

Some errors need to be fixed. Page three third line down, change Matt's last name to Dyck. Under item eleven five lines down change from nine thousand to nine hundred. Motion to accept the minutes with changes by David, second by Teresa. Motion carries 4-0.

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

Pull due to minutes not being completed.

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.

Marty – “The rock rip rap has been installed at the outfall of the overflow pipe at the EW 4 tank. The lids on the water valve boxes at the middle tank had been replaced with American made lids. Lid for the altitude valve vault was picked up by Olympus and delivered to Resource Development Company in Sparks Nevada to be rehabbed. I am not sure what the status of that is, I have asked Lindsay with Olympus, as soon as I get conformation from her on the status of that. I'm trying to get information from Matt with the SRS funding on the cover of the opening on the cable for the flow and the target at the EW 4 tank. Trying to get some information on what they're looking for there, because I've never seen it. I think whatever we put there is just going to impede the action of those cables, so still trying to get some information on that. The only other thing that I want to make a comment on is I know there was a freeze put on funding, but the projects that have been awarded funds will be completed with the funding.

Therefore, I am not sure what the status of the lining of the Ponds for the sludge at the water treatment plant at EW 4 is, Joel had applied for that. That funding for clean water doesn't typically require a meeting with the funding agencies, its typically awarded.

Frank- “Just a little more information on that, the rock was in the design plans, water flowed out like an overflow and Marty caught that it wasn't finished yet. The lids had to be replaced because the grant specified American made products. The altitude door was fabricated to allow better access, easier access but was fabricated to the wrong size,

Olympus took it back to get fixed. For other office information we spoke with RCAC, they are doing a rate study and are also working on our assessment plan, we just need to gather more information. We have had some unauthorized connections come up one being a single wide trailer was installed at 930 W Hope Street, looks like there is only one connection for water and sewer. On 440 D Ave there has been some RV connections placed in and hooked up, we were aware of one and it was supposed to be temporary, we let that go for a few months due to a sick person living there. Now that has changed and there's additional units put in. I believe Andy has made contact with the owner on that. The last one is 530 W Watson Street where a residence was turned into a multi-unit apartment, it was one water one sewer unit connection that may have multiple and again we will get in contact with owner and go from there.

- 7. FOR POSSIBLE ACTION - Discussion, Deliberation, and Possible Decision on will serve submitted by Beatty Investments to complete a line extension, install a fire hydrant, for a 2" meter, fire connection, and three water and three sewer capitals on parcel 018-261-02, 155 W McDonald Street for future sports bar.**

Frank – “We talked about this last meeting and made a vote based on the information we had at the time, because Dave and myself have to abstain from the vote because we both are employed by the Stagecoach. The initial advice from the DA's office was that the quorum stays the same, it still has to be a three member quorum, we still got a call this morning from the DA and while that is true in NRS 241.0355 that is what that says, however due to the conflicts of interest that we have if you look at NRS 2818420 found in the ethics section when you have to abstain due to conflict of interest, it is reduced as though the member abstaining. We're not a member of the body. Our vote from the last meeting will stand.

- 8. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on denying or approving Will Serve for 400 S First Street for 24 water and sewer units summitted by Steampunk Enterprises LLC, owner Edward Ringle.**

Frank – “This was on the agenda last time and will continue until decided what to do, capitals were prepaid from the eighties, there is all sorts of information. I myself and Dave of course work for Mr. Ringle therefore we are out of this item.” Teresa suggests that there be three board members present. Item tabled for now. Marty asks if Joel looked at these, Frank clarifies that Joel did but, in a meeting, never gave his opinion. And states

that it is for twenty-four water and twenty-four sewer units as of right now they are nothing but were initially for eighty-eight or eighty-nine and multiple times throughout the years they were extended and then in twenty-two they were deemed. Marty – “I have no say in the process and I am not trying to say anything about the process that has been done for the status of, but I would like to ask the board for consideration to allow me to put these on the water model, just to look at the effect of twenty-four additional services on first street on the water system just for reference. Again, I’m not talking about any process that has already been approved I would just like the board to put this on the water model to see its impact.” Frank “If that’s the case we may as well open item ten as well due to them both being related, they were both from the same time frame, these are the same circumstances they were purchased at the same time. In possibly 2018, they were split twenty-four units on one lot and seventy-five units on second lot at 451 E Hwy 95. I believe the purpose of this item is it determine it, it started in litigation, the judge requested it go back to the board which is why we are back here, there are no true plans at the moment.” Teresa states she thinks it would be a good idea and approve to have Marty add both to the water model. Will serve was submitted to Beatty Water and Sanitation in September 2022, the board voted that the prepaid capitals were no longer valid. Jerry Hames – “It has been a while since I have actually looked into the water department, my water has been on and working perfectly fine. I have two question that come up with this information, where is the water to support all of these going to come from? I think I heard there was a study going on to assess how that impacts the system and whether or not we actually have enough water in our system to supply that. And why is there a lawsuit?” Tells Frank they can get together later and speak about his questions. Amina Anderson – “I understand the will serves are for 75 and 24 units combined but they are not taking into consideration the nine units that were already pulled and in place and developed. Well, there was out of the total units that were paid for initially, I think there was 6 at 1 time and then 3 in a different time So there's a total of 9 different units that have already been put in the ground and accounted for So, you should make sure before you're, you guys make a decision that you look through those records a little bit. And make sure you have the right number.

9: FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on Will Serve for 569 W Ward St for one water unit submitted by Caprock Land Investments LLC, owner Marc Epps.

Frank – “We received a will serve on January 23, 2025 signed by Marc Epps for one water unit on the lot. I believe the information that I had was there is one existing water and sewer on the property. We have a completed will serve but the service application is not and we do not have a form of payment. Table due to incomplete application process. Motion by Teresa 2nd by Eddie. Motion carries 4-0

9. FOR POSSIBLE ACTION – Discussion, Deliberation and Possible Decision on denying or approving Will Serve for 451 E Hwy 95 for 75 water and sewer units summitted by Edward Ringle.

Item eight and nine were opened together, the board all agreed to allow Marty to put all

on the water model.

10. FOR POSSIBLE ACTION – Discussion, Deliberation, and Possible Decision on the Surplus Property Sale for Beatty Water and Sanitation District property in Sarcobatus Flats, in accordance with resolution declaring the intent to sell surplus property described as Assessor’s Parcel 018-521-16

Frank “As required in the resolution the qualified bidder, first have to have a deposit on file for 35,000 in form of a cashier’s check. We have received one cashiers check from AngloGold Ashanti, and we received one seal bid. In order to proceed we have to have one qualified bid and the deposit.” Opens envelope and reads letter from AngloGold Ashanti. “To whom it may concern. On behalf of AngloGold Ashanti, and pursuant to the provisions of NRS 318.5123, this letter provides AGA’s opening bid for the property described in the Resolution of the Board of Trustees of the Beatty Water and Sanitation District designated the “2024 Surplus Property Sale Resolution” or the “Resolution,” regarding intent to sell surplus property in Nye County. The following information is provided in support of AGA’s opening bid. The Property as described in the 2024 Surplus Property Sale Resolution, including without limitation the property described as Nye County Assessor Parcel 018-521-16, also described as T8S R44E S1 1 PT of NW West of Highway 95 100.4 acres P#1230541, as further described in Exhibits A Quitclaim Deed and B Permit No. 83057. AGA's Bid: One million six hundred eighty-two thousand five hundred dollars which is exclusive of the required thirty-five-thousand-dollar deposit provided herewith. Conditions AGA's bid is made subject to the terms and conditions set forth in the Resolution, including that the Property will be sold pursuant to an agreement to be approved by the district and which shall include the terms set forth in the Resolution. The delivery of \$200,000 by the winning bidder into escrow as an earnest money deposit with a title company of Seller's choice within 5 business days of the award of the winning bid; The closing shall be held at the escrow company's office within 30 days of approval by the Seller; Title to the Property will be sold AS IS and no warranties will be provided regarding the use and existence of any toxic wastes, discharges, or contaminations; The sale of the Property shall be subject to any easements, restrictions, covenants, and/or conditions that exist on the Property; Notwithstanding the existing water permit No. 83057, Seller does not warrant or insure that water will be found on or within the property; Except as otherwise provided herein, escrow fees, recording fees, and all related closing costs necessary or convenient to complete the transaction herein contemplated shall be paid in equal shares by Seller and Buyer; Buyer agrees to indemnify the Seller and to hold it harmless from and against any claims, demands, liabilities, costs, expenses, penalties, damages and losses, including, without limitation, reasonable attorney’s fees, resulting from sale of the Property; The agreement shall be governed by the laws of the State of Nevada. The winning bidder must also negotiate a first right of reacquisition of the Property with the District. Deposit: A cashier's check in the amount of thirty-five thousand dollars is enclosed herewith to reimburse the district for its costs related to the application, including publication and appraisals. Motion to accept by Teresa second by Dave. Motion carries 4-0.

11. 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 let everyone know that we've successfully closed the purchase on the trailer park, and we're currently putting together plans to redevelop that piece of property. We'd like some community comments on, our activities and our plans. And also, Beatty Water and Sanitation, thoughts on what we do there as well. Allison Anderson will set up those meetings and then we'll open public comment once we have a more definitive plan on what we're doing there. Thank you.”

12. ADJOURNMENT

Next Board Meeting March 26th