and we have more business.

No further comments.

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

Next meeting is scheduled for Wednesday, July 16th at 4:00 pm at the community center.

17. **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.

No comments.

18. **ADJOURNMENT**

Motion to adjourn at 5:07 pm by Edward Huffman. Second by Jon DeLee.

Translated by: _____

Date: _____