

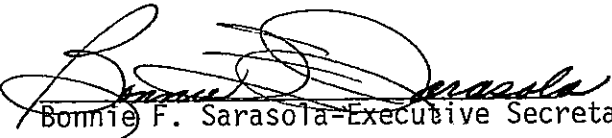
Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, JANUARY 7, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of December 3, 1985 and December 18, 1985
- 7:50 Rob Williams-Culp/Wesner/Culp--Contract Amendment and Hanly Sewer Main Extension
- 8:10 Walt Lund--Annexation Application
- 8:25 Gary Allen--Plan Approval and Capacity Request
- 8:35 Dragi Dimitri--Public Hearing for Annexation
- 8:45 Tedsen Contract for Service Discussion
- 8:55 Lawrence Marboro--Approval for Landscape of MGSD Easement
- 9:05 Western Nevada Properties--Capacity Request
- 9:20 Dick Clark--Capacity Request
- 9:30 Carson Valley Inn--Excessive Grease Problem
- 9:40 Carson Valley Industrial Park--A RESOLUTION CONCERNING CERTAIN SANITARY SEWER IMPROVEMENTS FOR THE "MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT", DIRECTING THE SECRETARY OF THE MINDEN-GARDNERVILLE SANITATION DISTRICT TO NOTIFY THE DOUGLAS COUNTY GENERAL OBLIGATION BOND COMMISSION OF THE DISTRICT'S PROPOSALS TO ISSUE INTERIM WARRANTS AND SPECIAL ASSESSMENT BONDS; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; RATIFYING ACTION THEREFORE TAKEN NOT INCONSISTENT THEREWITH; AND PROVIDING THE EFFECTIVE DATE HEREOF.
- 10:00 Patrick Henry's--Plan Approval and Capacity Request
- 10:10 Attorney's Report
- 10:20 Engineer's Report
- 10:40 Superintendent's Report
- 10:55 Secretary's Report
- 11:05 Public Commentary
- 11:15 Adjournment


Bonnie F. Sarasola-Executive Secretary

DO NOT REMOVE UNTIL JANUARY 8, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Regular meeting, Tuesday, January 7, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Vic Pedrojetti, William Nelson, Louis Neddenriep, Daniel Hellwinkel and Jerome Etchegoyhen

Staff Members Present:

David LaBarbara, Bruce Scott and John Davis

Others Present:

Rob Williams, Dan Jenkins, Walt Lund, Rob Anderson, Janel and Drago Dimitri and Charles Radka

Minutes of December 3, 1986 were read. Motion by William Nelson to approve the minutes with correction of line 4 under Dick Clark, Page 1. Five buildings is to be corrected to three buildings. Seconded by Vic Pedrojetti. Motion carried.

Minutes of December 18, 1985 were read. Motion by William Nelson to approve the minutes with correction on page 3, third line from the bottom is to be corrected to read: there could be some benefit in the repaving. Seconded by Vic Pedrojetti. Motion carried.

Rob Williams-Culp/Wesner/Culp-Contract Amendment and Hanly Sewer Main Extension:

Rob Williams showed the board the proposed service areas and where the new sewer mains could be located to serve these areas. The areas considered were east of Minden and Gardnerville including Hanly, Buckeye, Pinenut and Ruhestroth. General discussion followed considering all of the above areas, alternate routes, etc. Conceptual approval of sewer main routing through the above areas was agreed upon.

Rob Williams discussed the primary clarifier contract and asked for approval to begin design. Motion by Louis Neddenriep to approve the contract for design. Seconded by William Nelson. Motion carried.

Walt Lund-Annexation Application: Walt Lund presented an application for annexation and vicinity map for 14 acres of his property located on Highway 756. David LaBarbara related to the board that the application was in order and has been reviewed by John Davis. Application fee has been received. Motion by Vic Pedrojetti to accept the annexation application of Walt Lund and schedule the public hearing for annexation for the February 4, 1986 meeting. Seconded by William Nelson. Motion carried.

Gary Allen-Plan Approval and Capacity Request: David LaBarbara presented Mr. Allen's construction plans for a tire store to be located adjacent to the Old Catholic Church in Gardnerville. David related that the plans have been reviewed by he and Bruce Scott and meet district requirements. There is 3.05 square foot capacity credit available. 1.0 unit of capacity is currently being used and 1.0 unit would be required for the tire store. A \$300.00 connection fee would be required. Motion by Vic Pedrojetti to approve the building plans for Gary Allen for his tire store and to grant 1.0 unit of capacity credit to be used for the tire store. Connection fee of \$300.00 to be assessed. Seconded by Louis Neddenriep. Motion carried.

Dragi Dimitri-Public Hearing for Annexation: Represented by Dan Jenkins and Dragi Dimitri. David LaBarbara informed the board that the annexation application was in order and the application fee was paid. The area to be annexed consists of $\frac{1}{2}$ acre on Hwy. 395 across from McDonald's in Minden. Capacity required for the proposed beauty shop operation would be 1.6 units. Fees due: Acreage \$300.00, Capacity \$3,600.00, Connection \$480.00, less previously paid amount at the time of the contract in the amount of \$740.00. Total amount due \$3,640.00. Discussion followed. The Chairman then called for public commentary. There were no replies. Motion by Louis Neddenriep to accept the annexation of Dragi Dimitri and to sell 1.6 units of capacity. The rules, regulations and requirements of MGSD are to be met. All fees are to be paid. Seconded by Jerome Etchegoyhen. Motion carried.

Tedsen-Contract for Service Discussion: Represented by Dan Jenkins. David LaBarbara related to the board that the contract for sewer service for the Tedsen property was approved by the board several months ago, but no action has been taken by Tedsen to finalize. Dan Jenkins informed the board that Tedsen wants to complete the project but is having trouble with Douglas County and legal action may be necessary to resolve the situation. Discussion followed. Motion by Jerome Etchegoyhen that Tedsen has until 90 days after the Carson Valley Industrial Park sewer main is physically completed to complete his contract. Seconded by Louis Neddenriep. Motion carried.

Laurence Marboro--Approval for Landscape of MGSD Easement: Represented by Rob Anderson. Landscaping in MGSD's easement located behind the plant was discussed as well as landscaping along Ironwood Drive. Bruce Scott voiced concern over leaf bearing trees in the 60 foot easement and any trees at all in 20 foot easements. Rob Anderson was instructed by the board to have John Davis draw up an encroachment permit to include tree type restrictions, maintenance, permit to be revocable and a forty foot minimum of open ground. Any encroachments, such as utilities or sprinklers must be below ground.

Western Nevada Properties-Capacity Request: Bruce Scott requested 150 units of capacity for the first phase of the Hanly commercial project along Hwy. 395 in Minden. Bruce detailed the area to be sewered and the amount of gallonage expected from the different areas. Louis Neddenriep questioned whether the area along Hwy. 395 should be sewered back towards the proposed new line serving Hanly. Bruce showed data that the 15 inch interceptor would handle all present flows plus the portion of Hanly and would still have a balance of .7 MGD. Rob Williams was in agreement. A lengthy discussion followed. Motion by Louis Neddenriep to table the Hanly capacity request matter and call a special meeting on January 16, 1986 to resume discussion and attempt to resolve the matter. Seconded by William Nelson. Motion carried.

Motion by Louis Neddenriep to approve the concept for the main interceptor through the Hanly property. Seconded by William Nelson. Motion carried.

Carson Valley Inn--Excessive Grease Problem--Represented by Chuck Radka: David LaBarbara informed the board that although the volume of grease has been reduced, there is still a problem at the Carson Valley Inn. Chuck Radka related that the Carson Valley Inn did not feel a second grease trap was necessary. The board

voiced concern that the present trap was small and that present cleaning practices could change with personnel, etc. Motion by Vic Pedrojetti to direct the Carson Valley Inn to install a second grease trap to be 50 GPM/100 LB. Seconded by Louis Neddenriep. Motion carried.

Carson Valley Industrial Park--A RESOLUTION CONCERNING CERTAIN SANITARY SEWER IMPROVEMENTS FOR THE "MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT", DIRECTING THE SECRETARY OF THE MINDEN-GARDNERVILLE SANITATION DISTRICT TO NOTIFY THE DOUGLAS COUNTY GENERAL OBLIGATION BOND COMMISSION OF THE DISTRICT'S PROPOSAL TO ISSUE INTERIM WARRANTS AND SPECIAL ASSESSMENT BONDS; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; RATIFYING ACTION THERETOFORE TAKEN NOT INCONSISTENT THEREWITH; AND PROVIDING THE EFFECTIVE DATE HEREOF. John Davis reviewed the Notice of the Regular Monthly Meeting document. The proposed resolution authorizing the beginning of the process of approaching the general obligation bond commission for approval was reviewed. Whereupon it was moved by Trustee Louis F. Neddenriep and seconded by Trustee William F. Nelson that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution No. 86-1 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and unanimously carried, all members voting aye on the adoption of said motion, the vote being as follows: Those voting aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti and Louis Neddenriep. Those Voting Nay: None. Those Absent: None. A motion to adopt the foregoing resolution was then duly made by Trustee Louis F. Neddenriep and duly seconded by Trustee William F. Nelson, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-1, the vote being as follows: Those Voting Aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti and Louis Neddenriep. Those Voting Nay: None. Those Absent: None. Thereupon, the Chairman declared said motion carried by at least a two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-1 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

Patrick Henry's--Plan Approval and Capacity Request. This item was requested to be cancelled from the agenda.

Attorney's Report: John Davis recommended that Bruce Scott engineer plans for sewerling the Oxoby property and then pay Oxoby the amount of money it would take to do the construction. This would be in exchange for an easement in Oxoby Lane. Bruce was instructed to meet with the Oxoby's and begin design work. The plans will be designed, approved, and two bids obtained. The dollar amount would then be offered to the Oxoby's along with the plans.

Engineer's Report: Bruce Scott discussed a highway department request for a temporary encroachment permit during construction of the four lane highway in front of MGSD. Motion by William Nelson that the Chairman be authorized to sign the highway department permit subject to the permit containing clauses about stabilization of the stream banks and erosion control. The approval of the Superintendent to be obtained before the Chairman signs the permit. Seconded by Louis Neddenriep. Motion carried.

Bruce Scott presented the sewer line rehabilitation plans for approval and signature of the Board Chairman. Motion by Louis Neddenriep that the Chairman be authorized to sign the sewer line rehabilitation plans. Seconded by Jerome Etcheogyhen. Motion carried.

Superintendent's Report: David LaBarbara presented a report on casino flows and recommended that an increase in rates be considered to correspond to the actual measured flows.

David LaBarbara informed the board that the district received a change order approval for the trickling filter media extension in the amount of \$43,739.00. The federal grant participation will be increased by \$32,804.00.

Secretary's Report: A written Secretary's report was provided to each board member. Copy attached to minutes.

Meeting adjourned: 12:05 A.M.

Approved: 2-9-86

By: 

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

1/7/86

SECRETARY'S REPORT:

It is evident that we will have to be spending some of MGSD money for the projects in progress. Rather than take a penalty for cashing time certificates before maturity, I would suggest that you consider opening a couple of additional super interest savings accounts. These accounts would allow MGSD to receive Money Market Interest which is more than savings pass book and in most instances the same interest as the time certificates we have invested. MGSD would be allowed to write three transfer checks a month from such an account without penalty. Currently we have one such account with Sierra Savings and I would suggest that perhaps we open two more to spread the money around. There are two time certificates which matured on 1/5/86 at First Federal. We have 10 days to either reinvest or cash without penalty. David has a signature card to open the super interest savings account and two withdrawal slips for the cashing of the certificates to transfer to the savings account if you should decide to go that route. If you wish to proceed, please sign the documents he has. MGSD could also open such an account at Nevada Savings if you so desire and one at First Interstate who also offer the same type accounts.

If you desire to open an account at First Interstate, David has the documents which need to be signed. We do not have to have anything signed for Nevada Savings, as we have a letter on file with them. We would simply have to open the account.

PLEASE INDICATE TO DAVID WHAT YOU WISH TO DO

There is a time certificate maturing at Valley Bank on 1/27/86 in the amount of \$140,000.00. I would suggest it be cashed and transferred to the super interest savings account, pending the need to use the money for the projects we have going.

Coleman and Caine indicated by letter that their fee for the 1984-85 audit would be between \$4,000 and \$5,000. Their actual fee was \$5,100.00 plus \$2,100.00 for grant related work which the letter indicated would be extra.

Minden-Gardnerville Sanitation District

P. O. BOX 568
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NOTICE OF SPECIAL MEETING, THURSDAY, JANUARY 16, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Western Nevada Properties--Capacity Request
- 8:35 Mortimer Industrial Park Protest
- 8:55 Public Commentary
- 9:05 Adjournment


Bonnie F. Sarasola Executive Secretary

PLEASE DO NOT REMOVE UNTIL 1/17/86

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special meeting, Thursday, January 16, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Jerome Etchegoyhen, William Nelson and Vic Pedrojetti

Staff Members Present:

David LaBarbara, John Davis, Bruce Scott and Bonnie Sarasola

Others Present:

John Renz

Western Nevada Properties--Capacity Request--Represented by Bruce Scott. David LaBarbara presented a letter to the board signed by the property owners asking for 150 units of capacity for the first phase of development to be used largely on the property owned by Schwake and Powell with some development occurring on the property recently purchased from Roland Dreyer. Bruce Scott related to the board that the capacity would be used for approximately 136 apartment units and 3 commercial buildings although the final design on the buildings has not been completed. Bruce discussed the use of the capacity and which way it would be sewerred. Louis Neddenriep felt that until the easements are obtained and a bond is guaranteed that no capacity should be allocated other than the sewer units that can be sewerred to Hwy. 395. Bruce Scott felt that it was a reasonable request and discussed the necessary easements and their location. Daniel Hellwinkel questioned the purchase of the Schwake property. Bruce related that Western Nevada Properties has an option. Schwake has granted an 80 foot easement. 18 acres of the Roland Dreyer property has been purchased. Bruce discussed the property purchase in relationship to other requirements before the project can begin. Bruce related that 24 apartments and 3 commercial buildings would be sewerred to Hwy. 395 which would generate approximately 35 units of capacity. There would be approximately 33 units on the Schwake property and would go into approximately 5 units on the Hanly portion. Motion by Louis Neddenriep to grant Schwake 33 units for his existing parcel and the Hanly property 5 units. The capacity units must be sewerred into the 15 inch line on Hwy. 395. *His is Henry's Roland Dreyer, adjacent to Schwake Per Bruce 5-14-86* Seconded by Vic Pedrojetti. Motion carried. Discussion followed on unit design- ation, future line construction and protection of MGSD. Discussion followed regarding the development standards handbook required by the County and what the handbook does.

Mortimer Industrial Park Protest: David LaBarbara informed the board that the item had been removed from the agenda. John Renz from Douglas County related to the board that the State informed his office that if a sewer line is constructed everyone in the Industrial Park would be required to connect to the line. The septic tank system is only a temporary measure. The County also wants everyone in the Industrial Park to connect to a sewer line.

David LaBarbara presented the improvement plans for Westwood Park which require the chairman's signature. David read the minutes which stipulated the requirements. All requirements have been met. The plans were reviewed by Bruce Scott. The plans and CC & R's have been reviewed by John Davis. The Chairman signed the improvement plans.

Minutes
Minden-Gardnerville Sanitation Dist.
January 16, 1986
Page 2

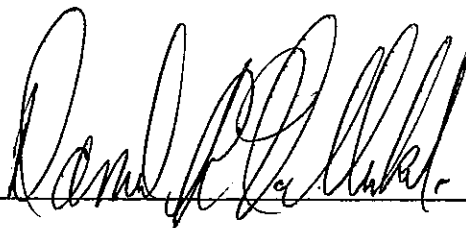
David related that John Davis has the information to draw up the encroachment permit / for the landscaping.

The Chairman informed the other board members that an election of board officers for 1986 was required. Louis Neddenriep nominated the present board officers; Daniel Hellwinkel, Chairman; Louis Neddenriep, Vice-Chairman and Jerome Etchegoyhen, Secretary. Motion by Vic Pedrojetti that the nominations be closed. Seconded by William Nelson. Motion carried.

Meeting adjourned: 8:45 P.M.

Accepted: 2-4-86

By: _____




Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, FEBRUARY 4, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA.

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of January 7, 1986 and January 16, 1986
- 7:50 Walt Lund--Public Hearing for Annexation
- 8:00 Western Nevada Properties--Public Hearing for Annexation Adjustment
- 8:10 L. R. Marlborough--Approval of Landscape Plans and Agreement
- 8:25 Hans Holland-Park Minden--Sewer Improvement Plan Approval
- 8:40 Doug Hellman--Line Approval--Mackland Subdivision
- 8:50 Bently Nevada--Industrial Discharge Status Report
- 9:05 Harry Aide--RV Dump Charges
- 9:15 Dressler Building--Plan Approval and Capacity Request
- 9:25 Resource Concepts--Request for Approval to Notice Carson Valley Industrial Park Bid
- 9:35 Oxoby--Easement
- 9:50 Industrial Park Law Suit Discussion
- 10:05 Attorney's Report
- 10:15 Engineer's Report
- 10:30 Superintendent's Report
- 10:45 Secretary's Report
- 10:55 Public Commentary
- 11:05 Adjournment


Bonnie F. Sarasola-Executive Secretary

DO NOT REMOVE UNTIL FEBRUARY 5, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, February 4, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Vic Pedrojetti, William Nelson, Daniel Hellwinkel, Louis Neddenriep and Jerome Etchegoyhen

Staff Members Present:

David LaBarbara, Bonnie Sarasola, Bruce Scott and John Davis

Others Present:

Walt Lund, Rob Anderson, Doug Hellman, Bill Laughlin, Vic Wilson, Robbie Oxoby, Harry Aide, Kathryn and Allan Mortimer

Minutes of January 7, 1986 and January 16, 1986 were read. Motion by Vic Pedrojetti to accept the minutes of January 7, 1986 and January 16, 1986. Seconded by Jerome Etchegoyhen. Motion carried.

Secretary's Report: Bonnie Sarasola reported a total of \$815,000.00 in time certificates would mature in February. Bonnie recommended that the board consider cashing half of the certificates and transfer the money into the money market interest earning savings accounts in consideration of the share of monies which will be due by the district for the EPA funded projects. Discussion followed. The board instructed that all the time certificates which would mature during the month of February be cashed and transferred to the money market interest earning savings accounts pending payment of the amount due by the district for the EPA funded projects.

Walt Lund-Public Hearing for Annexation--Represented by Walt Lund. Mr. Lund related to the board that he wished to request a continuation of his public hearing for annexation due to circumstances which had arisen. John Davis advised that it would not be necessary to renotice the hearing. Discussion followed. The Chairman called for public commentary regarding the annexation of the Lund property. There were no replies. Motion by Louis Neddenriep to continue the public hearing for the Walt Lund annexation until the next regular meeting, March 4, 1986. Seconded by William Nelson. Motion carried.

Superintendent's Report: David LaBarbara advised the board that a check valve is broken in one of the dosing pumps. The cost to replace the valve would be \$3,000-\$3,500. David explained the function of the check valve and how it effects plant operation. Discussion followed. The board directed that the check valve is to be replaced with the damper type flap valve at a cost of \$3,000-\$3,500.

Western Nevada Properties--Public Hearing for Annexation Adjustment--Represented by Bruce Scott. Bruce explained that there is a small change in the annexation boundary and presented a drawing showing the new boundary line to the board. Bruce related that the acreage fee had been paid for 221 acres. The revised boundary would total 218.47 acres. Bruce informed that it would be necessary to close out the old annexation map and draw up a new annexation map for Dreyer, Hanly and Schwake. Discussion followed. The chairman called for public commentary. There were no replies.

/ Motion by Jerome Etchegoyhen to accept the annexation adjustment for the Hanly, Dreyer and Schwake properties. Seconded by Louis Neddenriep. Motion carried.

/ R. L. Marlborough-Approval of Landscape Plans and Agreement--Represented by Rob Anderson. Rob asked the board the status of the encroachment permit per the January 7, 1986 board meeting. John Davis related to the board that he had been unable to get together with Rob Anderson and the encroachment permit was not done. Discussion followed. John Davis and Rob Anderson will get together prior to the next regular meeting to work out the details for the encroachment permit. Motion by Louis Neddenriep to continue the Marlborough landscape plans and agreement until the March 4, 1986 meeting. Seconded by William Nelson. Motion carried.

/ Hans Holland-Minden Park--Sewer Improvement Plans--Represented by Rob Anderson. Bruce Scott related that Rob Anderson supplied him with a project map for an 8.18 acre 68 unit townhouse project on the property previously owned by Mack at Hwy. 88 and Library Lane. Bruce related that he has reviewed the project and has comments. Rob Anderson has made some changes suggested by Bruce. Bruce explained the units in relation to the sewer service. Bruce related the easements need to be dedicated and common area easement note on the cover sheet of the plans to be signed by the owner. Discussion followed. A blanket easement is needed from Holland and an easement is needed from Mack as well as some designation on construction phases. Discussion followed regarding flow of sewer. The Chairman related that he would like to see a general sewer plan down to the Mormon Church. Discussion followed. Bruce recommended concrete collars around the valve boxes, bring the concrete up to the top of the base on the manholes and then pave 2½ inches against, to avoid the paving wearing down and creating a concrete lip. Also, show lateral cleanout up to grade and approval of easements by John Davis. Bruce related to the board that the project is on the Town of Minden agenda for February 5, 1986. He has made recommendations to them which should not interfere with MGSD. Discussion followed concerning capping of the stub running from Mackland Avenue toward the project. The stub should be permanently capped. Water service will be provided to Hellman so the easement could not be abandoned. Rob Anderson felt that Holland would agree to permanently cap the stub. Motion by Louis Neddenriep to approve the Holland improvement plans for Park Minden subject to recommendations made by Bruce Scott, easements from both Mack and Holland. The CC & R's are to reflect that the payment for the sewer user fee is to be paid by the homeowner's association and a copy of the CC & R's are to be provided to MGSD. The stub running from Mackland Avenue to the project is to be permanently capped by Holland as close to the main as possible. The rules, regulations and requirements of MGSD are to be met and all fees are to be paid. Seconded by William Nelson. Motion carried.

/ Doug Hellman-Line Approval-Mackland Subdivision--Represented by Rob Anderson and Doug Hellman. Rob presented a map of the area located at Mackland and Olua in the Mackland Subdivision. Rob explained to the board that Hellman wishes to create 9 single family lots, but would need 4 additional stubs to serve the new parcels. Hellman wishes permission from MGSD to break into the street and tap into the 10 inch sewer line. Discussion followed concerning County approval. The Chairman related that MGSD has an agreement with the County that MGSD will not give approvals prior to County approval. Rob Anderson asked if it would be acceptable with MGSD after County approval. It was the consensus of the board that they felt approval was likely after approval was obtained from the County. Discussion followed concern-

ing capacity. David related that the final map shows 52 units, but payment has only been received for 42 units. Discussion followed. The Chairman directed David LaBarbara to obtain the final map from the County in order that the difference can be figured for the total capacity and capacity that has been paid. The ordinance regarding refund if more capacity was paid than needed was read. Motion by Louis Neddenriep to continue the Doug Hellman line approval in the Mackland Subdivision until May 6, 1986. Seconded by Vic Pedrojetti. Motion carried.

Bently Nevada-Industrial Discharge Status Report--Represented by Bill Laughlin. Bill related to the board that industrial discharge has been dumped in the MGSD system from the Bently Science Park for a period of three months. David LaBarbara informed the board that the discharge is satisfactory after a change was made in the dumping procedure. Bill informed the board that the system should be operational by the end of April. His only concern is that the equipment is six weeks late in arriving and may have to request a few weeks extension for discharge with MGSD. Discussion followed.

Harry Aide-RV Dump Charges: Mr. Aide voiced concern to the board concerning the closure of the rest stop at Hwy. 88 and Hwy. 395 which eliminates any RV dump facility in Carson Valley. Mr. Aide would be interested in providing a dumping facility at his RV business, but could not afford the fees charged by MGSD and wanted to know if something could be worked out to provide an RV dump service. Discussion followed relative to local residents and tourists. The board generally felt that it was a problem and a dump service should be provided if possible and probably the capacity could be moved from the rest area, but the monthly user fee would still have to be paid. David LaBarbara discussed the chemicals in RV discharge. The board felt that the people should approach the County and ask for a solution. The consensus of the board was that they would be interested in working with the county to solve the RV dump problem.

Dressler Building-Plan Approval and Capacity Request--Represented by Vic Wilson. Mr. Wilson presented plans for modification and enlargement of the buildings located at High School and Hwy. 395 in Gardnerville. Mr. Wilson presented a letter from the property owners requesting additional capacity for the project. There will be three separate units totaling 3.0 units of capacity. 1.8 additional units of capacity would be required. Capacity fee of \$2,880.00 and connection fee of \$540.00 would be due. David LaBarbara informed the board that the plans meet district specifications and recommended that the existing cast iron lateral be inspected due to the line rehabilitation project. Mr. Wilson informed that portions of the lateral has been dug up and are in excellent shape. Bruce Scott voiced concern about the condition of the joints. Bruce related that if there is no problem with the lateral, then there would be no problem with the rehabilitation project. Motion by Vic Pedrojetti to sell 1.8 units of capacity for the old Dressler property project at High School and Hwy. 395 in Gardnerville, upon inspection of the cast iron lateral. The rules, regulations and requirements of MGSD are to be met and all fees are to be paid. Seconded by William Nelson. Motion carried.

Resource Concepts-Request for Approval to Notice Carson Valley Industrial Park Bid: Bruce Scott asked the board for authority to notice the bid for the Carson Valley Industrial Park sewer improvements in order to eliminate any time loss, in the event the law suit is resolved. The bid would be subject to the settlement of the law suit and only good for 60 days. Bruce has discussed the bid situation with Ed Palmer and

Ed advised that as long as the bidders are aware of the law suit situation that it would be in order to proceed. Bruce would like to get in position to go ahead if the law suit problem is resolved. The Chairman related that Ed Palmer felt that everything should move ahead. Bruce related to the board that the General Obligation Bond Committee has given approval to sell the bonds. Motion by Vic Pedrojetti to authorize the noticing of the bid for the Carson Valley Industrial Park sewer improvement plans subject to settling of the law suit and bid would be good for sixty days. Seconded by Louis Neddenriep. Motion carried.

Oxoby-Easement--Represented by Robbie Oxoby. Bruce Scott reviewed the line rehabilitation and problems involved in the area of the Oxoby and Millholland properties. Bruce reviewed the alternatives of possibly constructing three collective sewer laterals for the trailers and abandon the old line or the possibility of reconstructing the old line on an alignment that would eliminate service to the Millholland property but still allow a 20 foot easement. A lengthy discussion followed. Bruce felt that he would like the board to give him authority to go back to the Oxoby's and try to get a verbal agreement to reconstruct the line. Bruce feels the Oxoby's will be in agreement. Discussion followed. Motion by William Nelson to authorize Bruce Scott to discuss reconstruction of the line with the Oxoby's and see if they are generally in agreement and will grant a 20 foot easement to MGSD. Seconded by Louis Neddenriep. Motion carried.

Carson Valley Industrial Park--Law Suit Discussion: John Davis informed the board that the answer has been prepared for the law suit and will be filed on February 6, 1986. The answer is a general denial. Discussion followed. John related that the hearing may possibly be set in approximately ten days, but he suspected it would be longer. The board asked about trying to push up the hearing date. John informed that it is the opposing parties job to push the date. William Nelson voiced concern about the time frame of the hearing in relation to the project. Bruce Scott informed the board that Ed Palmer indicated that the issue would have to be settled as it is the basis for the assessments and could not be settled at a later date. Ed would be surprised if the judge found the methodology improper. Bruce stated he feels comfortable and would like to see the case heard as soon as possible and uphold what has been done. Discussion followed. Alan Mortimer asked why the sewer district couldn't take back the units he did not wish to purchase. John Davis advised the board not to discuss the matter with the Mortimer's since they are represented by legal counsel. The Chairman asked if anyone had any questions to ask Bruce Scott. Nobody had any questions.

Engineer's Report: Bruce Scott reported that the line rehabilitation project is out to bid. Bruce Scott presented a certified letter which had been received at the Resource Concepts office on February 3, 1986 from John Christl. The letter requested that his property in the Carson Valley Industrial Park be assessed four units of capacity as of December 1, 1985. Discussion followed in regard to the letter being received too late for protest and the deadline being passed for filing suit. The board directed that John Davis be instructed to answer the letter. The board felt that Christl should be advised that the time for protest and filing suit has passed and that the assessment will stand. John is to contact the bond counsel and get authority to answer the letter with the above content.

Bruce Scott presented the title sheet for the line rehabilitation project for the Chairmans signature which was authorized at the January 7, 1986 meeting. The Chairman signed the title sheet.

Bruce Scott informed the board that MGSD has fourteen manholes in the highway right of way which will have to be raised when the widening of Hwy. 395 is done at MGSD's expense. Bruce recommended that MGSD advise the state not to put the sewer manholes in their bid, but to either work with the contractor who is awarded the bid or get someone locally to work with the contractor. Bruce felt that the work could be done much cheaper by MGSD negotiating separately rather than including the work in the state bid. Bruce felt that the cost should be \$200-\$300 per manhole. Discussion followed. The board directed that raising of the manholes is not to be a part of the bid process. MGSD will negotiate separately with the contractor.

Superintendent's Report: David LaBarbara passed out the primary clarifier additions and modifications design memorandum from Culp/Wesner/Culp for the board members review. Rob Williams will be present at the March meeting to discuss the design with the board.

David LaBarbara informed the board that a representative for Roy Hibdon was in the office discussing Sunset Subivision by the tennis courts in Lampe Park. They are planning to build and will need sewer service. David told them that they should work with the County since they are also seeking service.

David LaBarbara informed the board that a letter had been received from Carol Glenn-Kiang from Prudential Bache with a resolution reflecting tax reform. The federal government wishes to pass a law. David asked for direction from the board. The board felt that due to lack of knowledge on the subject they should not make a decision.

David LaBarbara informed the board that the Cottonwood line has been tested and passed district requirements. The board informed that the district is to be given a set of as builts before approval is given.

David LaBarbara informed the board that good progress is being made on the land application project and discussed the construction and finished project.

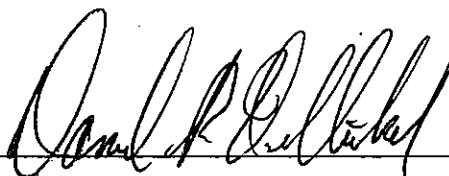
David LaBarbara advised the board that plant performance is meeting BOD requirements.

David LaBarbara informed the board that the 1985-86 budget is likely to be over the projection due to unexpected costs. The sewer user fee may possibly need to be increased for the coming fiscal year to make the operations and maintenance revenues match the operations and maintenance expenditures. There will be increased power and maintenance costs due to plant expansion.

Meeting adjourned: 11:45 P.M.

Approved: 3-4-86

By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, FEBRUARY 12, 1986, 12:00 NOON, OVERLAND HOTEL,
Hwy. 395, GARDNERVILLE, NEVADA

AGENDA:

12:00 Noon--Call to Order

12:05 Carson Valley Industrial Park--Law Suit Discussion

12:50 Public Commentary

1:00 Adjournment


Bonnie F. Sarasola - Executive Secretary

PLEASE DO NOT REMOVE UNTIL February 13, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Wednesday, February 12, 1986, 12:00 Noon, Overland Hotel,
Hwy. 395, Gardnerville, Nevada

Board Members Present:

Daniel Hellwinkel, Vic Pedrojetti, Jerome Etchegoyhen, William Nelson and Louis
Neddenriep

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Ed Palmer

Carson Valley Industrial Park--Law Suit Discussion: John Davis recapped the
present situation with regard to the Carson Valley Industrial Park law suit.
The answer to the suit has been filed and a writ of mandamus. The court hear-
ing is scheduled for March 5, 1986 at 1:00 P.M. Bruce discussed the situation
on the bid for the Carson Valley Industrial Park line. February 13, 1986 will
be the first notice of bid. General discussion followed as to the court date,
possible negotiations, the time table and legal procedures involved in the law
suit and whether or not to notice the bid for the project on February 13, 1986.
Motion by Louis Neddenriep to proceed with the Carson Valley Industrial Park
law suit and continue the bid process subject to the law suit being settled in
MGSD's favor. Seconded by Vic Pedrojetti. Motion carried.

Meeting adjourned at 1:30 P.M.

Approved: 3-4-86

By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, MARCH 4, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of February 4, 1986 and February 12, 1986
- 7:45 Culp/Wesner/Culp--Primary Clarifier
- 8:15 Lawyers Title--Cornforth Covenant
- 8:30 R. J. Stockman--Annexation Request
- 8:40 Walt Lund--Annexation Hearing Continuation
- 8:50 R. L. Marlborough--Approval of Landscape Plans and Agreement Continuation
- 9:05 Roy H. Hibdon--Annexation Application Request - *Casson Valley Land Dev. Sunset Park*
- 9:20 Line Rehabilitation--Bid Award
- 9:35 1986-87 Tentative Budget
- 9:55 Attorney's Report
- 10:05 Engineer's Report
- 10:25 Superintendent's Report
- 10:40 Secretary's Report
- 10:50 Public Commentary
- 11:00 Adjournment


Bonnie F. Sarasola-Executive Secretary

DO NOT REMOVE UNTIL March 5, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Regular Meeting, Tuesday, March 4, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

William Nelson, Vic Pedrojetti, Daniel Hellwinkel, Jerome Etchegoyhen and Louis Neddenriep

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present:

Rob Williams, David Cloutier, Rob Anderson, Roy Hibdon, Dennis Little and Sherry Davis

Minutes of February 4, 1986 were read. Motion by William Nelson to accept the minutes. Seconded by Jerome Etchegoyhen. Motion carried.

Minutes of February 12, 1986 were read. Motion by William Nelson to accept the minutes with the addition of the words "subject to the law suit being settled in MGSD's favor" being added to the motion by Louis Neddenriep. Seconded by Vic Pedrojetti. Motion carried.

Culp/Wesner/Culp-Primary Clarifier--Represented by Rob Williams. Mr. Williams brought the board up to date on the trickling filter and solids handling projects. The trickling filter will be completed this month and Rob explained the problems which have caused the delay in completion of that project. The solids handling has had some delay due to the weather, but the project is on schedule and should finish on schedule. Rob related to the board that the change order has been approved to bid the tractor for the solids handling separately. The bid order specifications have been drawn and have been submitted to the state for approval. Rob advised that it was necessary to obtain board authority to go ahead and advertise for the tractor bids. Prices and cost savings were discussed. Motion by Jerome Etchegoyhen to authorize the MGSD superintendent to advertise for tractor bids for the solids handling system as soon as the specifications are approved by DEP. Seconded by William Nelson. Motion carried.

Rob Williams discussed the check valve purchase which was authorized at the February 4, 1986 meeting. Rob explained that the board authorized the purchase of one check valve, but there would be considerable savings if the board wished to consider the purchase of two check valves. The cost would be \$2,893.00 each less 15% discount. Rob felt that in his opinion that in addition to being broken, the present check valves are not right for MGSD's operation and explained their function in the operation of the plant. David LaBarbara felt that the MGSD staff could install the valves with some help from R. D. Henderson, Inc. Discussion followed. Motion by Jerome Etchegoyhen to purchase two lever spring loaded check valves for the trickling filter pumps. Seconded by Vic Pedrojetti. Motion carried.

Rob Williams advised the board that drawings for a proposed second primary clarifier had been provided to MGSD staff for review. They should also be reviewed by the state should funding become available. Rob presented the proposed primary clarifier drawings to the board and explained the function of the second primary clarifier and the effect it would have on the plant treatment. Discussion followed. David LaBarbara volunteered

that he had discussed the funding for the second primary clarifier with Jim Williams and Jim felt sure there would be no funding available. However, if enough infiltration can be eliminated from the first phase of the line rehabilitation, the board might consider constructing the second clarifier rather than doing the second phase of the line rehabilitation in Minden. David also related that the MGSD staff has reviewed the plans and some recommended changes have been made by Culp/Wesner/Culp. The estimated construction cost of the second clarifier is \$460,000. The board generally felt that if the money is available from the EPA that the second clarifier should be built, but they did not feel construction was urgent immediately, although MGSD should be ready with the plans. David LaBarbara pointed out that the present clarifier has been operating for over eight years without below water level maintenance. Should there be a primary clarifier failure a very serious situation will result because there is no alternate flow route through the plant. Discussion followed. Bruce Scott felt there was a chance that funding could become available either through EPA funding or reducing the rehabilitation project if possible. Discussion followed. Motion by Jerome Etchegoyhen to authorize Rob Williams to submit the plans for a second primary clarifier to the EPA for review and approval. Seconded by Louis Neddenriep. Motion carried. Discussion followed regarding gas operation in the plant.

Lawyer's Title--Cornforth Covenant. John Davis related to the board that the Cornforth annexation covenant covers the entire portion of land annexed. The Nevada Department of Highways wishes the covenant released on the portion of Cornforth land where the new wider highway will be constructed, which is approximately ten feet in width. John went to Lawyer's Title and checked the portion they wished released and presented a map for board review showing the area they wished released. John advised the board that there is nothing wrong in what the highway department wishes done. John presented a document which would release the covenant area where the highway will run which required the signature of the Board Chairman. Discussion followed. Motion by Jerome Etchegoyhen that the Chairman be authorized to sign the document releasing the covenant portion of the Cornforth annexation which extends into the new wider highway construction. Seconded by William Nelson. Motion carried. The board requested a copy of the highway right of way map.

Line Rehabilitation--Bid Award: Bruce Scott related to the board that six bids were received for the first phase of the line rehabilitation. Wunschel and Small was low bidder with Joe Suter from Truckee, California, second. Bruce read the bid results. The Oxoby portion of the rehabilitation was bid in as an alternate. Bruce has submitted the bids for EPA review and approval. Bruce requested that the board approve the bid subject to state approval tied to base cost subject to approval by the board of Oxoby as alternate. Bruce advised the board that Oxoby was out of town, but a meeting will be set up with him as soon as possible. Discussion followed. Bruce feels the first phase of the line rehabilitation will be the biggest elimination of infiltration which may increase capacity to the point that MGSD may have the flexibility to continue the rehabilitation or funding the second clarifier. Bruce would like to get the contractor rolling on the 90% of the rehabilitation with the Oxoby portion as an alternate and subject to board approval on Oxoby. Discussion followed. Motion by Louis Neddenriep that the MGSD board accept the bid of Wunschel and Small, Inc. for line rehabilitation in the amount of \$421,741.00 subject to state approval and that the board further restrict the initiation of any work on alternate Schedule E (Oxoby) until such time as a design and cost have been approved by the board. Seconded by Jerome Etchegoyhen. Motion carried.

R. J. Stockman--Annexation Request (Rule Dale Enterprises)--Represented by David Cloutier. David LaBarbara informed the board that an annexation application, vacinity map and application fee was received for annexation of 1.01 acres located on Hwy. 756 adjacent to Walt Lund. The application has been reviewed by John Davis and David LaBarbara and is in order. David explained that the property is not contiguous to the district unless Walt Lund completes his annexation and the request would have to be treated as a contract at the present time. Discussion followed regarding the publication of the public hearing as annexation or contract. Motion by Louis Neddenriep to deny the annexation application of R. J. Stockman (Rule Dale Enterprises) since the property is not contiguous to the district and advertise for public hearing for consideration of contract of service on April 1, 1986. Seconded by Vic Pedrojetti. Motion carried.

Walt Lund--Annexation Hearing Continuation: David LaBarbara informed the board that Walt Lund has requested a continuation for the annexation hearing until April 1, 1986 due to problems which have arisen on the project. Motion by Louis Neddenriep to continue the public hearing for the Walt Lund annexation until April 1, 1986. Seconded by Vic Pedrojetti. Motion carried.

R. L. Marlborough--Approval of Landscape Plans and Agreement-Continuation--Represented by Rob Anderson. Rob advised the board that he and John Davis had met and an encroachment permit has been drawn up for MGSD approval as per the January 7, 1986 and February 4, 1986 meetings. Rob related that the encroachment permit is satisfactory with the property owners. Louis Neddenriep questioned who will be responsible for the upkeep of the landscaping. Rob related that the homeowner's association would be responsible per the CC & R's, section 5.4 subparagraph 8. The board generally felt that the responsibility of the upkeep of the landscaping should be spelled out in the encroachment permit. Discussion followed. Motion by Louis Neddenriep to authorize the Chairman to sign the R. L. Marlborough landscape plans and encroachment permit subject to spelling out in the encroachment permit that the homeowner's association is responsible for the upkeep of the landscaping in the easement. Seconded by William Nelson. Motion carried.

Roy H. Hibdon--Annexation Application Request (Carson Valley Land Development Company-Sunset Park.) Represented by Roy Hibdon. David LaBarbara informed the board that an application, vacinity map and application fee had been received for the annexation of Sunset Park which is adjacent to the tennis courts and behind the Catholic Church on Waterloo Lane. The application has been reviewed by John Davis and David LaBarbara and is in order. The project would have to contract with MGSD as it is not contiguous to the district. It is a 10 acre parcel which is to be made into 36 single family dwelling lots. Dennis Little related to the board that the applicants have been very cooperative with the County in their desire to also sewer the area. Dennis informed the board that improvement plans for the line are deep, big and flat. The board felt that Bruce Scott should work with the County to coordinate the sewer improvement plans. Discussion followed. Motion by Jerome Etchegoyhen to deny the annexation application of Roy H. Hibdon and to advertise for public hearing for consideration of contract of service on April 1, 1986. Seconded by William Nelson. Motion carried.

Louis Neddenriep asked Dennis Little if the County would be interested in working with MGSD to provide a recreational vehicle dump station. Dennis related that there would be a possibility of creating an area in Lampe Park for RV dumping. The board related that they do not want to make a practice of moving capacity but would like to try to work out something for this much needed service.

Attorney's Report: John Davis presented an annexation application form which he had drawn up to the board to be used to hand out to people wishing to annex to MGSD. Using a standard annexation application form would eliminate mistakes being made on applications received by the district.

John Davis discussed the covenant for the annexation of the Western Nevada Properties project as to the board's wishes. John wanted to know if the board wanted separate covenants for each property owner or one covenant to cover the whole project? Discussion followed. The board directed that a separate covenant was to be drawn up for each property owner.

Engineer's Report: Bruce Scott asked for direction from the board in regard to obtaining an easement from Hanly for sewer improvements with regard to the Dreyer property. Bruce had wanted Hanly to obtain an easement from Dreyer for the sewer improvements prior to the state obtaining an easement from Dreyer for the highway widening project. Bruce discussed the area and line location in relationship to the highway project and recommended that the sewer improvements be taken out of the highway right of way. The board agreed. Bruce will work with Rob Williams and probably ask for plan approval from the board next month.

Bruce Scott discussed the highway encroachment application which needs to be submitted to the state for the Hanly project. Bruce has informally talked to the state and discussed the plans for the highway crossing.

Bruce Scott informed the board that progress is being made on the land application project despite the unfavorable weather conditions.

1986-87 Tentative Budget: David LaBarbara presented the Tentative Budget to the board for 1986-87 and reviewed the budget in its entirety with the board. The Tentative Budget has been reviewed by Mike Coleman. David related that the final budget hearing is April 17, 1986 and that a Coleman & Caine representative will be present to answer any questions. Dan Hellwinkel stated that he would like to see a list of items and amounts for capital expenditures to accompany the budget for reference. Motion by Louis Neddenriep to accept the Tentative Budget for 1986-87. Seconded by William Nelson. Motion carried.

Superintendent's Report: David LaBarbara presented a parcel map which had been received from the County for Doug Hellman for board comment. Hellman wishes to cut down the size of the lots from multiple to single family in the Mackland Subdivision. There were no comments from the board.

David LaBarbara discussed the plant performance during the recent flooding conditions and measures which were taken to protect the plant facility.

David LaBarbara discussed billing GRGID for their share of the sludge solids handling project. The board authorized David LaBarbara to bill GRGID for their share of the sludge solids handling.

David LaBarbara discussed the need for a skimmer for the final clarifier which would cost approximately \$600.00. The board advised it was a maintenance item.

David LaBarbara advised the board that the final map of Mackland was not signed by MGSD. (There is no signature block for MGSD.) Therefore, MGSD was not aware that a final map had been completed.

Meeting adjourned 11:00 P.M.

Approved: 4-1-86 By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, MARCH 12, 1986, 12:00 NOON, OVERLAND HOTEL,
HWY. 395, GARDNERVILLE, NEVADA

AGENDA:


12:00 Noon Call to Order

12:05 A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT,
NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT;
TENTATIVE AWARDED OF THE CONTRACT FOR THE CONSTRUCTION OF THE SANITARY
SEWER IMPROVEMENTS IN SAID CARSON VALLEY INDUSTRIAL PARK 1985 SEWER
ASSESSMENT DISTRICT TO THE RESPONSIBLE BIDDER SUBMITTING THE LOWEST
BID UPON PROPER TERMS; AND PROVIDING THE EFFECTIVE DATE THEREOF.

12:25 Carson Valley Industrial Park Law Suit Discussion

12:50 Public Commentary

1:00 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL MARCH 13, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Wednesday, March 12, 1986, 12:00 Noon, Overland Hotel,
Hwy. 395, Gardnerville, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, William Nelson, Vic Pedrojetti and Jerome Etchegoyhen.

Staff Members Present:

David LaBarbara, Bruce Scott, and John Davis

A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; TENTATIVE AWARDED OF THE CONTRACT FOR THE CONSTRUCTION OF THE SANITARY SEWER IMPROVEMENTS IN SAID CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT TO THE RESPONSIBLE BIDDER SUBMITTING THE LOWEST BID UPON PROPER TERMS; AND PROVIDING THE EFFECTIVE DATE THEREOF. Bruce Scott related the bid prices for the Carson Valley Industrial Park sewer main to the board and recommended that the board award the bid to the lowest bidder, Joe Suter Construction Company. The contractor would not be able to proceed with until the court order approving the stipulation is signed by the judge. John Davis described the outcome of the legal action with Mortimer. John read the resolution between the district and Mortimer. Motion by William Nelson to approve the resolution between MGSD and Mortimer. Seconded by Louis Neddenriep. Motion carried. Bruce Scott related that he had worked out a tentative agreement between Oxoby and MGSD for the alignment of the new sewer main. Bruce described the proposed alignment as being to the rear of the Oxoby parcel and north of the existing line. The consensus of the board was for Bruce to proceed. Bruce presented the bid documents and the contractor documents for the Carson Valley Industrial Park. Motion by Louis Neddenriep to accept the low bid of Joe Suter Construction Company in the amount of \$254,620.00 for the construction of the sanitary sewer improvements in the Carson Valley Industrial Park subject to the approval of the bond counsel. Seconded by William Nelson. Motion carried. The Notice of a Special Meeting document was reviewed, proposing the resolution authorizing the awarding of the contract for the construction of the sanitary sewer improvements to the responsible bidder submitting the lowest bid upon proper terms. Whereupon it was moved by Trustee Louis F. Neddenriep and seconded by Trustee William F. Nelson that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution No. 86-2 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and unanimously carried, all members voting aye on the adoption of said motion, the vote being as follows: Those voting aye: Daniel Hellwinkel, Jerome Etchegoyhen, William Nelson, Vic Pedrojetti and Louis Neddenriep. Those voting nay: None. A motion to adopt the foregoing resolution was then duly made by Trustee Louis F. Neddenriep and duly seconded by Trustee William Nelson, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-2, the vote being as follows: Those voting aye: Daniel Hellwinkel, Jerome Etchegoyhen, William Nelson, Vic Pedrojetti and Louis Neddenriep. Those voting nay: None. Thereupon, the Chairman declared said motion carried by at least a two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-2 duly passed and adopted. On motion duly made, seconded and unanimously carried,

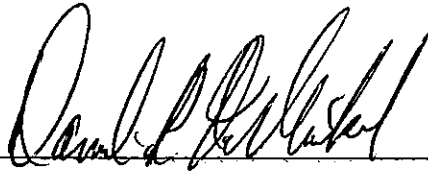
Minutes
Minden-Gardnerville Sanitation Dist.
March 12, 1986
Page 2

it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

Meeting adjourned 1:10 P. M.

Approved: 4-1-86

By:



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, APRIL 1, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to order
- 7:35 Minutes of March 4, 1986 and March 12, 1986
- 7:45 Dick Clark--Capacity Request
- 7:55 Valley Villa--Capacity Request
- 8:10 Bently Nevada--Extension of Discharge Permit
- 8:25 Rule Dale Enterprises--Public Hearing for Contract of Service
- 8:40 Carson Valley Land Development--Sunset Park--Public Hearing for Contract of Service
- 8:55 Walt Lund--Annexation Hearing-Continuation
- 9:05 Dragi Dimitri--Ordinance and Annexation Map Approval
- 9:10 A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; AUTHORIZING AND DIRECTING THE ISSUANCE OF INTERIM WARRANTS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$505,000.00 FOR THE PAYMENT OF THE COSTS AND EXPENSES IN MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PRESCRIBING THE FORM OF SAID REGISTERED INTERIM WARRANTS; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL THEREOF AND INTEREST THEREON; PRESCRIBING DETAILS IN CONNECTION THEREWITH; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS IN THE CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PROVIDING CONVENANTS RELATING TO THE EXEMPTION OF THE INTEREST ON THE INTERIM WARRANTS FROM FEDERAL INCOME TAXES; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE THEREOF.
- 9:25 Attorney's Report
- 9:35 Engineer's Report
- (Continued to Page 2)

- 9:50 Superintendent's Report
- 10:00 Secretary's Report
- 10:10 Public Commentary
- 10:20 Adjournment


Bonnie F. Sarasola-Executive Secretary

DO NOT REMOVE UNTIL APRIL 2, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, April 1, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Jerome Etchegoyhen, William Nelson, Daniel Hellwinkel, Louis Neddenriep

Staff Members Present:

David LaBarbara, John Davis, Bruce Scott, Bonnie Sarasola

Others Present:

Dick Clark, Bill Laughlin, Roy Hibdon, Lane Holdeman, David Cloutier

Minutes of March 4, 1986 were read. Motion by Louis Neddenriep to approve the minutes. Seconded by William Nelson. Motion carried.

Minutes of March 12, 1986 were read. Motion by Louis Neddenriep to approve the minutes. Seconded by William Nelson. Motion carried.

Dick Clark-Capacity Request: Dick Clark explained that he wished to purchase additional capacity for his property located in the Carson Valley Industrial Park. The board advised Mr. Clark that a final hearing had to be heard before additional capacity could be purchased by owners in the Carson Valley Industrial Park. Discussion followed regarding individual connections and the fact that plan approval for individual connections would have to be approved by the board. Instructions concerning connection to the main should be supplied to the property owners.

John Davis reported to the board concerning the status of the GRGID lawsuit.

Valley Villa--Capacity Request: There were no representatives present for this agenda item and the matter was passed over.

Bently Nevada--Extension of Discharge Permit---Represented by Bill Laughlin Mr. Laughlin requested that the board extend the permit for discharge outside the district for a period of two months. The present permit expires the end of April and Bently is experiencing problems in late equipment arrival and other related problems. Bently would also like to have time to check out the new equipment. David LaBarbara informed the board that Bently is meeting requirements and MGSD is receiving a better quality of effluent. Discussion followed. Motion by Louis Neddenriep to grant Bently Nevada a ninety day extension for their discharge permit outside the district boundary. Seconded by William Nelson. Motion carried.

David LaBarbara related to the board that it is necessary to request radio frequency of power service for the alarm system for the land application project and presented a letter and application for approval. Motion by Louis Neddenriep to approve the application for radio frequency for the land application project. Seconded by William Nelson. Motion carried.

John Davis advised the board that trustees compensation could be raised to a maximum of \$500.00 monthly. However, a raise could only go into effect for trustees coming into office in 1987 or a raise could be initiated to effect all trustees in 1989. A raise cannot go into effect during a term of office. The Chairman related that he would be opposed to raising trustees compensation. The Vice-Chairman discussed the exorbitant filing fee requirement vs. that of the county commissioners. Discussion followed.

John Davis presented covenants for annexation of the Western Nevada Properties project. Bruce Scott will obtain the required signatures on the covenants. Discussion followed. The board requested a letter from the Town of Minden stating that Western Nevada Properties has annexed to the town.

Rule Dale Enterprises-Public Hearing for Contract of Service--Represented by David Cloutier. David LaBarbara related to the board that everything is in order for the hearing for contract of service. David related that 1 unit of capacity would be required. The building will be occupied as cable communications offices and will have a total of 4 drains. The Chairman called for public commentary. There were no replies. Motion by Jerome Etchegoyhen to approve contract of service for Dale Rule Enterprises and to sell one unit of capacity. The plans for connection to the main sewer line are to be submitted for approval. The rules, regulations and requirements of MGSD are to be met and all fees are to be paid. Seconded by Louis Neddenriep. Motion carried.

David LaBarbara presented easements which were received from Mack and Harvey relating to Park Minden as required by the board. The easements were given to John Davis for review.

Bruce Scott informed the board that the rest of the Klauber Ranch road will be abandoned. Anderson has relinquished his rights.

Bruce Scott reported that a preconstruction conference had been held and work has begun on Phase I of the rehabilitation project. The line west of Mill Street was found to be an 8" line rather than the 10" inch line it was thought to be. A decision was made to go ahead and replace the 8" line with a 10" line at an additional cost of \$1,720.00, which is reimburseable. Bruce presented plans to the board showing the affected area. Discussion followed. Motion by William Nelson to approve the change order in the amount of \$1,720.00 on line F for line rehabilitation which allows the 8" line to be changed to a 10" line. Seconded by Jerome Etchegoyhen. Motion carried.

Carson Valley Land Development-Sunset Park-Public Hearing for Contract of Service--Represented by Roy Hibdon. David LaBarbara related to the board that everything is in order for the public hearing for contract of service for the Carson Valley Land Development. Roy Hibdon informed the board that 36 units of capacity would be required for the development of 36 dwelling lots. The sewer line will be deep enough to coordinate with Douglas County's sewer needs in Lampe Park. The line is currently being designed by the County. The Chairman felt that there should be a stipulation in the contract that Carson Valley Land Development meet requirements which would allow the area to sewer through to Hwy. 395. Discussion followed. Motion by Louis

Neddenriep to approve contract of sewer service for Carson Valley Land Development and to sell 36 units of capacity subject to the sewer main being installed at a depth to serve the Fairchild property at the corner of Waterloo and Hwy. 395. The regulations, rules and requirements of MGSD are to be met. All fees are to be paid. Seconded by Jerome Etchegoyhen. The Chairman called for public commentary. There were no replies. The Chairman called for vote by the board. There were 5 ayes, 0 nays. Motion carried.

Walt Lund-Public Hearing for Annexation-Continuation. David LaBarbara related to the board that Mr. Lund has requested one month continuation for his annexation hearing due to unforeseen problems. Discussion followed. Motion by Jerome Etchegoyhen to continue the public hearing for annexation for Walt Lund for 30 days. Mr. Lund is to be informed that if he is not ready to continue with his annexation at that time, his annexation deposit will be refunded less incurred expenses to MGSD and he will have to reapply for annexation at a future time. Seconded by William Nelson. Motion carried.

David LaBarbara related to the board that Lane Holdeman came to the office concerning an addition for the Century 21 building two hours after the agenda was posted. David related that he consulted the Chairman who agreed the Holdeman matter could be heard at the meeting. MGSD legal consultant, John Davis advised the board not to hear the matter since it did not appear on the agenda and pointed out the danger in acting on an item not on the agenda. The board informed Mr. Holdeman that there would be a special meeting on April 17, 1986 and the matter could be heard at that time. Mr. Holdeman agreed.

Dragi Dimitri-Ordinance and Annexation Map Approval: John Davis presented an ordinance annexing the Dragi Dimitri property on Hwy. 395 to MGSD. The ordinance and annexation map have been reviewed by John Davis and Bruce Scott and are correct. The covenant has been signed and all fees have been paid. Motion by Louis Neddenriep to adopt Ordinance #46 and to approve the annexation map for Dragi Dimitri. Seconded by William Nelson. Motion carried. The documents were then signed by the Chairman.

A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; AUTHORIZING AND DIRECTING THE ISSUANCE OF INTERIM WARRANTS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$505,000 FOR THE PAYMENT OF THE COSTS AND EXPENSES IN MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PRESCRIBING THE FORM OF SAID REGISTERED INTERIM WARRANTS; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL THEREOF AND INTEREST THEREON; PRESCRIBING DETAILS IN CONNECTION THEREWITH; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS IN THE CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PROVIDING CONVENANTS RELATING TO THE EXEMPTION OF THE INTEREST ON THE INTERIM WARRANTS FROM FEDERAL INCOME TAXES; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE THEREOF: Bruce Scott explained to the board that interim financing is one way that the board can obtain funds to pay the contractor for his work in the Carson Valley Industrial Park until the bonds can be sold. The district also has the option of lending the money and charging interest. Discussion followed regarding the general obligation bond

committee meeting, interim warrants, warrants as a practical solution, district role, etc. The board felt that they would like more information from the district accountant, Coleman & Caine and also from Prudential Bache concerning ways to finance the construction costs pending the sale of the bonds. The board requested adequate information to make a decision on the financing be brought to the special meeting scheduled for April 17, 1986. In the meantime the board felt it would be practical to pass ordinance 86-3 in order to have the interim financing available if they choose to use that means of financing. Whereupon it was moved by Trustee Jerome Etchegoyhen and seconded by Trustee Louis F. Neddenriep that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution No. 86-3 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and un-animously carried, all members voting aye on the adoption of said motion, the vote being as follows: Those voting aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson and Louis Neddenriep. Those voting nay: None, Those absent: Vic Pedrojetti. A motion to adopt the foregoing resolution was then duly made by Trustee Jerome Etchegoyhen and duly seconded by Trustee Louis F. Neddenriep, was put to a vote being as follows: Those voting aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson and Louis Neddenriep. Those voting nay: None Those absent: Vic Pedrojetti. Thereupon, the Chairman declared said motion carried by at least two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-3 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees. Thereupon the Board conducted the regular business of the General Improvement District.

Attorney's Report: John Davis discussed easements which were received from Harvey and Mack concerning the Park Minden (Holland) condominium project. John will re-view the easements for correctness.

John Davis related to the board that he would like to obtain legal descriptions from title companies in the future to use as a comparison in determining correctness for legal descriptions on documents the district receives such as easements and annex-ations. These legal descriptions can be obtained for approximately \$25.00.

Engineer's Report: Bruce Scott reported that the land application project is moving along satisfactorily with the exception of the earth moving. Due to weather conditions and the history of high ground water, Bruce related that Henderson Construction wishes an extension of time on the earth moving portion of the project. Bruce has discussed the situation with the state in regard to jeopardizing of funding for the project. The state has no problem with a time extension. Bruce also discussed the the situation with the state in regard to the district's discharge permit. The state informed they wanted the district to utilize the use of the ponds no later than November of 1986 to insure no discharge to the river this winter. Bruce felt that the project would be complete by November even with an extension of time to Henderson Construction. Bruce feels that if the sub-contractor for the earth moving is forced

to stay on the job and work as the water table permits, the project will be more costly. David LaBarbara related that an early winter could also cause problems. Bruce felt that if the sub-contractor were allowed to leave the job and return when there was enough borrow material available to finish the job, it could be done in 45 days. The sub-contractor is asking to leave and come back September 1, 1986. Lloyd Burton of Henderson Construction was present and discussed progress and time frame. Discussion followed. The board generally felt that as soon as there was enough borrow source available, the contractor should be asked to come back and complete the job. Bruce related that an extension of time need not be given by the district at this time, but there should be an indication from the board that they would be willing to do so. Motion by Louis Neddenriep that the board is in favor of working with R. D. Henderson Construction in any way possible and would grant an extension of time if necessary concerning the land application project. The board will monitor the water table and request the construction to proceed when sufficient borrow material is available above the water table to complete the project. Seconded by William Nelson. Motion carried.

Bruce Scott presented a certified copy of the judge's order for disposition of the Mortimer law suit involving the Carson Valley Industrial Park for MGSD's files.

Bruce Scott informed the board that there is a new requirement by law to pay interest on the retention portion of a contract if it is requested by the contractor. Wunschel and Small has requested interest payment on the retention and Bruce feels Henderson Construction will also. Bruce read the state statute and suggested that the district request the retention money from the state and set up separate interest earning accounts. Bruce related that the statute calls for interest payment to the contractor every 90 days and the rate of interest the highest of three banks. The accounts should be set up on time certificates or money market pass book. The board directed that the retention be applied for from the state and be invested as per state statute.

Bruce Scott reviewed the line rehabilitation project with the board. Bruce has obtained approval for line construction from Oxoby and Millholland and the legal descriptions have been given to John Davis to draw up the easements. Bruce related to the board that in talking to Jean Izoco owner of the Sierra Motel, Mr. Izoco is upset since he thought he signed an easement running only perpendicular to Highway 395 and not vertical across the back as well making an L shaped easement. Bruce presented new design plans to the board. Discussion followed concerning line location. The board felt that they would be unable to change the location of the easement for Sierra Motel. Jerome Etchegoyhen volunteered to talk to the Izoco's and explain that the board has no choice but to retain the present easement and why. Bruce Scott informed the board that Wunschel and Small has given the same unit price for the completion of the Oxoby alternate portion of the contract as the rest of the contract. The amount is \$45,445.00. Bruce reviewed the specifications and construction involved for that portion of the contract. Bruce related that Oxoby has requested \$200.00 and Millholland \$100.00 for legal fees for their attorney's review of the easement documents. Oxoby has also requested that the district bear the cost of moving two trailers during construction at a cost of \$800.00. Dan Hellwinkel informed the board that the County has charged 2% of the contract price for construction and encroachment permits amounting to \$10,000.

Mr. Hellwinkel felt that the County is not being consistant in charging public entities since it would appear other entities have not been charged inspection fees for similar projects. Discussion followed. Motion by Jerome Etchegoyhen to authorize a change order to allow Wunschel and Small, Inc. to complete alternate Schedule E (Oxoby) portion of Phase I line rehabilitation contract at a cost of \$46,445.00. It is further authorized that legal fees of \$200.00 will be paid to Oxoby and legal fees of \$100.00 will be paid to Millholland. Two trailers on the Oxoby property are to be moved during the line rehabilitation construction at a cost of \$800.00 which will be paid by MGSD. Seconded by William Nelson. Motion carried.

Bruce Scott informed the board that Dean Higginbotham had discussed sewerage of the Leatham project with him and related that the project will not sewer to Hwy. 756, but would have to sewer out the back of the property under the slough. Bruce would like to check out the sewerage situation, as he is not convinced the property will not sewer to Hwy. 756. Discussion followed. The board advised that the sewerage is to be routed to Hwy. 756 and to the slough on the same side of the road if possible.

Bruce Scott informed the board that a letter has been received from Rob Williams in regard to the Western Nevada project concerning the interceptor. Rob indicates that the plans meet the goals and standards of MGSD. Rob will review the contract documents. The plans and contract will probably be ready to present for board approval next month.

David LaBarbara reported that a new PVC pipe was requested for lateral use which is equal or better than the ASTM D3034-SDR-35 called for in the ordinance. David presented a letter from Resource Concepts signed by Bruce Scott which recommends the use of ASTM F789-82, PS-46 for private laterals, but to continue specifying ASTM D3034-SDR-35 for mains due to lack of field experience and suppliers.

David LaBarbara presented the latest information received from the Fair Labor Standards Act regarding compensation for employees effective April 15, 1986, which he reviewed with the board. David related that he assumed the board wished to meet with the new changes in the law.

David LaBarbara informed the board that MGSD will not have to suffer the entire amount for the new check valves. There will be some reimbursement from the EPA.

David LaBarbara presented a letter to the Board which was received from DCSID thanking MGSD for the loan of an emergency pump during their emergency situation caused by the recent high water conditions.

David LaBarbara reported that final inspection was made by Kevin Rookey of the Army Corps of Engineers on the trickling filter project. Final approval will probably be requested from the board next month after the punch list is completed.

David LaBarbara reported that the bid for the tractor for the solids handling has been published. The bid date is May 1, 1986.

David LaBarbara presented a notice received from Douglas County regarding a public hearing scheduled for April 17, 1986 for the abandonment of the easement discussed earlier on the Klauber Ranch Road. Discussion followed.

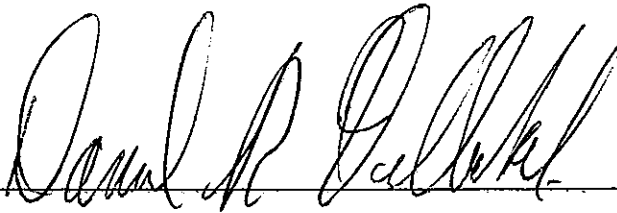
Minutes
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April 1, 1986
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Bonnie Sarasola reported that a time certificate would mature on April 7, 1986 in the amount of \$175,000. The board directed that the time certificate should be cashed and put in a money market savings account due to the amount of funds which will be required for the various MGSD projects which are under way.

Meeting adjourned: 11:45 P.M.

Approved: 5-6-86

By: _____

A handwritten signature in cursive script, appearing to read "Donald R. DeWalt", is written over a horizontal line.


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, THURSDAY, APRIL 17, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Public Hearing for Final Budget 1986-87
- 8:00 Century 21--Lane Holdeman Construction--Plan Approval & Capacity Request
- 8:15 Clarification of Oxoby Easement
- 8:30 Public Commentary
- 8:40 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL APRIL 18, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Tuesday, April 17, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Vic Pedrojetti, William Nelson

Staff Members Present:

David LaBarbara, Bruce Scott, Bonnie Sarasola

Others Present:

Lane Holdeman, Richard Peters

Public Hearing for Final Budget 1986-87: Richard Peters from Coleman and Caine was present for the budget hearing. David LaBarbara related to the board that there were several slight changes in the budget figures making an overall difference of \$32.00. David pointed out the slight changes to the board during their review of the entire budget document. Discussion followed concerning capital outlay, ad valorem and SCCRT tax structure and plant expansion expense. The Chairman then called for public commentary concerning the 1986-87 budget. There were no replies. Motion by Louis Neddenriep to approve the 1986-87 budget for the Minden-Gardnerville Sanitation District. Seconded by William Nelson. Motion carried.

Century 21--Lane Holdeman Construction--Plan Approval and Capacity Request: Represented by Lane Holdeman. Mr. Holdeman presented plans for construction of an additional 704 square feet to the Century 21 building located on Hwy. 395. The plans call for two additional drains. David LaBarbara informed the board that the building is currently using 1.2 units of capacity. The square footage credit available is 1.55 units. The additional capacity required would be .4 units. / They would be required to pay for .05 units of capacity. The total additional fees due would be \$200.00. The plans have been reviewed and meet district specifications. Discussion followed. Motion by Vic Pedrojetti to approve the construction plans and grant .4 units of capacity to Century 21. The rules, regulations and requirements of MGSD are to be met and all fees are to be paid. Seconded by Louis Neddenriep. Motion carried.

Richard Peters of Coleman and Caine informed the board that he had discussed the financing for the contract for the Carson Valley Industrial Park with Carol Glen-Kiang of Prudential-Bache per MGSD's request. Mrs. Kiang is of the opinion that it would be best for the district to proceed with interim warrant financing and stay away from internal financing. Bonnie Sarasola related to the board the information she had obtained from the lending institutions. David LaBarbara related that he had discussed the situation with Ed Palmer who advised that if the district uses district funds, if something should happen, it could jeopardize district funds. If the district uses interim warrant, district funds are not being used. Ed is of the opinion that interim warrant is a cleaner way to solve the problem and not open the district to criticism. Interim warrant would be a short term loan secured by the

special assessment bonds. Discussion followed concerning amount to borrow, time frame to the sale of the bonds, number of warrants and contractors time frame. Motion by William Nelson to use interim warrant as a means of paying the contractor for the Carson Valley Industrial Park sewer improvement project. The loan is not to exceed \$300,000 and to proceed with the lending institution offering the lowest rate of interest. The loan is to be for a period of eighteen months or less. Seconded by Vic Pedrojetti. Motion carried. Richard Peters advised that a letter of committment should be obtained from each lending institution providing a rate.

Clarification of Oxoby Easement: Bruce Scott related to the board that Mrs. Millholland is in agreement to give MGSD the requested easement, but has requested that MGSD relinquish the right on the old line and stipulate in writing the things MGSD will do for her.

Bruce related to the board that at the last board meeting he had verbal assurance from Oxoby that he was satisfied with the sewer main alignment and required \$200.00 for his attorney fees and required MGSD to suffer the cost of moving the two mobile homes which will be required during construction. Now, Oxoby is asking for an increase in attorney fees, wants assurance from MGSD that he may continue to operate as a mobile home park and also assurance that he can continue to locate the mobile homes over the sewer line. Oxoby also wants MGSD to commit to suffering the cost of moving the mobile homes off the sewer line should it ever be required. Bruce advised that there are three things the board could do. (1) Agree to do whatever Oxoby wishes. (2) Agree to pay "reasonable" attorney fees and not to agree with his other wishes or (3) Consider condemnation of the line. Bruce advised that condemnation of the Oxoby line would also mean that the Millholland property would also have to be condemned. Discussion followed regarding condemnation and right of entry. Bruce recommended that the board continue the rehabilitation of the Oxoby, Millholland portion of the sewer main. Bruce read a proposed agreement to the board which contained the stipuations Oxoby wishes. Discussion followed. The board agreed that two board members would meet with Oxoby and present him with a letter agreeing to pay \$300.00 in attorney fees and allow him to encroach on the easement with moveable trailers. Oxoby will have seven days from the date he receives the letter to make a decision. Bruce read the relinquishment of the prescriptive easement which had been prepared for Millholland. The board advised that nothing would be signed until a decision is received from Oxoby.

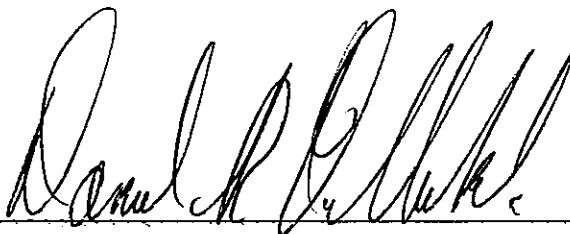
Bruce Scott related to the board that some problems have materialized on the sewer main at the Heritage Square Townhouses project. Bruce explained the arrangement of the property and the route of the line. Mike Swift has agreed to put in one new manhole and new sewer main as initially agreed upon. Now, however, it has been found that it was necessary to remove a large cottonwood tree from the property and in doing so, roots were found to be penetrating the line at the area of the manhole. The second problem is that the County required that the buildings be built two feet higher than the manhole and the manhole cannot be built up high enough and still meet district ordinance requirements. Bruce recommended that the board consider moving the manhole downstream approximately ten to fifteen feet and install a new manhole which would solve both the root problem and the elevation of the manhole. Alton Anker thought the cost would be approximately \$2,000. Discussion followed regarding, Swift's responsibility, cost for change in line, etc. Motion by William Nelson that MGSD supply a new manhole, supply pipe for the extension of the line and pay for the installation cost. Seconded by Vic Pedrojetti. Motion carried.

David LaBarbara presented a letter from the Town of Gardnerville requesting a representative at their special meeting, April 24, 1986 to advise the town of MGSD's current and future project plans. The board instructed David LaBarbara to represent MGSD at the meeting.

Louis Neddenriep discussed his telephone conversation with Jake Schneider concerning the license for his property on the line rehabilitation route. Mr. Schneider is willing to sign the license and Luke indicated that the brick pile on his property would be removed. Discussion followed concerning the new line placement on that portion of the rehabilitation.

Meeting adjourned at 10:00 P.M.

Approved: 5-6-86 By: _____




Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, THURSDAY, MAY 1, 1986, 12:00 NOON, BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

12:00 Noon Call to Order
12:05 Brian Crockett, Lateral Approval
12:20 Public Commentary
12:30 Adjournment


Bonnie F. Sarasola--Executive Secretary

PLEASE DO NOT REMOVE UNTIL MAY 2, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Thursday, May 1, 1986, 12:00 Noon, Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

William Nelson, Louis Neddenriep and Daniel Hellwinkel

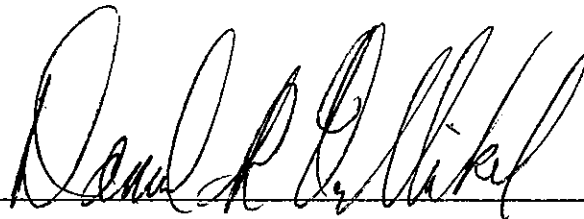
Staff Members Present:

David LaBarbara

Brian Crockett--Lateral Approval: David LaBarbara related to the board that the plans have been reviewed for lateral connection for the Crockett property in the Carson Valley Industrial Park and meet district specifications. Plans were presented for the boards review. Discussion followed. Motion by William Nelson to approve the lateral connection for Brian Crockett in the Carson Valley Industrial Park. Rules, regulations and requirements of the district are to be met. Seconded by Louis Neddenriep. Motion carried.

Meeting adjourned: 12:20 P.M.

Approved: 5-6-86 By: _____




Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, MAY 6, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of April 1, 1986, April 17, 1986 and May 1, 1986
- 7:50 Rob Williams-Culp/Wesner/Culp--Construction Engineering Fee Increase Request--Trickling Filter Request
- 8:10 Westwood Park Unit II--Plan Approval
- 8:20 Doug Hellman--Line Approval in the Mackland Subdivision
- 8:35 Raymond Smith--Capacity Request in Mackland Subdivision
- 8:45 Valley Villa--Capacity Request
- 9:00 Walt Leatham--Sewer Improvements Approval
- 9:15 Walt Lund--Public Hearing for Annexation-Continuation
- 9:25 Carson Valley Industrial Park--Loan Requirements
- 9:40 Western Nevada Properties--Sewer Improvements Approval, Ordinance and Annexation Map Approval
- 9:55 Bruce & Donna Baker--Annexation Request *Stout, Westech, Peters & Lane*
- 10:05 Oxoby & Millholland--Easement
- 10:20 Attorney's Report
- 10:30 Engineer's Report
- 11:00 Superintendent's Report
- 11:15 Secretary's Report
- 11:25 Public Commentary
- 11:35 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL MAY 7, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Regular Meeting, Tuesday, May 6, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present: Daniel R. Hellwinkel, Louis F. Neddenriep, William F. Nelson, Vic Pedrojetti and Jerome Etchegoyhen

Staff Members Present: David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present: Rob Williams, Cal Pillsbury, Dolly Peters, Rob Anderson, Doug Hellman, Ray Smith, Larry Strickland, Walt Leatham, Dean Higgenbotham and Mary Croffi

Minutes of April 1, 1986, April 17, 1986 and May 1, 1986 were read. Motion by Louis Neddenriep to accept the minutes. Seconded by William Nelson. Motion carried.

Rob Williams-Culp/Wesner/Culp: Rob Williams gave a status report to the board on the following projects:

Trickling Filter: The trickling filter project is complete with the exception of the final paper work items. Rob requested that the board authorize final payment to R. D. Henderson Construction for the project upon certification of completion by Culp/Wesner/Culp. Rob felt that he could give final certification in approximately two weeks. Discussion followed. The board advised that they wished to call a special meeting upon completion to authorize final payment.

Solids Handling: The solids handling project is going well and is ahead of schedule. The insulation in the garage would appear to be somewhat flimsy and has a plastic coating which could possibly tear easily. Rob recommended that the board approve a change order to install inside paneling to protect the insulation at a cost of approximately \$2,800.00. Discussion followed. Motion by Vic Pedrojetti to authorize a change order to install inside paneling for the garage for the solids handling system. Seconded by William Nelson. Motion carried.

Bob Cat Loader Bids: One bid was received for the Bob Cat loader for the solids handling system from Western Traction of Sparks in the amount of \$15,249.00 which is less than the engineer's estimate. The list price is \$19,800.00. The delivery time frame would be about two weeks. Discussion followed concerning price. Rob recommended that the board consider a teflon liner be installed for the protection on the bucket of the Bob Cat. Discussion followed. Motion by Louis Neddenriep to accept the bid of Western Traction for a Bob Cat loader in the amount of \$15,249.00. Seconded by William Nelson. Motion carried. Motion by Louis Neddenriep to approve a change order to include a teflon liner to be installed on the bucket of the Bob Cat loader and purchase an additional blade to be used as a spare. Seconded by William Nelson. Motion carried.

Primary Clarifier: The design for a second primary clarifier is 98% complete and has been submitted to the State for review. Comments from the State have not been received. Jim Williams informs that there is an additional \$197,000 available in the grant and if MGSD uses some of the line rehabilitation money, the second clarifier could be built. The State would like to see a second clarifier built. If the second clarifier were built, there would be approximately \$200,000 left for line rehabilitation.

Discussion followed concerning the need for a second clarifier. David elaborated on the danger of operating with one clarifier and discussed the recent problem which had occurred with the clarifier. Bruce Scott felt the primary areas where infiltration has occurred is being taken care of and while he does not want to see the rehabilitation project stopped, he feels that the clarifier reliability is important. Discussion followed concerning grant money. Motion by Jerome Etchegoyhen to apply for the grant money for the primary clarifier. Seconded by Louis Neddenriep. Motion carried.

Western Nevada Properties: Resource Concepts has continued to work with Culp/Wesner/Culp on the Hanly project. Bruce Scott related that Culp/Wesner/Culp's concerns have been met on the interceptor plans.

Rob Williams presented a letter to the board requesting an increase in the amount of \$6,100.00 in general engineering fees for the trickling filter and solids handling projects. Culp/Wesner/Culp under estimated the amount of work involved and have exceeded the original budget. Discussion followed. The board felt that better estimates should be supplied in the future and voiced concern for accountability of the extra amount involved for the EPA auditors siting a problem in the past. Motion by Vic Pedrojetti to authorize an increase for general engineering services for Culp/Wesner/Culp in the amount of \$6,100.00. Culp/Wesner/Culp is to supply MGSD with adequate information substantiating the additional \$6,100.00 to satisfy the EPA auditors. Seconded by William Nelson. Motion carried.

Westwood Park Unit II-Plan Apporoyal--Represented by Rob Anderson. Improvement plans were presented to the board for 26 patio homes to be constructed behind the MGSD plant and adjacent to Westwood Park Phase I. Discussion followed concerning final approval of improvement plans for Phase I and payment of connection fees. As builts for Phase I will be presented for approval in June. Rob reviewed Phase II of the patio homes project consisting of 26 units at the intersection with Oakwood Drive running 600 feet to a cul-de-sac. Bruce Scott recommended that the plans be noted that each unit would have individual sewer services and that the manhole at the entrance be dropped one foot and core drilled. David LaBarbara requested that the lateral stubs be shown on the as builts. Bruce Scott reviewed the improvement plans with the board. Discussion followed. David LaBarbara volunteered that initially 84 units were purchased. 11 Units were used in Phase I. The CC&R's have been reviewed by John Davis and are in order. David LaBarbara suggested that the board may wish to modify the ordinance to test the laterals on these types of projects due to other services being installed in the same area and possible damage occurring to the laterals. Motion by Louis Neddenriep to approve 26 units of capacity for Westwood Park Phase II subject to the rules, regulations and requirements of MGSD being met. All fees to be paid. The CC&R's are to reflect that the sewer user fees are to be paid by the homeowner's association. Lateral stubs are to be shown on the as builts. Recommendations made by Bruce Scott are to be adhered to. Seconded by Jerome Etchegoyhen. Motion carried. Discussion followed concerning the legality of the CC&R's.

Doug Hellman-Line Approval-Mackland Subdivision--Represented by Rob Anderson and Doug Hellman. Plans were presented for lot line adjustment proposal in the Mackland subdivision. Previously the MGSD board required that approval be obtained from the County and the Town of Minden before MGSD approval could be given. David LaBarbara volunteered that 5 lateral stubs are required for the new lots which meet district requirements. Currently there are 52 lots and with the additional 5 new lots, the total would be 57 lots. Capacity has been paid for 42 units leaving 15 units of capacity to be paid. Discussion followed concerning MGSD ordinance requirements on capacity payment and plan approval for improvement plans. Motion by Louis Neddenriep to approve the lot line improvement plans for 5 laterals in the Mackland Subdivision subject to payment for the balance of 15 units of capacity prior to the chairman signing the improvement plans and subject to comments by Bruce Scott. Seconded by Vic Pedrojetti. Motion carried.

Raymond Smith-Capacity Request-Mackland Subdivision: Mr. Smith showed plans to the board for the construction of 18 single family units in the Mackland Subdivision. He wishes to build the project in two phases, with construction of the first phase this year and the second phase next year. Mr. Smith would like assurance from the board that capacity will be available and will present construction plans in the near future. Mr. Smith is planning to use 6 units of Hellman's capacity and would need to purchase 12 units to complete the project. A new subdivision map will be drawn. Discussion followed. The board related that the homeowner's association would be responsible for the sewer user fees. David LaBarbara related that at the present time, capacity was available for the project. It was the consensus of the board that capacity would probably be available for the project from a future treatment facility expansion.

Valley Villa-Capacity Request-Represented by Larry Strickland. David LaBarbara related to the board that on October 1, 1985, the board agreed to sell 17 units of capacity to Valley Villa with a payment time limit of six months. The time limit has lapsed and payment was not received. They are again present to request the 17 units of capacity. The homeowner's association is to be responsible for the payment of the sewer user fee. Discussion followed. David LaBarbara presented documents received from the owners relating to the sewer user fee being paid by the homeowner's association. John Davis reviewed the documents and agreed that they were satisfactory with a change prohibiting modification without MGSD's permission. David LaBarbara related that everything was in order for the approval of the capacity. Motion by William Nelson to sell 17 units of capacity to Valley Villa. The capacity fee is to be paid in 90 days. The rules, regulations and requirements of MGSD are to be met. Seconded by Jerome Etchegoyhen. Motion carried. Discussion followed regarding the wording of the CC&R's relating to payment of sewer user fees. John Davis suggested adding "any modification of this section will be approved by the Minden-Gardnerville Sanitation District." David LaBarbara read the letter from Valley Villa. Discussion followed. The board instructed John Davis to write the owners a letter instructing the wording to be added to the CC&R's concerning any modification as per his previous suggestion. Discussion followed relating to changing the ordinance. The board instructed John Davis to draw up an ordinance covering the fact that the portion of the CC&R's relating to payment of sewer user fees is not to be changed without MGSD approval.

Walt Leatham-Sewer Improvements Approval-Represented by Walt Leatham and Dean Higgenbotham. The representatives presented a map showing several sewerage routes for their project. The various routes were shown on the plans by using different colored lines for each alternate route. Bruce Scott and Dean Higgenbotham reviewed the sewerage alternatives with the board. The board voiced concern that the line be large enough to serve the Leatham project and future sewer service needs in the area. The board felt that they would not allow boring of the highway. Discussion followed regarding future development, easements, project time frame, etc. Bruce Scott recommended the sewer improvement route shown by the red line since it has the potential of sewerage a larger area. The situation should be studied to see if the sewerage route indicated by the red line is feasible. The representatives were in agreement that the route indicated by the red line would appear to be the best alternative. The board was also in agreement that the plan indicated by the red line would appear to be the most practical sewerage solution. Bruce Scott will coordinate with the representatives in developing a sewer improvement plan for the area for board approval.

Walt Lund--Public Hearing for Annexation-Continuation. David LaBarbara informed the board that Mr. Lund has requested that the annexation process for his project be terminated. Mr. Lund has requested that his annexation application deposit be refunded less the expenses incurred by MGSD. Motion by Louis Neddenriep to terminate the annexation process for Walt Lund and to refund the annexation application deposit less the expenses incurred by MGSD. Seconded by Vic Pedrojetti. Motion carried.

Carson Valley Industrial Park-Loan Requirements: Bonnie Sarasola informed the board that the loan process was nearing completion in order to put the district in a position to obtain interim warrant financing to pay the contractor for the sewer improvements in the Carson Valley Industrial Park. Bonnie has coordinated the required documents with Ed Palmer, Valley Bank and Prudential-Bache. Bruce Scott related that a bill has been received from the contractor which requires review and engineers certification. The walk through has taken place. There is one minor change order for an additional manhole in the amount of \$1,300.00. Bruce explained the need for the additional manhole. Bruce also explained that there was a change in design for the lateral for the Crockett property due to an error by Resource Concepts. Resource Concepts will bear the cost for that error. Bruce recommended that the board approve the project and start the one year warranty. The board informed that they wished to call a special meeting as soon as the bill and change order are in order to approve the project and approve payment to Joe Suter Construction. Bruce Scott will coordinate with MGSD staff to set a special meeting for payment to the contractor when the documents are ready for presentation for payment and the loan proceeds are ready at Valley Bank.

Western Nevada Properties-Sewer Improvements Approval-Ordinance and Annexation Map Approval: Bruce Scott related to the board that the covenants for the Western Nevada Properties project are still outstanding. The Schwake property has been sold and he asked for direction as to who should sign the covenant. John Davis advised that a title search should be done and the owners of record as of the date the covenant is signed should sign the covenant. John Davis and Bruce Scott will coordinate in solving the covenant problem for the Schwake property. Bruce advised that he will be prepared to present the subdivision review to the board at the next regular meeting and requested a will serve letter from MGSD for the capacity already committed subject to stipulations such as plan approval, easements, etc. David LaBarbara will write a will serve letter stating the required stipulations. Discussion followed regarding required easements.

) Bruce Scott will try to get the easements to John Davis for review in the near future.

/ Stout, Westech, Peters & Lane-Annexation Request--Represented by Dolly Peters and Mary Croffi. David LaBarbara informed the board that a petition, vicinity map and annexation application deposit had been received for the annexation of property adjacent to the S & L Center on Hwy. 395. John Davis has reviewed the petition which was found to be in order. The owners will request capacity at the public hearing. A convenience store and possible RV dump station is planned. Discussion followed. Motion by Louis Neddenriep to accept the application of Stout, Westech, Peters and Lane for annexation. The public hearing will be scheduled for June 3, 1986. Seconded by Jerome Etchegoyhen. Motion carried.

Oxoby and Millholland-Easement: The chairman informed the board that a letter had been received from Jeffrey K. Rahbeck, attorney for the Oxoby's. The board members were furnished with copies of the letter from Mr. Rahbeck. The secretary read the letter aloud step by step (letter on file in MGSD office) which the board directed that John Davis answer in the following fashion:

- Item #1 The board is in agreement
- Item #2 The board is in agreement
- Item #3 The board directed that MGSD cannot give Oxoby more capacity than he has and that it is his responsibility to prove to the board that he has the right to the 27 trailer units he claims he has,
- Item #4 The board agrees to move and relocate two trailers at district expense (\$800.00) during line construction. The board will further offer a total of \$1,500.00 for any future need to move trailers off the MGSD easement.
- Item #5 The board is in agreement
- Item #6 The board is in agreement
- Item #7 The board is in agreement
- Item #8 Add: this construction
- Item #9 The board is in agreement
- Item #10 The board is in agreement
- Item #11 Legal fees not to exceed \$400.00

The board directed that John Davis telephone Jeffrey Rahbeck and verbally give the board's reply to his letter and indicate that the board will not negotiate any further with the Oxoby situation followed by a letter confirming the telephone conversation. Discussion followed regarding condemnation.

Superintendent's Report: David LaBarbara informed the board that a letter had been received from the Town of Minden stating that annexation has been completed for the Western Nevada Properties project.

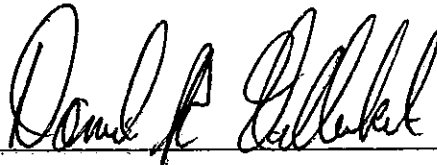
David LaBarbara presented the yearly contract for Applied Industrial Services and explained to the board that they are responsible for the service for the plant instruments. John Davis has reviewed the contract and found it to be in order. The cost has increased \$100-\$200 over last year. Discussion followed. Motion by Louis Neddenriep to accept the contract of Applied Industrial Service for the coming year. Seconded by Vic Pedrojetti. Motion carried.

David LaBarbara informed the board that he only has preliminary figures, but it would appear that the flows in the rehabilitated lines has been reduced significantly. All of the licenses for the remainder of Gasoline Alley have been signed with the exception of Arnold which is expected to be received within a few days.

Secretary's Report: Bonnie Sarasola reported a time certificate would mature at Nevada Savings during the month of May in the amount of \$160,000. The board directed to either reinvest in a time certificate or cash the certificate and place it in a money market interest account which ever has the highest rate of interest.

Meeting adjourned 11:50 P.M.

Accepted: 6-3-86 By: _____



Oxoby

JEFFREY K. RAHBECK
A PROFESSIONAL LAW CORPORATION
P.O. BOX 5566
STATELINE, NEVADA 89449
(702) 588-5602

May 5, 1986

Minden-Gardnerville
Sanitation District
P. O. Box 568
Minden, Nevada 89423

Re: Oxoby/MGSD Easement

Gentlemen:

This letter is to advise you that the undersigned is legal counsel for Mr. and Mrs. Mitchel Oxoby, Robbie Oxoby and the Oxoby Trust. The purpose of this letter is to respond to your letter of April 24, 1986.

In that regard, the Oxobys would be willing to transfer certain easement rights to the Minden-Gardnerville Sanitation District upon the following terms and conditions:

OK 1. That District provide an easement release or quitclaim deed whereby District relinquishes any rights that it has to the property wherein the existing sewer line is located.

OK 2. That District construct a new sewer line in the location set forth on the map that was enclosed with your April 24, 1986 letter. The sewer line replacement would include connection of laterals and other improvements to benefit the existing on-site collection system, as shown on the drawing.

UNKNOWEN 3. Oxobys presently have twenty-three units connected to the existing sewer system; however, in the past they have had twenty-seven units so connected. District would agree that the Oxobys may hook up four additional units to the existing collection system without the payment of hookup fees.

XOK 4. That District execute a statement indicating that District would not in any way regulate, prohibit or control Oxobys' use of the property as a mobile home park.

Minden-Gardnerville
Sanitation District
May 5, 1986
Page Two

NO
\$1500
This agreement would also include that the location of mobile homes over the easement would not be prohibited by the District. Oxobys would not construct permanent structures within the easement right-of-way. District would guarantee payment of any costs associated with the movement of mobile homes should maintenance or excavation of a line be required.

YES
5. District will pay the cost to remove and reinstall the existing mobile homes which are presently covered in the proposed new location to allow for construction of the new sewer line.

OK.
6. That the trench that is constructed by the District be completely filled with decomposed granite, and all excavated material be hauled from the premises.

OK.
7. That the Oxobys approve the modifications to the existing collection box.

8. That Oxobys and the owners of the mobile homes be given two weeks' notification prior to ~~the~~ commencement of construction.

9. That any pavement that must be dug through be saw-cut and not jack-hammered, and then re-asphalted. ~~FOR THIS CONTRACT ONLY.~~

10. That District use its best efforts to complete the job as quickly as the same can be done, and that District diligently pursue construction so that the same can be completed within a normal period of time.

X
11. That District pay Oxobys reasonable legal fees in this matter.

In consideration of the foregoing, Oxobys would grant to District a twenty-foot (20') wide easement for the construction and operation of a sewer pipeline. Oxobys would receive no other compensation for said sewer line, other than the conditions set forth in this letter.

Thank you for your cooperation and courtesies concerning this matter.

Very truly yours,


JEFFREY K. RAHBECK

pkp

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, FRIDAY, MAY 16, 1986, 12:00 NOON, BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

- 12:00 Noon Call to Order
- 12:05 Final Approval of Trickling Filter System and Approval of Final Payment
- 12:15 Carson Valley Industrial Park--Approval of Contract Payment
- 12:30 Public Commentary
- 12:40 Adjournment


Bonnie F. Sarasola-Executive Secretary

Please do not remove until May 17, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Friday, May 16, 1986, 12:00 Noon, Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Louis Neddenriep, Jerome Etchegoyhen, Vic Pedrojetti and Daniel Hellwinkel

Staff Members Present:

Bruce Scott, David LaBarbara and Bonnie Sarasola

Others Present:

Joe Suter

Final Approval of Trickling Filter System and Approval of Final Payment: David LaBarbara informed the board that Jim Williams required a change order for the repair of the road. Everything else in regard to the trickling filter is completed with the exception of the panel board. Rob Williams has recommended that the board pay R. D. Henderson Construction \$20,000 of the \$26,811.29 remaining to be paid since there is only a small amount of money left pending final completion. Discussion followed concerning lien releases, advertising, notice of completion and bond guarantee. Motion by Louis Neddenriep to pay R. D. Henderson Construction \$20,000 pending a letter from Rob Williams stating that work is complete and retain the balance of \$6,811.29 until all work is complete and the lien period is satisfied. Seconded by Jerome Etchegoyhen. Motion carried.

Carson Valley Industrial Park-Approval of Contract Payment: David LaBarbara presented a letter from Jim Owen complaining about damage to his pavement during construction of the sewer improvements in the Carson Valley Industrial Park. David informed the board that he inspected the damage and explained what he felt had occurred. Bruce Scott felt the cracking was inadvertently caused from the equipment in the area and was probably not all the fault of the district due to the condition of the road. Discussion followed. Bruce felt \$200.00 would cover the repair costs. Joe Suter agreed to split the cost of repair with MGSD. Discussion followed. David LaBarbara was instructed to write a letter to Jim Owen stating that MGSD would pay for pavement damages in the amount of \$200.00. Bruce presented a final bill and change order from Joe Suter Construction in the total amount of \$257,720.00. Bruce recommended that the board approve final payment, file notice of completion and start the twelve month warranty period. Discussion followed regarding adequate bond coverage by Joe Suter Construction to cover the district. Motion by Jerome Etchegoyhen to approve payment to Joe Suter Construction for the final bill amount of \$257,720.00 less retainage in the amount of \$5,000.00 until the lien period has been satisfied. The notice of completion is to be advertised. Seconded by Vic Pedrojetti. Motion carried.

David LaBarbara informed the board about funding availability for a primary clarifier. Because of Nevada DEP procedures, there will be some funds in the present grant which would be available for constructing the primary clarifier. The total grant amount would not change unless more funds were appropriated by congress.

Bruce Scott presented plans for board approval for the remainder of Gasoline Alley for the rehabilitation project. Bruce discussed the materials to be used and the location of the line. The estimates for that portion of the line is \$42,415.00. Bruce

explained the costs involved. Motion by Louis Neddenriep to approve the line rehabilitation for the remainder of Gasoline Alley. Seconded by Vic Pedrojetti. Motion carried.

Bruce Scott discussed the addition of a box to be put around the visual monitoring T's at the individual laterals to prevent damage to the monitoring devices. The cost would be \$40.00 each. The approximate total would be \$2,800.00. Discussion followed. Motion by Louis Neddenriep to authorize the addition of a box around each monitoring device at a cost of approximately \$2,800.00. Seconded by Vic Pedrojetti. Motion carried.

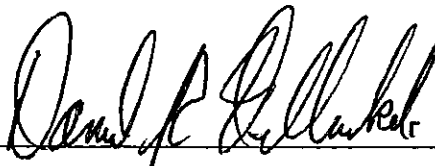
Bruce Scott related to the board that there is no check valve in the plans for lift station #1 for the land application project. A check valve is necessary to insure that the flow does not come back into the lift station. The cost of the check valve is \$985.00. Bruce also feels it is necessary to install a 48" CMP with a cover to allow access and protect the flow meter at pump station #2. The cost would be \$1,615.00. Discussion followed. Motion by Louis Neddenriep to approve a change order to provide a shield over the flow meter at lift station #2 and a check valve at lift station #1 for the land application project. Seconded by Jerome Etchegoyhen. Motion carried.

Meeting adjourned at 1:30 P.M.

Approved: _____

6-3-86

By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, JUNE 3, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of May 6, 1986 and May 16, 1986
- 7:45 Jim Williams--State of Nevada Department of Environmental Protection--Status of EPA Grants
- 7:55 Rob Williams-Culp/Wesner/Culp--Progress Report, Plant Expansion
- 8:10 Jim Vasey-Vasey Engineering--Capacity Request, As Builts Approval, Westwood Park Fencing
- 8:25 Western Nevada Properties--Windhaven Plan Approval
- 8:40 Walt Leatham--Plan Approval
- 8:55 Stout, Westech, Peters & Lane--Public Hearing for Annexation
- 9:05 Sunset Park--Plan Approval
- 9:20 Raymond Smith-Stonegate PUD--Plan Approval
- 9:30 Senior Citizens Center--Sewer Permit Request
- 9:40 Harry's RV--Plan Approval
- 9:50 C. O. D. Garage--Capacity Request-Plan Approval
- 10:00 Carson Valley Industrial Park--A Resolution Concerning the Minden-Gardnerville Sanitation District, Nevada, Carson Valley Industrial Park 1985 Sewer Assessment District; Ratifying the issuance of interim warrants in the amount of \$257,720.00; determining the cost to be assessed, and authorizing, ordering and directing the preparation of the preliminary assessment roll; providing for related matters; ratifying, approving and confirming all action previously taken directed toward the acquisition and construction of sanitary sewer improvements in the Carson Valley Industrial Park 1985 Sewer Assessment District; providing other matters relating thereto; and providing the effective date thereof.
- 10:20 Attorney's Report
- 10:30 Engineer's Report


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

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Agenda Continued:

10:50 Superintendent's Report
11:05 Secretary's Report
11:15 Public Commentary
11:25 Adjournment



Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL JUNE 4, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Regular Meeting, Tuesday, June 3, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

William Nelson, Jerome Etchegoyhen, Vic Pedrojetti, Daniel Hellwinkel and Louis Neddenriep

Staff Members Present:

Bruce Scott, John Davis, David LaBarbara and Bonnie Sarasola

Others Present:

Rob Williams, Rob Anderson, Dean Higginbotham, Walt Leatham, Dolly Peters, Jim Williams, Harry Aide, Sandi Wright, Tom Jervis, Bruce and Donna Baker, Don Rodebough, Dennis Little, Marry Croffi

Minutes of May 6, 1986 and May 16, 1986 were read. Motion by William Nelson to accept the minutes. Seconded by Jerome Etchegoyhen. Motion carried.

Jim Williams-State of Nevada Department of Environmental Protection--Status of EPA Grants: David LaBarbara explained the status of the construction of a second primary clarifier to the Board. Jim Williams volunteered that the grant had been amended and explained the grant status and the method used in arriving at the total grant dollars available. By amending the percentage to 76.72% there will be more grant dollars available, although the total grant figure will not change. There is approximately \$250,000 available for more construction. There is \$210,000 in the contingency fund which could be used for the construction of a second primary clarifier which could be built for approximately \$465,000. Jim Williams explained that if the district wishes to accept the offer it is necessary to sign an assistance amendment. If more funding becomes available, the federal share would be changed back to 81.28%. Discussion followed. The Board wished to table the grant offer and put it on the special meeting agenda scheduled for June 17, 1986 and make a final decision at that time. The board thanked Mr. Williams for attending the meeting to explain the grant situation.

Rob Williams--Culp/Wesner/Culp--Progress Report, Plant Expansion: Rob Williams informed the board that the state has made their comments regarding the plans for the second primary clarifier and only minor changes need to be made. The plans will be completed by June 17, 1986.

Rob Williams presented certification that the trickling filter project is complete and recommended that the Board accept the project and start the 30 day noticing period in the local newspaper.

Rob Williams reported that the solids handling project is nearly complete. The contractor is waiting on one motor and the project should be operational in one to two weeks. The notice of award and notice to proceed has been sent to Western Traction for the Bob Cat loader. The unit should be received in about three weeks.

Rob Williams reported that comments have been made by Culp/Wesner/Culp on the Windhaven portion of the Western Nevada Properties project and Resource Concepts is coordinating with Culp/Wesner/Culp. Minimal changes have been made to the main sewer line. The 8 inch line up Lucerne has been moved to a parking lot to better serve the area. Bruce Scott volunteered that he had expected to receive the signed easements for John Davis to review today, but they had not arrived. Bruce Scott wished to obtain approval from the Board for the encroachment permit pending review of the easements by John Davis. Bruce explained the location of the easements. The Board felt that a special meeting should be called to review the easements and their location. Discussion followed.

Bruce Scott explained that due to weather conditions, the paving, some of the painting etc. which had originally been part of the trickling filter project has been taken out and will be completed in the land application project. It is necessary to issue a change order in the amount of \$6,500 to move the work from the trickling filter project to the land application project.

Vasey Engineering-Capacity Request, As Builts Approval and Westwood Park Fencing-- Represented by Rob Anderson. David LaBarbara explained that the final inspection of the Vasey Building at 4th. and Mono in Minden has been done. The total capacity for the building is 3 units, but only 2 units of capacity were purchased. It is necessary that Vasey purchase 1 unit of capacity. Discussion followed. Motion by Jerome Etchegoyhen to sell 1 unit of capacity to Jim Vasey for the Vasey Building at 4th. and Mono in Minden. Seconded by William Nelson. Motion carried.

Rob Anderson presented as-built drawings for board approval for sewer improvements for Westwood Patio Homes Phase I. Rob reviewed the improvement plans with the Board. David LaBarbara related that all fees had been paid and everything is in order. The line has passed the required testing. Bruce Scott requested that reproducible as built drawings be furnished MGSD and the date of construction and prime contractor be added. Discussion followed. Motion by Louis Neddenriep to accept the as built drawings for Westwood Park Phase I and that the request made by Bruce Scott be adhered to. Seconded by Vic Pedrojetti. Motion carried.

Rob Anderson related to the Board that MGSD has a 4 foot barbed wire fence running parallel to MG SD property. The patio home project plans to install a 6 foot chain link fence next to the MGSD fence. Rob requested direction from the Board as to the district's wishes to have the barbed wire fence removed and use the chain link fence or does the district wish to have the chain link fence installed next to the barbed wire fence. Plans were presented for board review showing the location of the fencing. Discussion followed. The board agreed that the MGSD barbed wire fence could be removed and replaced with the 6 foot chain link fence to be tied into MGSD's remaining 4 foot barbed wire fence. The salvage material from MGSD's barbed wire fence is to be returned to MGSD. Rob will so note on the plans. Discussion followed concerning the location of the gate for Dreyer's access to the rear of MGSD's property. The board felt that they wished to do an on site inspection at the special meeting to be held June 17, 1986 before making a final decision.

Western Nevada Properties-Windhaven Plan Approval-- Represented by Bruce Scott. Bruce Scott advised the Board that a portion of the easements for Western Nevada Properties had just been hand delivered to him. Bruce will review the easements and forward to John Davis for his review. Bruce presented signed covenants for the annexation of the Western Nevada Properties project and requested approval for the Chairmans sign-

ature. Bruce explained the covenants in relationship to the property and the owners. Discussion followed regarding the content of the covenants. Motion by Louis Nedden-riep to authorize the Chairman to sign the covenants for the Western Nevada Properties, Hanly and Dreyer annexation. Seconded by William Nelson. Motion carried.

Walt Leatham-Plan Approval--Represented by Walt Leatham and Dean Higgenbotham. Concept plans were presented to the Board for sewer improvements for the Sierra Vista Mobile Home Park. The plans call for a 10 inch line sewerage through the Leatham property near the Lund property, under the slough to Hussman and to the GRGID interceptor. Bruce Scott informed the board that conceivably there should be enough capacity to sewer everything to the Lutheran Church bridge on Hwy. 756 and would meet district specifications provided easements could be obtained. However, the location should be subject to additional detailing on the plans and conforming to the details outlined in the letter sent to Walt Leatham by Resource Concepts. Walt Leatham agreed that the sewer improvements would be such that Lund could reach the line through easements granted by Leatham to sewer the Lund property. Discussion followed regarding laterals vs. mains and when a lateral becomes a main. Discussion continued on easement requirements. The Board agreed on the concept of the sewer improvements presented by Leatham. However, the contract of service must be signed and completed before the board can approve the sewer improvements.

Stout, Westech, Peters & Lane--Public Hearing for Annexation--Represented by Dolly Peters and Mary Croffi. David LaBarbara advised the board that the application was in order and the application fee had been paid for the property adjacent to the S & L Center on Hwy. 395 consisting of .81 acres. The owners are planning to construct a gas station and mini-market. Discussion followed concerning zoning. The owners advised that rezoning approval was pending. The Board advised that capacity could only be approved on current zoning and if additional capacity was required that the owners would have to request the additional capacity after the rezoning approval was obtained. Discussion followed. The Chairman called for public comment. There were no replies. Motion by William Nelson to approve the annexation of Stout, Westech, Peters & Lane on Hwy. 395 in Minden and to sell 1 unit of capacity. The rules, requirements and regulations of MGSD must be met, all fees to be paid, property is to be annexed to the town of Minden. Seconded by Jerome Etchegoyhen. Motion carried.

Sunset Park--Plan Approval--Represented by Tom Jervis. Mr. Jervis informed the board that the Sunset Park project is being sold to Nevada Environmental Services Management, Inc. The escrow is expected to close in a few days. John Davis advised that since the contract has not been signed a preliminary title report should be obtained and a new contract of service drawn reflecting the new ownership. Mr. Jervis advised that he was going to request final approval, but that is not possible since the contract has not been signed. However, he would appreciate a will serve letter from MGSD for the 36 unit project. Dennis Little related that Douglas County is working with the Sunset Park project and the sewer improvement plans are compatible. The plans call for a deep line which could also serve the Logan property and to the Kingslane area. Mr. Jervis asked if the plans for Sunset Park and the plans of Douglas County would be approved concurrent or if there would be two separate approvals. Dennis Little related that the County would try to coordinate contract time with Sunset Park. Discussion followed concerning plans, approvals and time frame.

Raymond Smith--Stonegate PUD-Plan Approval: David LaBarbara informed the board that Raymond Smith had cancelled and would not appear at the meeting.

Senior Citizens Center-Sewer Permit Request: David LaBarbara informed the Board that the Senior Citizens Center is being required to install a wheel chair ramp, reroof the building and other modifications. There will be no changes in regard to drains or capacity requirements. They are required to obtain a sewer permit in order to obtain their remodeling permit. Motion by Louis Neddenriep to issue a zero capacity sewer permit for the remodeling requirements for the Senior Citizens Center. Seconded by Jerome Etchegoyhen. Motion carried.

Harry's RV--Plan Approval--Represented by Harry Aide. Mr. Aide informed the Board that it has been necessary to pump the holding tank for his building in the Carson Valley Industrial Park approximately every three weeks due to an apparent leak in the water line. Mr. Aide requested that MGSD allow the construction of the sewer lateral at the same time that the water line is repaired, but not to be connected to the building until such time as sewer service is provided by MGSD. Discussion followed. Motion by Vic Pedrojetti to approve lateral construction without connecting the building for Harry's R V. The lateral construction must meet district specifications. Seconded by Louis Neddenriep. Motion carried.

C O D Garage--Capacity Request-Plan Approval--Represented by Daniel Hellwinkel. Plans were presented to the board for later construction for the building located behind the COD used car lot in Minden. The lateral would tie in on Water Street. The plans have been reviewed by Bruce Scott and David LaBarbara and meet district requirements. David LaBarbara informed the board that 1 unit of capacity was required which was covered by the square footage credit of the property. A \$300 connection fee would be required. Discussion followed. Motion by William Nelson to approve 1 unit of capacity for the COD Garage for the building located adjacent to the used car lot in Minden. Seconded by Vic Pedrojetti. Motion carried.

Carson Valley Industrial Park--A Resolution Concerning the Minden-Gardnerville Sanitation District, Nevada, Carson Valley Industrial Park 1985 Sewer Assessment District; Ratifying the issuance of interim warrants in the amount of \$257,720.00; determining the cost to be assessed, and authorizing, ordering and directing the preparation of the preliminary assessment roll; providing for related matters; ratifying, approving and confirming all action previously taken directed toward the acquisition and construction of sanitary sewer improvements in the Carson Valley Industrial Park 1985 Sewer Assessment District; providing other matters relating thereto; and providing the effective date thereof. Resolution 86-4 relating to the ratification of the interim warrant in the amount of \$257,720.00 and directing the preparation of the preliminary assessment roll was reviewed by the board. Whereupon it was moved by Trustee Jerome Etchegoyhen and seconded by Trustee Vic Pedrojetti that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution 86-4 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and unanimously carried, all members voting

aye on the adoption of said motion, the vote being as follows: Those Voting Aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti, Louis Neddenriep. Those Voting Nay: None. Those Absent: None. A motion to adopt the foregoing resolution was then duly made by Trustee Jerome Etchegoyhen and duly seconded by Trustee Vic Pedrojetti, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-4, the vote being as follows: Those Voting Aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti, Louis Neddenriep. Those Voting Nay: None. Those Absent: None. Thereupon, the Chairman declared said motion carried by at least two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-4 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

Attorney's Report: John Davis presented an ordinance requested by the board establishing that Homeowner's Associations are responsible for the payment of sewer user fees to be included in the CC&R's. The payment of the user fees in the CC&R's cannot be amended without the consent of MGSD. Discussion followed concerning the content of the ordinance and the wishes of the Board. John will revise the ordinance per board instructions.

John Davis advised the board that there had been no response to the answer given by MGSD to Jeffrey Rahbeck's letter concerning the Oxoby rehabilitation problems of May 5, 1986. John advised that if the board wishes to proceed with condemnation, an appraisal would have to be done for the property, MGSD would have to post a bond equal to twice the appraisal value or cash equal to the appraisal value. John related that there would probably be a 90 day negotiation period with Oxoby and further delays if the line is located where people are living. Discussion followed concerning alternate sewerage routes. The board generally felt that the best alternative would be to condemn the drive way into the mobile home park, put in cleanouts, and give up the prescriptive right for the line in the mobile home park, run the line down Hwy. 395 and connect the Millholland property to the main on Hwy. 395. If Oxoby refuses to give MGSD an easement to maintain the line on his property, MGSD will be unable to do so. Jerome Etchegoyhen volunteered to try to negotiate with Oxoby's one last time before starting condemnation proceedings. Discussion followed. Motion by William Nelson to allow Jerome Etchegoyhen five days to attempt to negotiate with the Oxoby's. If an agreement cannot be made with the Oxoby's, condemnation proceedings are to be put in motion to condemn the Oxoby drive way into the mobile home park to allow the line rehabilitation to come down the drive way from the mobile home park and on to Hwy. 395 to the Sierra Motel property. Seconded by Louis Neddenriep. Motion carried.

The Chairman discussed the fact that it is apparent that Douglas County is inconsistent with their building permit and improvement fees with the different public entities in Douglas County and wished to have board input concerning the situation. Discussion followed. The Board directed John Davis to discuss the fee discrimination matter with the Douglas County District Attorney.

Engineer's Report: Bruce Scott presented change order #2 in the amount of \$6,500 for the land application project for the work which had been moved out of the trickling filter project which had been discussed by Rob Williams earlier in the meeting. Motion by Louis Neddenriep to approve change order #2 in the amount of \$6,500 for work moved from the trickling filter project to the land application project. Seconded by William Nelson. Motion carried.

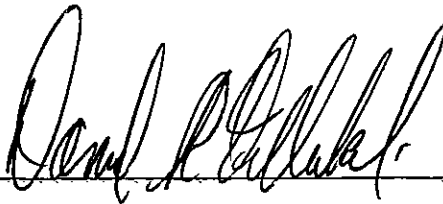
Superintendent's Report: David LaBarbara asked the board if they wished to purchase insurance for the Bob Cat loader. The loader would have to be covered by an equipment floater. The board directed that a price for the coverage be obtained before a decision would be made.

David LaBarbara advised the board that it is customary to have a personnel meeting in June and asked their wishes. The Board advised that the personnel session is to be added to the special meeting agenda for June 17, 1986.

Meeting adjourned 11:30 P.M.

Approved: 7-1-86

By: _____

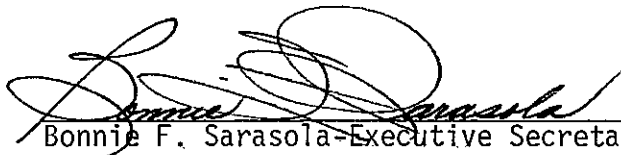


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, TUESDAY, JUNE 17, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

- 7:30 P.M. Call to Order
- 7:35 Westwood Park Fencing--On Site Inspection and Plan Approval
- 7:55 Environmental Protection Agency Grant Offer for Primary Clarifier
- 8:05 Carson Valley Industrial Park--A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; CAUSING THE ASSESSMENT ROLL FOR THE DISTRICT MADE BY THE BOARD OF TRUSTEES OF SAID DISTRICT TOGETHER WITH THE CONSULTING ENGINEER TO BE FILED IN THE OFFICE OF THE DISTRICT SECRETARY; FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE ASSESSMENT ROLL WILL BE HEARD; PROVIDING FOR THE MATTER OF GIVING NOTICE OF THE FILING OF THE ASSESSMENT ROLL WITH THE DISTRICT SECRETARY, OF OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, AND OBJECTIONS, AND OF A HEARING CONCERNING THE ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; PROVIDING FOR RELATED MATTERS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS IN THE CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE THEREOF.
- 8:25 Personnel Session
- 8:40 Public Commentary
- 8:50 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL June 18, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Tuesday, June 17, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Jerome Etchegoyhen, Vic Pedrojetti, William Nelson, Louis Neddenriep and Daniel Hellwinkel

Staff Members Present:

Bruce Scott, David LaBarbara and Bonnie Sarasola

Others Present:

Rob Anderson and Robbie Oxoby

Westwood Park Fencing--On Site Inspection and Plan Approval--Represented by Rob Anderson.

The Board inspected the site in back of the plant and discussed the various possible gate locations. The gate is needed due to the patio home development interfering with the normal access to the field. The developer will install the gate. Motion by William Nelson to install a gate 24 feet in length going into the MGSD easement on the street side of Ironwood. The curb is to be corrected to allow passage of vehicles and equipment. Seconded by Jerome Etchegoyhen. Discussion followed. Motion carried.

Environmental Protection Agency-Grant Offer for Primary Clarifier: David LaBarbara advised the Board that grant amendment #2 has been received from the EPA which amends the grant percentage to allow construction of the second primary clarifier. There are no changes in the grant conditions. The grant amendment adjusts the percentage and increases the total grant amount available. If more federal money becomes available, the percentage figure will be increased. Discussion followed concerning grant increase, cost of second primary clarifier, contingencies and percentage. David LaBarbara related to the Board that the EPA has approved the plans and specifications for the clarifier. Rob Williams could have the plans ready for approval in approximately one week and the project could be let out for bid. Discussion followed. Final plans and specifications will be on the July agenda. Motion by Louis Neddenriep to approve grant amendment #2 for the construction of a second primary clarifier. Seconded by William Nelson. Motion carried.

Carson Valley Industrial Park--A RESOLUTION CONCERNING THE MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; CAUSING THE ASSESSMENT ROLL FOR THE DISTRICT MADE BY THE BOARD OF TRUSTEES OF SAID DISTRICT TOGETHER WITH THE CONSULTING ENGINEER TO BE FILED IN THE OFFICE OF THE DISTRICT SECRETARY; FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE ASSESSMENT ROLL BE HEARD; PROVIDING FOR THE MATTER OF GIVING NOTICE OF THE FILING OF THE ASSESSMENT ROLL WITH THE DISTRICT SECRETARY, OF OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, AND OBJECTIONS, AND OF A HEARING CONCERNING THE ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; PROVIDING FOR RELATED MATTERS; RATIFYING APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS IN THE CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; PROVIDING OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE THEREOF. Bruce Scott presented the final assessment roll for Board

approval for the Carson Valley Industrial Park and explained the figures in detail. The resolution accepting the final assessment and the hearing for the opportunity to file complaints, protests and objections concerning the assessment roll was reviewed by the Board. Whereupon it was moved by Trustee Jerome Etchegoyhen and seconded by Trustee Louis F. Neddenriep that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution No. 86-5 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and unanimously carried, all members voting aye on the adoption of said motion, the vote being as follows: Those Voting Aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti and Louis Neddenriep. Those Voting Nay: None. Those Absent: None. A motion to adopt the foregoing resolution was then duly made by Trustee Jerome Etchegoyhen and duly seconded by Trustee Louis F. Neddenriep, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-5, the vote being as follows: Those Voting Aye: Daniel R. Hellwinkel, Jerome Etchegoyhen, William F. Nelson, Victor Pedrojetti and Louis Neddenriep. Those Voting Nay: None. Those Absent: None. Thereupon, the Chairman declared said motion carried by at least a two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-5 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

The Chairman informed the board that the agenda would be changed to hear Public Commentary and related that Robbie Oxoby was present to answer questions and clarify the situation with the rehabilitation project through Oxoby's property. Robbie Oxoby related to the Board that he realized that the business before the Board was not an agenda item and he was only present to answer questions, since he was not the property owner and could make no final decisions. Louis Neddenriep related that he and Vic Pedrojetti had discussed the matter with the Oxoby's and that Jerome Etchegoyhen had also discussed the situation with them. Apparently the main objection is item #4 in Jeffrey Rahbeck's letter to the board of May 5, 1986, regarding future movement of mobile homes at district expense. However, after some discussion, Mr. Neddenriep and Mr. Pedrojetti were of the impression that the Oxoby's would now accept \$1,500.00 for future trailer movement. Robbie Oxoby related that no response had been received by the Oxoby's to their attorney, Jeffrey Rahbeck's May 5, 1986 letter to MGSD. Discussion followed concerning direction given by the Board to MGSD's attorney, John Davis to respond to Jeffrey Rahbeck's letter. David LaBarbara read the minutes from the May 6, 1986 board meeting regarding response to the Rahbeck letter. Louis Neddenriep continued with the other Oxoby concerns. Mr. Neddenriep related that there are two trailers that are approximately 18 feet apart with the sewer line running between and does not feel that either one would be closer than 7 feet to the center line and there would be ample room to do the line rehabilitation and any repair work in the future without moving the trailer units even though MGSD requires a 20 foot easement. The Oxoby's want assurance that if it was not necessary to move the trailer units for the line rehabilitation that they would not have to be required to move them in the future should line repair become necessary. A diagram was drawn on the blackboard showing the location of 4 mobile home units including the two previously discussed as being approximately 18 feet apart. The

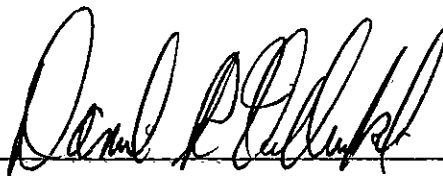
other 2 units were discussed and it was felt that one of the units would have to be moved during the line construction but possibly not the other. The other concern of the Oxoby's is that they feel there were 27 units available when they purchased the property from Schulte about 1969. An inspection of the property revealed that 27 units was a possibility and Mr. Neddenriep suggested obtaining a notarized affidavit from Mitch Oxoby stating that there were 27 units at the time the district was formed. Oxoby indicated to Mr. Neddenriep and Mr. Pedrojetti that he would be willing to sign an affidavit. Robby Oxoby volunteered that originally there were 26 units. They are now using 21 and there were additional drains for 2 showers, 2 washbasins and 2 toilets which would give a total of 27 units. In addition there is the gas station and residence. Robbie related that the Oxoby's would agree to a 20 foot easement, but wanted assurance from the board that the trailers which were not being moved for the line rehabilitation would not have to be moved by the Oxoby's in the future and they wish clarification in writing. David LaBarbara brought up the fact that no assurance could be permanent since a future board could change its attitude or the ordinances if it chose to do so. A written clarification of the Board's intent would not be binding. A legal document which would be binding would be a condition on the easement which was what the Board was objecting to in the Oxoby letter. Discussion followed concerning board intent. Mr. Neddenriep suggested allowing one foot encroachment on each side of the line. The Chairman felt that such action could create problems on future encroachments. Jerome Etchegoyhen pointed out that the mobile homes were not permanent structures. Robbie Oxoby related that if it were necessary to move two mobile homes during the line rehabilitation, then Oxoby would assume responsibility to move the same two mobile homes in the future. Louis Neddenriep suggested putting the section of line in the area of the trailers that would be encroaching on the easement approximately one foot on each side in conduit to insure those two trailers would never have to be moved. The Board generally felt that they could not guarantee that the trailers would never have to be moved from the easement due to problems which could be created from such action in the future and the fact that the board could have a change in trustees. Bruce Scott suggested that the intent of the board be stipulated in the minutes indicating that the trailers need not be moved if enough space exists between them for construction or repair work. Bruce also brought out the fact that from a legal standpoint if the line were constructed without moving the trailer units certainly any other construction or repair would be done without moving the mobile home units. Louis Neddenriep suggested increasing the amount from \$1,500 to \$2,500 for any necessary future movement of the mobile homes by the Oxoby's. The Board felt that the rehabilitation project has to continue to move forward. Robbie Oxoby questioned a once discussed alternate route of running down Oxoby Alley to Hwy. 395. Bruce Scott informed that such a route would not meet the district ordinance. Robbie Oxoby inquired about possible lack of water creating a cesspool in a 10" pipe. Bruce Scott explained slopes, pipe sizes, ordinance requirements, etc. Discussion followed by the board concerning the allocation of the 27 units of capacity. Robbie Oxoby inquired as to the purpose of having an affidavit signed by the owner. The Board volunteered that it would clarify the existence of 27 units and making it legal. The document would be used in lieu of a record being available. The Chairman related that the matter was being heard to obtain board input, but no action could be taken due to the fact that it was not an agenda item. Robbie Oxoby felt that

The board should make a proposal to their attorney, Jeffrey Rahbeck in writing before a decision would be made by the Oxoby's. The board related that a proposal could not be made until a meeting is called and the matter made an agenda item. Robbie Oxoby thanked the Board for their time and praised the work of Bruce Scott and Resource Concepts.

Personnel Session: A motion was made by Louis Neddenriep that all employees are to receive a 3% cost of living increase. In addition, Harlan Anderson, Jim Davis and John Harris are to receive a \$50.00 monthly increase and David LaBarbara and Bonnie Sarasola are to receive a \$100.00 monthly increase. Seconded by William Nelson. Motion carried.

Meeting adjourned 11:00 P.M.

Approved: 7-1-86 By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, MONDAY, JUNE 23, 1986, 12:00 Noon, BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

12:00 Noon Call to Order
12:05 Oxoby Easement Discussion
12:30 Public Commentary
12:40 Adjournment

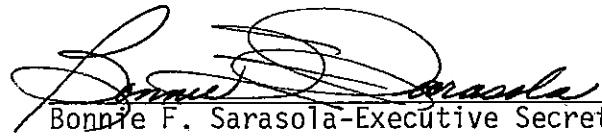

Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL JUNE 24, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE IS HEREBY GIVEN THAT THE SPECIAL MEETING SCHEDULED FOR
MONDAY, JUNE 23, 1986 at 12:00 NOON IS CANCELLED.


Bonnie F. Sarasola-Executive Secretary

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, TUESDAY, JUNE 24, 1986, 12:00 NOON, BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 12:00 Noon Call to Order
- 12:05 Carson Valley Industrial Park--Approve Change in Assessment Roll
- 12:20 Oxoby Easement Discussion
- 12:40 Public Commentary
- 12:50 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL JUNE 25, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Tuesday, June 24, 1986, 12:00 Noon, Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Louis Neddenriep, Daniel Hellwinkel, Vic Pedrojetti, Jerome Etchegoyhen and William Nelson.

Staff Members Present:

John Davis, Bruce Scott, David LaBarbara and Bonnie Sarasola

Others Present:

Ed Palmer and Robbie Oxoby

Carson Valley Industrial Park-Approve Change in Assessment Roll: Bruce Scott presented a revised assessment roll and letter to the board in which Bruce explained that it was necessary to adjust the market value. A parcel split had occurred where no market value had been assigned. Two other parcels had market values not as high as the assessments and two other pieces of property had higher market value than the assessments. Bruce explained that a new assessment roll was necessary to rectify the market value and explained the method used in arriving at the value on the new assessment roll. The market values on the new assessment roll will have no bearing on the final assessments which will not change. Ed Palmer went into detail explaining the law regarding assessments to the board. Discussion followed regarding capacity, assessments and market value. Bruce Scott explained the Christl parcel sewer units vs. market value. Discussion followed regarding a possible protest by Christl concerning his 20 units of capacity, possible court action and what could happen in court and the possibility of MGSD taking back some of Christl's capacity. The board generally felt that probably all of the properties in the Carson Valley Industrial Park should have the market value adjusted. Ed Palmer agreed that Bruce Scott should probably mechanically adjust all the market values which should be varified with the Assessor. Ed Palmer suggested that the board go forth as quickly as possible due to the interest on the interim warrant and also the fact that the bill pending in Congress regarding public interest could cause the interest to go up. Ed Palmer discussed other suits which have occurred on other projects that he has been involved with and the final outcome. Discussion followed. Motion by Louis Neddenriep to direct Resource Concepts to prepare a new assessment roll for the Carson Valley Industrial Park reflecting adjusted market values for all the properties situated in the Carson Valley Industrial Park. Seconded by Jerome Etchegoyhen. Motion carried.

Oxoby Easement Discussion: The Chairman advised that discussion had taken place concerning the Oxoby easement at the May 17, 1986 meeting between the board and Robbie Oxoby. The secretary read portions of the minutes pertaining to increase for future movement of the mobile homes by Oxoby from \$1,500 to \$2,500 and obtaining an affidavit from Oxoby to establish the number of units at the time the district was formed. The board felt that Oxoby should not sign an affidavit reflecting the units from the time the district was formed since he did not own the property until approximately 1969, as they did not want to put Oxoby in a position of purgering himself. The board felt that an affidavit should be obtained as to the number of units at the time the property was purchased. Robbie Oxoby clarified that the 27 units indicated in the May 5, 1986 letter

from Jeffrey Rahbeck included the residence and service station. There would be 25 mobile home hookups of which 21 are currently being used. The board felt that the units should be spelled out as being 25 trailer units at .8 units each and one residence and one gas station at 1.0 units each. Total units: 22.0. Robbie Oxoby inquired about Bruce Scott's suggestion concerning the board's intent that Oxoby's would only be required to move the same trailer units should repair be required in the future as are being required to move during line construction. Bruce Scott felt that the intent should be stipulated in the minutes so that it could be referred to in the future. Robbie felt that they could be flexible, but want assurance that the mobile homes would only have to be moved if absolutely necessary. Discussion followed. Motion by Jerome Etchegoyhen to direct John Davis to draft a letter on behalf of MGSD to the Oxoby's attorney, Jeffrey Rahbeck to contain the following: A notarized affidavit would be required from Oxoby stipulating that there were 25 mobile home spaces at .8 units each and one residence and one service station at 1.0 units each totaling 22.0 units of capacity at the time the mobile home park was purchased. It will be necessary to move two trailer units at the present time for line construction at district expense. MGSD will offer \$2,500 to be paid to the Oxoby's for any necessary future mobile home movement for line construction or repair which is to be their responsibility. It is the intent of the board that any future movement of any mobile homes would only be done if absolutely necessary. Seconded by Vic Pedrojetti. Motion carried. John Davis will draft the letter and bring it to the July 1, 1986 board meeting for approval before forwarding the letter to Rahbeck.

Meeting adjourned 1:30 P. M.

Approved: 7-1-86

By: 

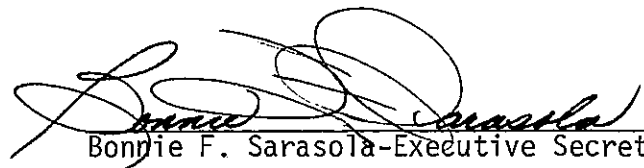
Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, JULY 1, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of June 3, 1986, June 17, 1986 and June 24, 1986
- 7:50 Rob Williams-Culp/Wesner/Culp--Approval of Primary Clarifier Plans and Specifications
- 8:05 Eugene Rose--Capacity Allocation
- 8:15 Dennis Little--Douglas County-Approval of Contract of Service and Improvement Plans for Lampe Park
- 8:35 Raymond Smith-Stonegate PUD--Plan Approval
- 8:45 Mort's Auto Body--Sewer Lateral Connection
- 8:55 Coast to Coast--Sewer Lateral Connection
- 9:05 Terry Blair-Blair-Allen Construction--Preliminary Plan Approval for Carson Valley Inn RV Park
- 9:20 Western Nevada Properties--Ordinance Approval and Easement Discussion
- 9:35 Gasoline Alley Grease Problem
- 9:45 Attorney's Report
- 10:00 Engineer's Report
- 10:15 Superintendent's Report
- 10:30 Secretary's Report
- 10:40 Public Commentary
- 10:50 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL July 2, , 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Regular Meeting, Tuesday, July 1, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Vic Pedrojetti, William Nelson and Jerome Etchegoyhen

Staff Members Present:

John Davis, Bruce Scott, David LaBarbara and Bonnie Sarasola

Others Present:

Rob Williams, Robbie Oxoby, Dennis Little, Roy Hatcher, Ray Wilson, George Coffey, Alan and Kathy Mortimer, Terry Blaire, R. D. Schwob, Bill Fergus, Shawn Smyth, Roy Hatcher and Chuck Radka.

Minutes of June 3, 1986, June 17, 1986 and June 24, 1986 were read. Motion by Louis Neddenriep to approve the minutes. Seconded by William Nelson. Motion carried.

Rob Williams-Culp/Wesner/Culp--Approval of Primary Clarifier Plans and Specifications:

Rob Williams explained to the board that the State has approved the plans for the second primary clarifier and raw sludge pump station and it is now necessary to obtain approval of MGSD. Plans were presented to the board and Rob explained the position of the proposed second primary clarifier and raw sludge pumping station. Rob also explained the overall operation of the new clarifier, minor plan modifications, and how the new clarifier and old clarifier would work together. Discussion followed concerning the roof material on the pumping station. Rob related that the estimated construction cost is \$495,000. 76.72% would be federal funded, leaving approximately \$115,000 to be paid by MGSD. Discussion followed concerning financing and the federal share. Motion by Louis Neddenriep to approve the plans for the second primary clarifier and raw sludge pumping station. The project is to be advertised for bid. Seconded by William Nelson. Motion carried. Rob Williams advised that tentatively the bid opening will be August 12, 1986 and will take approximately one year to construct.

Rob Williams informed the board that the Bob Cat loader had been received by MGSD for the solids handling system and wished to know if the board wanted to advertise a 30 day notice of completion. The board advised that they wished to advertise a notice of completion. Rob requested that MGSD pay Western Tranction 80% of the Bob Cat loader bid and 100% of change order #1 pending the 30 day notice of completion. Motion by Louis Neddenriep to advertise a 30 day notice of completion for the Bob Cat loader and to pay Western Traction 80% of the Bob Cat loader bid and 100% of change order #1. Seconded by Vic Pedrojetti. Motion carried.

Rob Williams reported that the solids handling system is 80% complete. The final punch list remains to be completed. David LaBarbara related that the system appears to be working very well. Rob informed the board that the system will be completed next week and final testing will be done. Rob wished to know if the board would approve advertising the notice of completion before giving final approval. The board advised that final approval for the sludge solids handling system would be put on the special meeting agenda scheduled for July 17, 1986 and advertisement for of completion could begin after the meeting. Discussion followed regarding allowing the public to obtain sludge from MGSD

Concerns were voiced regarding MGSD liability and the possibility of the public signing a liability waiver form. John Davis advised that signing a liability waiver was alright, but it would not fully protect MGSD and he felt that it would be safer for MGSD to dispose of the sludge at a dump site. Rob Williams related that the new regulations would probably prohibit giving away sludge. The board felt that they would like to see the public sign a liability waiver and continue giving away sludge. The board directed David LaBarbara to research the regulations regarding giving away sludge, coordinate with John Davis concerning the law and report back to the board. The board will then make a final decision regarding giving away sludge.

Rob Williams informed the board that the State requires a final plan of operation for the trickling filter, solids handling system and the second primary clarifier. The cost would be \$1,500-\$2,000 and is grant fundable. Discussion followed. Motion by Jerome Etchegoyhen to authorize Culp/Wesner/Culp to prepare a final plan of operation for the trickling filter, solids handling system and the second primary clarifier as required by the EPA. Seconded by William Nelson. Motion carried.

Rob Williams informed the board that he had no additional information to report on the Western Nevada Properties project. Bruce Scott reported that they are still working on the easements.

Eugene Rose-Capacity Allocation: David LaBarbara informed the board that Mr. Rose cancelled and would not appear at the meeting.

Douglas County-Approval of Contract of Service and Improvement Plans for Lampe Park--
Represented by Dennis Little: Dennis Little informed the board that the contract for service for the Lampe Park area had been received which had been forwarded to the Douglas County District Attorney for review. The contract of service will be presented at the commissioners meeting on July 3, 1986 for approval and signature. Dennis related that the improvement plans are approximately 99% complete and the 3 recommendations which have been made by Resource Concepts have been incorporated. Discussion followed concerning an RV dump facility in Lampe Park. Dennis related that the County feels there is a need for an RV dump facility. However, there are two other private developers interested in providing an RV dump facility. The County will wait and see if the private developers go ahead with a dump facility and if not, the County will probably try to provide a dump facility. Discussion followed. The board asked Dennis about the County's coordination with the Sunset Park project adjacent to Lampe Park. Dennis related that there are stipulated contingencies with the Sunset Park project and explained the legal obligations to the County. Dennis related that the Sunset Park people are working with the County and he expects a smooth construction process. Discussion followed on construction costs, easements, fees, etc. Bruce Scott presented a letter to the board recommending approval of the improvement plans with 3 minor changes that Dennis Little had earlier varified had been included in the plans. Dennis Little informed the board that the County was on a tight time schedule and that the sewer improvements would go out to bid on July 17, 1986. Discussion followed concerning plan approval. Motion by Louis Neddenriep to approve the sewer improvement plans for Douglas County for Lampe Park subject to the contract of service being signed. Seconded by Jerome Etchegoyhen. Motion carried.

Raymond Smith-Stonegate PUD-Plan Approval--Represented by Roy Hatcher. Roy Hatcher presented plans for Phase I of the Stonegate project located in Mackland Subdivision. Discussion followed regarding the stub put in by Mack on the property of the proposed project and whether the lateral should be a district line and if the lateral meets district specifications. Discussion continued regarding varification of line depth, manhole, size of line and proper grade. Bruce Scott recommended that the final plans note the backfill, preconstruction conference, final stamp by the engineer and manhole and pipe material. Bruce Scott also wished to coordinate with Roy Hatcher to shoot the grade. The board felt that it should be a district line with a 20 foot easement. The board also felt that if the stub does not meet district requirements that Mack should be required to bring the stub up to district specifications. David LaBarbara related that the homeowner's association will be responsible for the sewer user fees and presented CC&R 's which had been reviewed by John Davis. Mr. Hatcher related that they are willing to correct any technical problems. The board generally felt that the corrections should be made and property inspected to see that the stub was properly installed before approving the plans. Jerome Etchegoyhen felt that the corrections could be made and that the project should not be held up. Discussion followed. Motion by Louis Neddenriep to table the plan approval for Stonegate until the August meeting pending corrections on the plans and inspection of the stub. Seconded by William Nelson. Vote: 4 ayes--Jerome Etchegoyhen voted nay. Motion carried. David LaBarbara inquired about easements. Mr. Hatcher informed that the easements are indicated on the final map.

Mort's Auto Body-Sewer Lateral Connection--Represented by Alan and Kathy Mortimer. Mr. Mortimer related to the board that he wished permission to construct the lateral for his building in the Carson Valley Industrial Park due to the fact that he wishes to pave the parking area in front of his building and does not want to tear up the asphalt to construct the sewer lateral to his building at a later date. Mr. Mortimer would not connect the lateral to the building until such time as MGSD can give service to the Carson Valley Industrial Park. Mr. Mortimer related that a lateral construction plan had been given to MGSD, but he has just found out that the lateral construction plan will not sewer the back portion of his property and it will be necessary to present a new lateral construction plan. Discussion followed concerning grade to serve the back portion of the property. Bruce Scott related that the Mortimer's were contacted concerning the use of their property before the sewer improvements were constructed in the Carson Valley Industrial Park. Mr. Mortimer informed that he did not intend to serve the rear portion of the property and therefore a 4 inch stub was put in. However, in order to serve the rear portion of his property it would be necessary to change the stub to a 6 inch. Bruce felt that the cost to change the stub including core drilling and replace the existing lateral pipe would be \$150-\$200. The board felt that new plans for a 6 inch lateral could be approved subject to approval by the district superintendent, David LaBarbara. Discussion followed concerning construction of the lateral. Motion by Vic Pedrojetti to approve the construction of a 6 inch sewer lateral without connection to the building for Mort's Auto Body in the Carson Valley Industrial Park subject to construction plan approval by David LaBarbara. Seconded by Louis Neddenriep. Motion carried.

Coast To Coast--Sewer Lateral Connection--Represented by R. D. Schwob. Mr. Schwob presented plans for lateral construction without connection to the sewer service in the Carson Valley Industrial Park. Mr. Schwob explained that they wish to construct the lateral due to the fact that it is necessary to construct a truck ramp over the location of the lateral. Mr. Schwob related that they would like to cap the lateral at the street until such time as they are allowed to connect to the MGSD line. Bruce Scott suggested capping the lateral at the cleanout. The board felt that the lateral could not be connected to the building. Discussion followed regarding the present holding tank. The board advised that the holding tank use should not be disconnected due to the fact that the final assessments have not been approved. If the final assessment hearing passes it is probable that service in the Carson Valley Industrial Park could be possible the early part of August. Discussion followed regarding protests, protest period, court proceedings, etc. Motion by Louis Neddenriep to approve the lateral construction without connection to the building for the Coast to Coast building in the Carson Valley Industrial Park. Seconded by William Nelson. Motion carried.

Carson Valley Inn--Preliminary Plans for Carson Valley Inn RV Park--Represented by Terry Blaire, Shawn Smyth, Bill Fergus and Chuck Radka. Mr. Blaire related to the board that the Carson Valley Inn is considering the construction of a 55 space RV Park and possible public RV dump. Preliminary plans were presented and details were explained to the board. Part of the property is located in the town of Minden and part is not. The board related that the property would have to be annexed to the town of Minden and to MGSD. David LaBarbara reviewed the fee charges including annexation, capacity fees vs. old and new rates. Fees relating to mobile home parks were discussed vs. occupancy rate. The representatives inquired about the board allowing the construction of the sewer improvements and capping the connections to be used at a future time. The board saw no problem in capping and using the connections at a future time. David LaBarbara brought out the fact that in capping the connections, it is possible that there would be no capacity, different ordinance requirements or higher rates at the time of use. The board related that annexation would have to be applied for first and all requirements met.

Western Nevada Properties--Ordinance Approval and Easement Discussion--Represented by Bruce Scott. Bruce informed the board that he would like to get the ordinance and annexation map approved in order to complete the annexation process for the Western Nevada Properties project. The property has been annexed to the town of Minden. The covenants have been recorded and the annexation and acreage fees have been paid. John Davis related that he had not reviewed the annexation map and wanted to make sure it coordinated with the ordinance. Bruce requested that the board authorize the signature of the chairman on the ordinance and annexation map subject to approval by John Davis. Discussion followed. Motion by Jerome Etchegoyhen to adopt the ordinance and approve the annexation map and authorize the signature of the chairman on both documents subject to review by John Davis and Bruce Scott. Seconded by Vic Pedrojetti. Motion carried.

Bruce Scott related to the board that there is difficulty in obtaining a 30 foot easement on Hwy. 395 from the Dreyer's. The Dreyer's want the easement in the highway right of way, but MGSD wishes the easement on the Dreyer property due to the fact that if the line were put in the highway right of way it would be subject to a revokable permit. Bruce requested direction and help from the board in solving the problem. Letters were presented from Noel Manoukian representing the Dreyer's

and from T. Scott Brooke representing Western Nevada Properties relating to the easement problem for the board's review. Bruce drew a drawing on the black board showing the area involved and explained the situation. Discussion followed. Chairman Hellwinkel offered to discuss the situation with the Dreyer's. Discussion followed regarding the board's wishes concerning the easement. Chairman Hellwinkel will discuss the problem with the Dreyer's.

Gasoline Alley-Grease Problem: David LaBarbara informed the board that there is an on going problem in Gasoline Alley in the area of Sharkey's causing the line to plug due to excessive amount of grease. Sharkey tends to blame the problem on the JT Restaurant and the JT tends to blame the problem on Sharkey. There doesn't seem to be a problem above the JT except that Magoo's Restaurant plugs up their own lateral occasionally. Discussion followed concerning grease traps in eating establishments. The board felt that a letter should be written to the owners inviting them to the next meeting.

Attorney's Report: John Davis presented a draft letter to the board for their review directed to Jeffrey Rahbeck, attorney for the Oxoby's as per the June 24, 1986 board meeting. The board reviewed the letter in detail. The board directed John to make the following changes in the letter. The line will not closely follow the existing line, MGSD will agree to quitclaim the old line to Oxoby's as soon as the new line is complete. Change the wording 27 units to 27 connections. Two mobile homes will have to be moved at district expense during construction. The 2 or 3 other units which will be on the easement will not be moved unless absolutely necessary at district expense. Acceptable DG material approved by the Oxoby's will be used. Discussion followed concerning time frame. John will draft a new letter to Jeffrey Rahbeck as per board instructions which will be mailed immediately.

John Davis informed the board that a tax bill had been sent to MGSD from Douglas County regarding the purchase of the Anderson property in excess of \$5,000. John explained that the ranch property was in deferred agricultural use tax. When MGSD purchased the property it took the property out of agricultural use and the tax became a lien on the property. John went into detail regarding the law concerning the tax situation. John would like to explore the problem further. The board authorized John to research the problem before the board considers paying the tax bill.

John Davis presented an ordinance to the board for review as per board instructions concerning the payment of sewer user fees by homeowner's associations as per the June 3, 1986 board meeting. Discussion followed concerning the content of the ordinance. Motion by Louis Neddenriep to adopt ordinance #47 regarding the payment of sewer user fees by homeowner's associations. Seconded by William Nelson. Motion carried.

John Davis informed the board that the GRGID trial has been set for February, 1987.

Engineer's Report: Bruce Scott discussed a parcel map which had been received for review for Clinesmith. Bruce recommended that a letter be sent indicating that the easements should be dedicated on the parcel map or if they have been dedicated already, where has this been done. The Chairman felt the prior easement problems concerning the Clinesmith project should be brought to the County's attention.

Bruce Scott related to the board that the land application project is nearly complete with the exception of the earth moving portion which has been suspended due to the water table. Bruce related that it is now time for the board to approve putting the contract into suspension in order to hold the earth moving off until fall. Bruce explained the time frame. Discussion followed. Motion by Jerome Etchegoyhen to allow the contract for the land application to be put in suspension and extend the end of the contract approximately 75-80 days at the end of the suspension period due to spring weather conditions. Seconded by Vic Pedrojetti. Motion carried.

Bruce Scott related that Wunschel & Small are moving along on the rehabilitation project. Bruce would like to see the Oxoby portion done since MGSD has the bid in.

Bruce Scott requested that the board approve a change order for a 7 foot high 3 strand barbed wire fence for pump station #2 in the land application project in the amount of approximately \$2,420.00. Discussion followed. Motion by William Nelson to approve a change order calling for a 7 foot 3 barbed wire fence for pump station #2 in the land application project not to exceed \$3,000. Seconded by Louis Neddenriep. Motion carried.

Bruce Scott informed the board that John Christl has retained legal counsel in regard to the 20 units he does not wish to retain concerning the Carson Valley Industrial Park project. Bruce recommended to his attorney, Mark Picker that he approach the board before filing suit.

Superintendent's Report: David LaBarbara reported that a letter had been received from the tax commission approving MGSD's budget for 1986-87.

David LaBarbara reported that a call had been received from the contractor involved in widening Hwy. 395 inquiring about obtaining effluent from MGSD for the road project. Discussion followed. David felt there would be a problem with the road having heavy trucks driving over it. Possibly a spigot could be installed at the rear of the plant where the effluent could be obtained. The board directed David to research the problem.

David LaBarbara read a letter to the board received from the Corp of Engineers in regard to obtaining fill for the wetland area north of the plant facility. The Corp of Engineers advised that it is necessary to obtain a permit. Discussion followed.

David LaBarbara informed the board that Bently Nevada may possibly need to continue discharging effluent out of the district boundary a few days past the permit deadline and inquired if it would be a problem. David related that Bently is meeting district requirements. The board advised that the permit would be satisfactory until the August 5, 1986 meeting. If Bently Nevada needs to discharge after that time it will be necessary for them to discuss the situation with the board.

David LaBarbara related to the board that the extra phone line installed in the administration building by Culp/Wesner/Culp is no longer needed by Culp/Wesner/Culp

and recommended that the board keep the additional line since it is already in the building for district use. Discussion followed regarding the cost and the need for an additional phone line. The board advised that the phone line could remain in the building for district use.

David LaBarbara reported that another backup due to grease problems had occurred at the Carson Valley Inn. Discussion followed.

David LaBarbara reported that Terry Blaire had backed into a light pole on the MGSD premises, knocking it down. Mr. Blaire will take care of the repairs estimated to be \$300.00.

Secretary's Report: Bonnie Sarasola reported that the sewer user fee account of George Abbott is the only account in arrears and she will take steps to collect the over due amount.

Bonnie Sarasola reported that a time certificate in the amount of \$140,000 would mature at Valley Bank on July 28, 1986. The board instructed that the certificate was to be reinvested. Discussion followed on other district investments.

Bonnie Sarasola reported that an insurance equipment floater covering the new Bob Cat loader would be \$305.00 annually. Discussion followed. The board advised that they did not wish to insure the Bob Cat loader.

Meeting adjourned 11:50 P.M.

Approved: 8-5-86

By: 

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, THURSDAY, JULY 17, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

7:30 P.M. Call to Order

7:35 NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Minden-Gardnerville Sanitation District will be held at the Trustees Meeting Room, at the Wastewater Treatment Plant, in Minden, Nevada, in the District and in the County of Douglas and State of Nevada, at 7:30 O'Clock P.M. on the 17th. day of July, 1986, for the purpose of conducting a hearing on the assessment roll for the Assessment District designated as the Carson Valley Industrial Park 1985 Sewer Assessment District, and considering the adoption of resolutions dispensing with protests and levying the assessments, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

8:35 Public Commentary

8:45 Adjournment


Bonnie F. Sarasola - Executive Secretary

Please do not remove until July 18, 1986

MINDEN-GARDNERVILLE SANITATION DISTRICT

STATE OF NEVADA, COUNTY OF DOUGLAS

-oOo-

IN THE MATTER OF:

Assessment Roll for the
Assessment District
designated as the Carson
Valley Industrial Park
1985 Sewer Assessment
District

REPORTER'S TRANSCRIPT OF PROCEEDINGS

HEARING

Thursday, July 17, 1986

Wastewater Treatment Plant

Minden, Nevada

ORIGINAL

REPORTED BY:

MICHEL DOTY, CSR #228

Transcription by:

Sharon A. Shelly

CAPITOL REPORTERS

OFFICIAL AND GENERAL COURT REPORTERS

108 W. TELEGRAPH, CARSON CITY, NEVADA 89701

(702) 882-5322

A P P E A R A N C E S

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For the Board of Trustees
of the Minden-Gardnerville
Sanitation District:

- DANIEL HELLWINKEL
- LOUIS NEDDENRIEP
- VIC PEDROJETTI
- WILLIAM NELSON
- JEROME ETCHEGOYHEN

- DAVID LaBARBARA
- BONNIE SARASOLA
- BRUCE SCOTT
- JOHN DAVIS

For John and Joan
Christl:

JOHN AEBI,
Attorney at Law

Also Present:

- PETE ANDERSON
- MARC PICKER
- JOHN CHRISTL
- RAYMOND WILSON
- GEORGE COFFEY
- R. L. NOWLIN
- KEN BOUEY
- ALAN & KATHY MORTIMER
- CHARLES GEBHART

1 GARDNERVILLE, NEVADA, THURSDAY, JULY 17, 1986, 7:30 P.M.

2 -oOo-

3
4 MR. HELLWINKEL: M.G.S.D. to order. The meeting
5 is the sole purpose, is for the last hearing for the
6 assessment district out in Industrial Park and before we
7 get started with it, the District's legal counsel, John
8 Davis, will tell you what the meeting's about and the rules
9 are with the court reporter and those kinds of things.

10 MR. DAVIS: We do have a court reporter here.
11 For her, it's difficult to get a verbatim record, so what we
12 want to do is when somebody wants to say something, if you
13 would identify who you are and then one person at a time
14 respond to whatever is being done so she can pick up the
15 chronology of how this discussion goes.

16 It will go perhaps a little slower than it might
17 be if you were just sitting here talking, so I ask you be
18 careful about that so she can get it down verbatim which
19 will be beneficial to everyone ultimately.

20 MR. HELLWINKEL: This hearing is mainly for the
21 assessment roll for the assessment district. The District
22 has established assessments for all you people. I think
23 you've all, I'm sure that you've all received a copy of your
24 assessment and all the related things to it.

25 Now, I will probably turn part of this over to
26 Bruce Scott over here, the engineer for the District and he

1 can sort of explain what's to take place tonight.

2 MR. SCOTT: Okay. Maybe if I can start with a
3 little history. If you can't see it, feel free to come up
4 and take a look. This is the final assessment plaque as
5 established by our office that shows the individual lots,
6 the number of equivalent dwelling units and the size of each
7 parcel in acres and this represents then, the dark boundary,
8 represents the boundary of the assessment district.

9 By the way, I'm Bruce Scott, the District's
10 engineer and with me tonight is Pete Anderson from our
11 office who has been working on the project and is familiar
12 with the assessments and the assessment methodology and
13 some of those things and I asked Pete to join me tonight.

14 A little bit of history: Back in 1978 or 1979,
15 possibly even before that, there was an increasing desire,
16 if you will, for sewage, central sewage disposal in the
17 Industrial Park. There has been periodic problems through-
18 out there and limitations on development because of the
19 water table and concerns by the state and county at different
20 over leach fields and septic tanks and so on. A group of
21 the owners out there got together and actually canvassed the
22 owners, put the basis for what became the assessment district
23 together and came to the District in a fairly formalized
24 manner. They brought in the assessment methodology. They
25 brought in the sewer units requested and quite a bit, they
26 had done quite a bit of homework and I think individuals out

1 there had paid a fairly substantial amount to try to get
2 this thing going.

3 They came to the District and asked the District
4 to form an assessment district in order to put in the
5 improvements necessary so that they could be sewered out
6 there. The original assessment district proposal included
7 three large intervening property owners. That would be the
8 property that is known as the Herbig property which is now
9 moving towards Gardnerville northerly along 395 adjacent
10 to Thoroughbred Photo owned by Bob Oswald, then just north
11 of Waterloo Lane, the property owned by William Kartoian
12 and those three large properties were a part of the original
13 assessment district.

14 We went through the process of a preliminary
15 assessment roll in, I believe, 1982, where the preliminary
16 assessments were noticed and everyone, we had a hearing
17 similar to this and after that hearing, or at that hearing,
18 we had protests from several people, but the primary problem
19 was that the intervening property owners were concerned
20 about the costs that they were going to bear because they
21 had large parcels. Their costs were quite significant and
22 they elected after that not to form an assessment district
23 for their portion. The assessment district basically was
24 put on hold so that they could, on their own, complete the
25 improvements to reach the boundary of what is today the
26 assessment district and it took another almost three years

1 for that to happen and those people then privately did that
2 on their own, which of course, is their right and the
3 District held the assessment district in abeyance, the
4 sewer district held the sewer in abeyance until such time
5 as those lines were in and approved by the District and
6 ready for extension, if you will, into the present assessment
7 district, which is the industrial park by-law.

8 The assessment district is not allowed to benefit
9 private property, that is, is not allowed to benefit private
10 property that isn't a part of the assessment district and
11 what would happen is there was some talk about the people
12 in the industrial park actually putting this sewer line all
13 the way out there, but legally they couldn't do that without
14 the intervening people being part of the assessment district,
15 because you can't use assessment districts to put, as far as
16 the private property is concerned. So, they had to wait.

17 In 1985, we got back into it, because the line was
18 then ready to be extended from its termination point at
19 Elges Avenue into the industrial park and to the limit of
20 the industrial park on the southerly boundary at 395.

21 In 1985, then, I believe it was June, we had a
22 preliminary assessment roll and hearing. At that time,
23 everyone had received, as you received now, a certified
24 letter indicating what at that time your preliminary assess-
25 ment was estimated to be. And that was represented not to
26 exceed the number of assessment by-law and cannot exceed

1 what the preliminary assessment roll number was. At that
2 time, there were protests. The protests were overruled by
3 the Board. One of the property owners out there, the
4 Mortimers, went so far as to file suit. There was a hearing
5 in court. There was an agreement worked out with the
6 Mortimers and the judge signed an order dismissing the suit,
7 allowing construction to proceed and the construction
8 proceeded, once it finally got started, fairly quickly.
9 We now have completed the construction.

10 The District has taken all the construction costs
11 plus all the other costs, put those together and prepared
12 what you have all received or all property owners have
13 received as the final assessment roll providing your assess-
14 ment based on the actual costs of the District. Those
15 assessments, as you will, probably you are aware, less the
16 preliminary assessment roll indicated, because the total
17 costs of the District was less than that cost at the time
18 the preliminary assessment roll was developed. So, at this
19 point, tonight, our preliminary focus is to discuss the
20 final assessment amounts, discuss any basis. Clearly we,
21 you know, everyone is noticed because they have the right to
22 protest and we have one written protest, to my knowledge.

23 Are there any other written protests, Bonnie?

24 MS. SARASOLA: No.

25 MR. SCOTT: We'll have to hear from the written
26 protests and verbal protests tonight. The primary focus of

1 tonight's hearing is to review the method, the mathematics,
2 if you will, and the method of assessment. The assessment
3 methodology goes back, as I say, to 1978 or 1979 as it came
4 from the owners themselves, but the assessment methodology
5 was the subject of review in the preliminary assessment
6 hearing.

7 Tonight's hearing technically is oriented towards
8 making sure if we have any mathematical problems, if we got
9 averages incorrect, if we've done something else on that
10 order to have those heard and obviously anything else heard
11 in terms of what people may care to say, but I think the
12 primary focus tonight is to insure consistency with the
13 preliminary assessment roll and to proceed from there.

14 I might ask at this point, Mr. Christl, through
15 his attorney, has filed what we would consider, I think, a
16 written protest. Are there any other oral protestants that
17 would like to speak? I'm just trying to see where we stand.
18 If anyone else wants to protest at this point -- okay.
19 Alan? Okay. At this time I would think unless there are
20 specific questions, we might want to let the protestants
21 make their presentations or proceed.

22 MR. HELLWINKEL: First, Bruce, is there anybody
23 in the audience that would like to ask Bruce any questions
24 pertaining to this or what's happened or why it happened or
25 anything like that? He's here to try to answer these
26 questions for you.

1 MR. SCOTT: I do have the plans. I have the
2 specifications and if there is anything from that nature,
3 why we'd be glad to try to answer questions too.

4 MR. HELLWINKEL: State your name.

5 MR. GEBHART: Charles Gebhart. I've talked to
6 Dave on this problem, but there is a 20-foot right-of-way
7 and one of the laterals is out of that 20-foot right-of-way
8 and I don't know whether the regional plan showed it that way
9 or whether the previous owner got it in that position, but
10 I'm not happy with it.

11 MR. SCOTT: Okay. I'm -- I can't give you a
12 specific answer. At the time of the preliminary assessment
13 hearing, and of course, the hearing at the same time on the
14 plans, all of the laterals were shown at that time and
15 located. The locations for the laterals were, I believe, in
16 every case either at the direction of the owner or provided
17 to the owner for concurrence.

18 MR. GEBHART: I talked to the previous owner and
19 I know I couldn't get a real good answer out of him, but I
20 saw the asbuilt. The asbuilt showed that technically out of
21 the right-of-way, just a hair, but it's about three feet,
22 but it shows, you know, like on the asbuilt, maybe a foot or
23 so, but I don't know what the original drawing shows. I
24 haven't had a chance. I wanted to try to check that first,
25 but if the original drawing showed it out of the right-of-
26 way, I wanted to know why.

1 MR. SCOTT: Okay. I have the record drawing here
2 tonight. I don't have the original, but we do have obviously
3 a copy at the office. I'd be happy to sit down and go
4 through it with you.

5 MR. GEBHART: I don't want to run it through that
6 property and I don't feel I should have to make the expense
7 of going back out in the street and putting a dogleg back
8 in it. That's my complaint.

9 MR. SCOTT: Well --

10 MR. GEBHART: I own two parcels and it happens to
11 be the rear parcel and I'll either have to go back in the
12 street right-of-way and put a dogleg in it or it's going to
13 have to go through that property and I don't want it to.

14 MR. HELLWINKEL: I might ask you one question on
15 this. The piece of property you're talking about, was it
16 originally one parcel and divided into more parcels or has
17 it always been one parcel?

18 MR. GEBHART: It was originally one parcel and
19 made into three.

20 MR. HELLWINKEL: That's probably where the
21 problem is coming from. The person put it into three parcels,
22 didn't come down here to the Board and advise us of it.

23 MR. GEBHART: Well, it's got three laterals, you
24 know, three parcels, but there is no question there. It's
25 just the fact that one of them is not in the right-of-way to
26 go to the rear property.

1 MR. HELLWINKEL: But, still it could have been,
2 maybe.

3 MR. GEBHART: Well, I mean, that's why I say it's
4 a problem, property owners' problem. I don't know about the
5 previous owner, but like I say, I didn't have a chance to look
6 at the original drawing to see if it's been moved.

7 MR. HELLWINKEL: You could talk to Dave LaBarbara,
8 the Superintendent for the District.

9 MR. GEBHART: I've talked to him about it too.

10 MR. LaBARBARA: I went out on the site with our
11 inspector on the project and with the previous owner of all
12 three parcels, Dick Clark and Dick said at the time he
13 consulted us, numerous times, as a matter of fact, with our
14 inspector on the job the laterals were put in and he was
15 happy at the time. Now, Mr. Gebhart has bought the property
16 and is now unhappy with the location, but I don't know if
17 anything can be done about that.

18 MR. HELLWINKEL: Also, tonight at this hearing,
19 I think this is a small item too, is what I'm saying to you.

20 MR. GEBHART: I didn't know.

21 MR. HELLWINKEL: We're glad to hear about it.
22 There is no question about that, but I don't think this
23 hearing tonight is the place to resolve that problem.

24 MR. GEBHART: Okay.

25 MR. HELLWINKEL: We're happy to talk to you about
26 it and happy to try to resolve it in some way, but I don't

1 think this is what we're trying to get resolved tonight.

2 MR. GEBHART: Okay.

3 MR. HELLWINKEL: Like Bruce said, go down and
4 talk to him, come down and talk to Dave like you have.

5 MR. SCOTT: If we can see where it is, we might
6 be able to make an adjustment in alignment to try to work
7 it out without having to go back to square one.

8 MR. GEBHART: I know you got other problems here
9 tonight, but just let me take one more minute. I talked to
10 Dick Clark again. I asked him today if one was supposed to
11 be four inch and one is supposed to be six inch and it's
12 reversed. What he says is it's supposed to be what's on the
13 asbuilt as reversed and I said, "Did you physically see
14 them put a six inch in?" And he says, "No." So, that really
15 throws a monkey wrench at it, because if they're reversed of
16 what they're supposed to be, the lines are going to have to
17 cross, because the six inch has got to go to the rear and the
18 four inch has got to go to the front run of the two lots.

19 MR. SCOTT: I'd be glad to do some research,
20 because of the location of those laterals as proposed has
21 been of record pretty much since 1982 which is the time we
22 established them initially. We tried in 1985 to ask people
23 with the notice --

24 MR. GEBHART: Those lots were split before '82, I
25 believe, because the one building was built at least in '81.

26 MR. SCOTT: The other thing we tried to do when we

1 were out there is contact everyone on site to try to verify
2 it was going to go to the right location and we even sent
3 letters to everyone. It's really almost -- if people don't
4 come forward, because we have had these things pretty much
5 of record for four years, we try to let people know the
6 plans were available for inspection and the inspector has
7 tried to be responsive to changes as things were going in and
8 we did make some changes as you're aware, but we'd be glad
9 to look at it, specifically, and try to get at least some
10 straight answer on it.

11 MR. GEBHART: Okay. I'll discuss it with you
12 people later. I'll let you continue.

13 MR. MORTIMER: Alan Mortimer. I don't think we're
14 really down here to protest. I thought there was something
15 wrong with the whole district down there. Now, if I have a
16 chance to come back in to show some major screw-ups, I'd
17 like to be able to do that.

18 MR. HELLWINKEL: Well, I think maybe you're talking
19 about one of the things that you told me back, was the
20 compacts.

21 MR. MORTIMER: Right.

22 MR. HELLWINKEL: And that's being looked into.

23 MR. MORTIMER: The wrong side stub is coming out
24 of my property. Mr. Scott just said that everybody was
25 personally talked to and sent letters. I don't know whether
26 they were made to me, but nobody talked to me.

1 MR. SCOTT: You weren't on the site, I don't
2 think, Alan.

3 MR. MORTIMER: I was there the whole time.

4 MR. SCOTT: I'll be glad to put Cal in touch with
5 you. He was instructed to knock on everyone's door every
6 day. He was to notice everyone of what the plans clearly
7 showed, what the intention was.

8 MR. MORTIMER: Well, our whole idea there was, I
9 believe, you were paid enough money to put that in where it
10 should work and what you've got designed doesn't work. I
11 don't feel that we should have to pay for that, but as long
12 as I got a chance to come back and this isn't the last
13 hearing, I would like a time.

14 MR. HELLWINKEL: This hearing tonight is not for
15 something like that, Alan. We're glad to hear about it and
16 if you have something you think is wrong with it and it's
17 not right, we will look into it and if anybody else here
18 tonight has got anything like this, we're happy to listen to
19 you. That's not the issue tonight, but if we've, Bruce
20 Scott has got something that's not proper, he's going to
21 have to take care of it.

22 The contractor got some problems with leaks out
23 there and the contractor is going to take care of it.

24 MR. MORTIMER: I'll just withdraw my protest then.

25 MR. HELLWINKEL: The protest is mainly on the
26 method, not so much mainly whether square feet are wrong or

1 something like that.

2 MR. MORTIMER: Okay.

3 MR. HELLWINKEL: Is there anybody else here that
4 would like to say anything or ask any questions? Then, we're
5 going to go to the one protest we have.

6 MR. AEBI: My name is John Aebi. I represent John
7 and Joan Christl who own Lot Number 46. I don't know whether
8 you want me to ask those questions now or wait.

9 MR. HELLWINKEL: Why don't we get all these other
10 questions out and sit and try to resolve your problem.

11 MR. AEBI: Okay.

12 MR. HELLWINKEL: Also, tonight the Board will
13 either deny their protests, accept them, and also could make
14 a resolution tonight to continue on with the assessment
15 district and it's sort of important that the Board does this,
16 because I know you people that are out there want to be
17 able to use your new facilities. We can't let you do this
18 until after tonight and get these problems resolved, plus
19 we want to settle the bonds before the first of September,
20 because they're supposed to have in congress a new law saying
21 that these will not be tax exempt bonds anymore which will
22 greatly increase the cost. So, the Board is striving to
23 meet these deadlines and we're going to try to do it and if
24 there is no more questions or anything, we're going to go
25 start the discussions, the one protest.

26 MR. DAVIS: John and Joan Christl are represented

1 by Mr. Aebi. Mr. Gebhart has another question.

2 MR. HELLWINKEL: Okay.

3 MR. GEBHART: Do you have any idea what the bonds
4 will go for yet? They got an estimated price. Do you
5 remember what that is?

6 MR. SCOTT: Do you know what that is, Pete? Was
7 it nine? They estimated nine and a half a month ago, since
8 that time the prime has dropped a half a point, so you know,
9 they have enough trouble with the engineering, rather than
10 speculating on the bond site.

11 MR. HELLWINKEL: See, I think the final assessment
12 will be adjusted according to which way it goes; isn't that
13 right?

14 MR. SCOTT: Well, that's true. Right now, well,
15 actually it won't affect the assessment much, but it will
16 affect the payment, because the payment will be in 20 equal
17 installments which would be ten years every six months a
18 payment and a half, of course, there is a principal payment
19 and then there is an interest payment and the interest will
20 definitely be lower if we have a lower interest rate on the
21 bonds.

22 If I can take one quick second so you know the
23 mechanics of it a little bit. If they were to proceed from
24 this point on as tentatively planned, the first installment
25 payment would be due in February of 1987. Thereafter, every
26 August and every February a payment would be due for a ten-

1 year period and that would be a payment that would be one-
2 tenth of the total assessment plus interest for the amount of
3 the balance. Everyone will have a 30-day period from the
4 time the resolution adopting the final assessment roll is
5 approved, a 30-day period in which to pay the full amount of
6 their assessment without interest should they so desire.
7 That's an option available to each property owner. There is
8 absolutely no requirement that it be done. It's just the
9 option. If you don't want to finance it, you want to pay
10 cash, in effect, you can do that.

11 After the 30-day period, you have the right to pay
12 any amount in excess at the normal payment time. You have
13 the right to pay an amount in excess, if you want to, but
14 you have to pay the minimum which is one-tenth of the
15 principal plus the interest accrued for that particular
16 amount over that particular time and all those will be
17 finalized. We don't know what the final payments are,
18 because we don't know what the final interest rates are going
19 to be, so we're a little bit up in the air, but a person
20 could take his assessment factor it over, you know, over
21 ten years at nine and a half percent and probably have a
22 relatively conservative amount of semi-annual payment.

23 MR. GEBHART: Wasn't this in your deal that you
24 sent out? Didn't it say something about a penalty on not
25 paying it all?

26 MR. SCOTT: No, I think there is probably a penalty

1 for late payment and that type of thing, but there is no
2 penalty for paying it off, you know, if you pay it immediately.

3 MR. GEBHART: No, I meant after you started on the
4 payment plan, didn't you have it written in there?

5 MR. SCOTT: Is there anything like that, Pete?

6 MR. ANDERSON: I don't think so.

7 MR. SCOTT: I don't think so. I think you can
8 prepay it without penalty, but you can't pay a portion in
9 the 30 days and then only have a smaller amount financed.
10 I don't believe there is a prepayment penalty of any kind.

11 MR. GEBHART: I thought I read somewhere there was
12 after you got -- if you elected to have it on the payment
13 plan, I thought I read somewhere there was a penalty if you
14 paid it off.

15 MR. SCOTT: We'll doublecheck. I don't think
16 that's the case, but we'll doublecheck and see if we can get
17 a confirmation.

18 MR. HELLWINKEL: Bruce, this goes right on their
19 tax roll; isn't that the way it's paid?

20 MR. SCOTT: Yeah, the initial payment would be
21 paid here to the District, as I understand it, the way the
22 thing reads, the Treasurer of the District would take the
23 initial payment. Thereafter, it will come out on a tax roll,
24 actually as a practical part, if the first payment is on
25 February, the first one may not be on the tax roll, because,
26 see, the tax roll won't come out until the following July

1 again.

2 I don't honestly know how the first payment would
3 be made, whether it would be a supplement to the tax roll or
4 whether it would be something that would come to the District.

5 MR. HELLWINKEL: This also comes like a tax loan
6 on the property handled probably the same way, right?

7 MR. SCOTT: It can become a loan on the property
8 if it's not paid, that's right.

9 MR. NOWLIN: Your mail out that I got says a
10 prepayment penalty not exceeding five percent of the principal
11 of deferred installments so prepared also will be established
12 by the Board. So, I think he's right if that's in your mail
13 out.

14 MR. SCOTT: Okay.

15 MR. NOWLIN: Page 11.

16 MR. SCOTT: Pete has it here in the resolution.

17 MR. NOWLIN: My name is R. L. Nowlin, N-o-w-l-i-n.

18 MR. SCOTT: The sentence is the owner of any
19 property assessed and not in default as to any installment
20 may at any time have the option of such owner to pay the
21 whole or semi annual installment of the unpaid principal
22 with interest accruing thereon until the next interest pay-
23 ment rate together with the payment of a penalty. Such
24 prepayment of five percent of the principal of the deferred
25 installment so prepaid. That's page 13 or 11.

26 So, what there is is a five percent prepayment,

1 five percent of the principal in effect that's left, so yes,
2 to answer your question, I was in error. There is a five
3 percent prepayment penalty. That, of course, only occurs
4 if you choose to finance it. There is no penalty for paying
5 cash, if you want to avoid the interest completely and I
6 guess if a person were in the position of having the cash
7 used, we'll have to decide if you thought the bond rate was
8 higher than what you could get on your money and make a
9 decision accordingly.

10 MR. GEBHART: Would that five percent hold true
11 all the way through, say the interest rates went real high
12 and they wanted to close out the bonds?

13 MR. SCOTT: I don't know that they have the right
14 to close them out. I think they are obligated to give you
15 the full ten years to pay them. I don't think there is an
16 option there. I suppose they could come to you and say
17 "Would you be willing to discount it" or something like that,
18 but I don't think there is any way of paying short of the
19 ten year period.

20 MR. NOWLIN: What would be the theory of charging
21 the prepayment penalty? Do you have costs involved in paying
22 off these bonds ahead of time that would justify that pre-
23 payment?

24 MR. SCOTT: I would presume that that is tied to
25 the cost of prepayment costs associated with it. I don't
26 honestly know what costs those might be. I'm not that

1 familiar with the mechanics of the bonds. It may be --

2 MR. HELLWINKEL: Sir, this is --

3 MR. SCOTT: It may even be a statutory provision.

4 MR. HELLWINKEL: The first part of this has been
5 brought up to the Board and we've looked maybe in all these
6 papers. We don't -- counsel is not here and one of the
7 reasons for not having them here is it's expensive. This
8 all goes to your costs. They come out of Denver and you have
9 to pay their expenses and things. It makes it so -- Mr.
10 Davis is over here. You've been listening to this, John?

11 MR. DAVIS: Yes.

12 MR. HELLWINKEL: Would you contact the bond counsel
13 and get us an answer for this?

14 MR. DAVIS: Okay.

15 MR. HELLWINKEL: Would you like to -- we can inform
16 you by letter if you would like.

17 MR. NOWLIN: It would be interesting.

18 MR. HELLWINKEL: Get their names down, John and
19 when we find out we'll get in touch. I imagine Mr. Gebhart
20 would like to know too.

21 Is there anybody else? Okay. Now, we're going to
22 discuss the one protest we have, so if you want to --

23 MR. AEBI: Mr. Chairman, I guess first of all I'd
24 like to have that letter that we filed with the Board on
25 July 14th either read into the record or made a part of the
26 record.

1 MR. HELLWINKEL: Okay. We can read it. You got
2 a copy, Bonnie?

3 MS. SARASOLA: No, sir, I don't. I'll read it if
4 you have a copy.

5 MR. HELLWINKEL: I have one here. This is the
6 original one here, if you like.

7 MR. AEBI: We didn't present it to the Board until
8 the 14th. It's dated the 11th.

9 MR. HELLWINKEL: I think it's Monday when I got
10 my copy.

11 MS. SARASOLA: This is directed to the Board of
12 Trustees, Minden-Gardnerville Sanitation District re: John
13 and Joan M. Christl - Objection to final assessment roll,
14 Carson Valley Industrial Park.

15 "Gentlemen:

16 "I represent John and Joan Christl, owners
17 of APN 25-152-04, also described as Lot Number
18 46 in the Carson Valley Industrial Park.

19 "In 1979, the Christls were contacted
20 concerning the proposed annexation of the
21 industrial park to the Sanitation District.
22 At that time, they were provided with a 'proposed
23 cost distribution' showing that the assessment,
24 less connection fees for 20 EDUs would be less
25 than \$20,000. The Christls were advised that
26 one equivalent dwelling unit of capacity would

1 allow for one or two private restrooms.
2 Their plans did not call for 40 restrooms on
3 their acre and a half, however, they were
4 advised that the EDUs would be transferable
5 and would increase in value after the project
6 was completed.

7 "On December 18th, 1985, the Christls
8 attended the public hearing held by this
9 Board for considering the sewer project and
10 assessments within the Carson Valley Industrial
11 Park. They did not know that the Board had
12 adopted Ordinance Number 25 on June 1, 1982,
13 which limited the transfer of sewer capacity
14 to adjoining parcels where the ownership is
15 the same. The Christls did not object to the
16 formation of the assessment district. They
17 believed that they would be able to sell their
18 excess capacity.

19 "It is apparent from a review of the
20 December 18, 1985, minutes that even one of
21 the trustees was unclear on transferability.
22 In the first paragraph of page six of the
23 minutes, Trustee Etchegoyhen asked what the
24 ordinance stipulated on transfer of capacity
25 units and was advised by Mr. LaBarbara that the
26 units could only be transferred by the property

1 owner to adjacent property he owns. This
2 exchange took place after the role call for
3 property owners was held.

4 "During the month of January, 1986,
5 John Christl spoke with Trustee Hellwinkel
6 who advised him for the first time that the
7 EDUs that he was being assessed for would not
8 be transferable. John then mailed a letter
9 to Resource Concepts on January 30, 1986,
10 in which he objected to being assessed for
11 20 EDUs and requested that he only be assessed
12 for four EDUs.

13 "The Christls now find themselves saddled
14 with the largest assessment in the sewer district.
15 They have no need for 20 EDUs on their one and
16 one-half acres. Indeed, it is difficult to
17 envision how anyone could use 20 EDUs on a one
18 and one-half acre parcel in the Carson Valley
19 Industrial Park. This Board is asked to
20 consider the following objections: Number 1.
21 The assessment exceeds the reasonable market
22 value of the tract assessed in violation of
23 NRS 271.365 sub (5). Number 2. The assessment
24 exceeds the amount of the estimate of maximum
25 special benefits to the tract assessed, as
26 provided in subsection 2 of NRS 271.300.

1 Number 3. The assessment for Lot Number 46 is
2 not proportionate to the estimated benefit
3 pursuant to NRS 271.365. Number 4. The
4 assessment amounts to a confiscation of the
5 Christl's property in violation of Nevada
6 state law and the United States Constitution.

7 "Obviously, the Christls find themselves
8 in a difficult position. They cannot
9 utilize 20 EDUs, and it is economically
10 unsound to pay the cost of the assessment
11 which is based upon the unneeded capacity.
12 We propose that the Board reduce the assessment
13 to reflect the Christls are being assessed for
14 four EDUs. In the alternative, the Christls
15 request that they be allowed to transfer the
16 unnecessary EDUs to property owners within the
17 District who want additional sewer capacity at
18 a price and proportionate transfer of
19 assessment which would be determined by this
20 Board.

21 "In the event that the Board is unwilling
22 to correct or compromise this problem, then I
23 have advised the Christls that they have the
24 right to commence an action in Ninth Judicial
25 District Court or Federal District Court to
26 correct or set aside the assessment pursuant to

1 NRS 271.395.

2 "Sincerely, John W. Aebi, Attorney at Law."

3 MR. AEBI: Mr. Chairman, I think first of all that
4 letter sets forth basically what our objections are to the
5 assessment. I have some questions I'd like to ask Mr. Scott
6 at this time, if I could.

7
8 EXAMINATION OF
9 BRUCE SCOTT

10 BY MR. AEBI:

11 Q Mr. Scott, could you explain to me how the market
12 for Lot Number 46, the Christls' lot, was determined?

13 A Yes. The market value for all of the parcels in
14 the assessment district was determined based on the present
15 assessed valuation factor at 35 percent to, in essence,
16 come to market value plus the net value, if you will, of the
17 number of sewer units provided to each parcel as a part of
18 the assessment district. When I say "net value sewer units",
19 under the assessment district are treated specifically, if
20 you will, because of the 1979 agreement with the sewer
21 district and the property owners and they are charged at a
22 total of \$600 per equivalent dwelling unit.

23 The present cost of the equivalent dwelling unit
24 in this area, or not in this area, in the area of the
25 District where someone might come in and ask for one \$2250
26 plus \$300 for the inspection fee, giving a total of \$2500

1 and 50, so the net difference, if you will, 2550 and 1950 --
2 excuse me, is the 629.50.

3 So, if you take \$1950 times 20 sewer units plus
4 the assessor's valuation, you'll come up with your total of
5 the market value.

6 Q As I understand it, then the assessment was based
7 in part upon market value as determined by the assessed
8 value and also in part upon how many EDUs the property owner
9 was getting; is that it?

10 A No. The assessment was not based on market value.
11 The assessment was based on averages. Fifty percent on
12 averages and 50 percent on building units.

13 Q So, if the Christls had a hundred EDUs, their
14 market value would have increased four times more; is that
15 correct?

16 A Well, five times, actually.

17 Q Five times?

18 A What happened is when the property owners came to
19 the Board, the Board allocated a maximum of 80 units and that
20 was based on the sum of the property units at that time.
21 Those units were locked in at a price that was then in
22 transition as far as the cost of sewer units in the sewer
23 district and so they are locked in the 1979 price which was
24 subsequently increased substantially by the Board because of
25 the increased cost and really a reconciliation, if you will,
26 of the fact of the capacity in the plant was being utilized

1 and there was no money being generated to rebuild that
2 capacity.

3 When it was full, when it was reached, so the
4 Board allocated a maximum of 80 units to the industrial park
5 area and the allocation further memorialized, if you will,
6 the requests that came from the property owners themselves
7 which was, in Mr. Christl's case, 20 units. So, it couldn't
8 have gone to a hundred, but if he had 40, for example, of
9 the 80, half of his assessment would be based on the number
10 of units and its proportionate amount of total units in the
11 assessment district.

12 So, in that case, it would have varied. It was a
13 sliding scale, depending on the number of units assigned.

14 Q Would that have reflected true market value?

15 A I don't believe that -- well, I think it does to
16 the extent that clearly Mr. Christl had a plan in asking
17 for 20 units.

18 Q What makes you say that?

19 A Because the District, he came to the District
20 and asked for them.

21 Q What do you base that on?

22 A I base that on the information which was presented
23 to the District when the property owners came to the District
24 requesting the formation of assessment district. I base it
25 on the 1982 hearing where Mr. Christl, I believe, was asked
26 directly if he really wanted 20 units and I think that even

1 came up, I believe, in December of 1985, where again the
2 question of "Do you really want 20 units", I believe, came
3 up and so I base it on the fact that it appears, you know,
4 that he really did want 20 and that's why it came from the
5 homeowners as to a 20-unit request in the first place.

6 Q Let me get back to the market value thing, because
7 I'm still not sure I understand how you calculated that.
8 What was the market value before the sewer district was put
9 in?

10 A The market value, what we utilized, which we feel
11 is conservative, is basically the assessor's appraisal of
12 the property, in essence.

13 Q Do you know what that was?

14 A I can figure it out for you. It's the same as it
15 is today. In other words, we have verified the assessor's,
16 the assessed valuation, \$17,150 which at 35 percent gives you
17 a 49,000 number, in effect, what I would call the assessor's
18 valuation of the property.

19 Q Am I correct, though, that the EDUs he got, the
20 higher the market value went on the property?

21 A Yes, because we've added, we have said, in effect,
22 that each EDU is worth \$1950 because that's the net increase,
23 if you will, in benefit, because you're buying them for
24 \$600 and if you went on the open market, it would be 25.
25 So, yes, if we were to carry it to the extreme, if he had
26 asked for or had been approved for 40 units, his, based on

1 your calculation, yes, the market value would have risen
2 correspondingly.

3 Q Do you believe it reflects true market value?

4 A I can't give you a good answer, because I don't
5 know what Mr. Christl's plan for the property was.

6 Presumably it would, because he had plans to build something
7 that fully utilized those.

8 Q Well, presumably market value is what a willing
9 buyer would pay to a willing seller; correct, that's what
10 market value is?

11 A Okay.

12 Q It doesn't really depend upon what somebody's
13 plans are. It's what I'm willing to pay you for your
14 property, that's the market value; is that your understanding
15 of market value?

16 A Well, I don't think in this case it's quite that,
17 because I think you have created an artificial situation
18 with Mr. Christl asking for so many units on a small piece
19 of property and I think that definitely, I'm sure, the point
20 you're getting to, that does cloud the issue.

21 Q Well, in fact, true market value of 88,000 is not
22 really a true market value. You didn't determine true market
23 value?

24 A We didn't appraise it, no. Our methodology was
25 a combination of the number of units requested at their net,
26 you know, net cost, if you will, or net benefit. If you want

1 to consider the fact that the 20 units, if you bought them
2 on the open market, would be \$45,000 and for Mr. Christl,
3 they're going to be something significantly less.

4 Q Mr. Scott, do you have any idea what the true
5 market value is of Lot Number 46?

6 A The true market value?

7 Q Yes.

8 A I'm not an appraiser, no.

9 MR. ETCHEGOYHEN: My name is Jerome Etchegoyhen.
10 I have a question. I am sure that any property is worth
11 more on the market, that property without a sewer. I am
12 just sure of that.

13 MR. AEBI: We don't disagree with that at all,
14 Mr. Etchegoyhen. The only disagreement is over the amount
15 of assessment and whether the assessment, the estimated
16 assessment in fact exceeds the value of the improvements in
17 this case.

18 MR. ETCHEGOYHEN: I understand. I just wanted to
19 be sure.

20 MR. AEBI: We don't disagree with that. My client
21 just didn't need 20 EDUs. He doesn't need them. Mr. Scott,
22 a couple more questions.

23 BY MR. AEBI:

24 Q How are the estimated maximum special benefits for
25 Lot 46 determined? I'm sure they were determined in the
26 same fashion for every other parcel out there, but could you

1 explain that to me?

2 A In some respects, it's similar in that it goes back
3 to, if you will, an impact associated with a number of units,
4 but basically the benefits are developed based on the total
5 assessment and the basis that the assessment, the benefits
6 to the property exceeds the assessment or there wouldn't be
7 a district in the first place. And so, the route of those
8 is in the actual assessment costs which becomes then the
9 proportionate amount that each property would pay.

10 Q How did you determine that the benefit amount for
11 the Christl's 78,790, how did you determine that the parcel
12 would actually be benefitting in that total amount?

13 A On the basis that the benefit would be greater
14 than the assessment and, of course, the assessment is clearly
15 very significant, because of the large number of units.

16 Q Doesn't that also, doesn't the estimated benefit --
17 excuse me. The benefit amount, doesn't that depend upon
18 what the property owner is going to use the property for?

19 A I would say so, even perhaps more so than the
20 market value.

21 Q For a small piece of property, for example, if a
22 person only needs one or two EDU's, it's not going to be
23 beneficial to have 20?

24 A Absolutely not. That's the reason everybody's had
25 their eyebrows raised since Mr. Christl asked for 20. It's
26 been seven years.

1 Q Do you know whether people had their eyebrows
2 raised before the Board passed a resolution in 1982 making
3 sewer capacity not transferable?

4 A I don't think that resolution did that. I think
5 what it did, it clarified what had been a policy of non-
6 transferability and provided a mechanism by which some
7 transferability could occur.

8 Q Do you know whether anybody told Mr. Christl prior
9 to '82 that sewer capacity was transferable or conversely
10 told him it wasn't? Do you have any information on that?

11 A No, I don't. I can't imagine, well, I guess I
12 don't recall any conversations along that line that I had
13 with Mr. Christl and I don't recall anything specific along
14 that line coming out in the 1982 assessment hearing. It's
15 been, I don't know, an exception in the length of time that
16 I worked for the district to the transferability.

17 As a matter of fact, the ordinance change was
18 designed primarily to avoid problems where transferability
19 among owners where parceling hsd occurred, there is a real
20 problem with the policy at that time which was basically a
21 no transfer policy.

22 Q Let me ask you this and get back to the benefit
23 amount or estimated maximum special benefits issue. Basically,
24 what you're telling me is that you take the number of EDU's
25 and you take a figure, let's say \$3000, and you say that for
26 each EDU the property is benefitted that \$3000 more; is that

1 a fair estimate?

2 A Basically, yeah.

3 Q Now, for a parcel property you reach a point on
4 the curve, don't you, where that gets to be a little bit
5 ridiculous? If my client had all 80 EDU's for an acre and
6 a half, certainly the estimated special benefits aren't
7 going to be realistically reflected by saying that you take
8 this amount of money for each EDU and that the amount of
9 special benefits for this acre and a half, the curve becomes
10 a little bit squewed at some point in time; doesn't it?

11 A I think it does, but the difficulty there is I
12 would, I can only surmise that Mr. Christl at one time had a
13 plan which would require 20 EDU's.

14 Q What makes you surmise that?

15 A I have heard that secondhand that Mr. Christl did
16 have a plan that needed 20 units and I would presume that
17 someone that looked at the assessment in 1982 when we had a
18 preliminary assessment hearing at Mr. Christl's and saw the
19 huge amount of impact those 20 units had would certainly
20 look very careful at that assessment if he didn't have a
21 plan. I think it is probably physically possible to structure
22 20 EDU's on the parcel Mr. Christl has in which I indicate
23 I don't think it's our problem to second guess what a person
24 might want to do in terms of saying that's ridiculous in
25 having 20 units.

26 Now, the Board did discuss it at the time, are you

1 sure you want 20, but you really didn't feel whether it was
2 off the curve in terms of no longer being reasonable to
3 proportion was necessarily our position to second guess what
4 a property owner might do with what he was requesting.

5 Q Well, that the benefit amount then is based upon
6 what plans a property owner might be able to come up with to
7 utilize that capacity; is that what you're telling me?

8 A What I'm saying, it's based on, in essence, what
9 he requested or if you want to get one step further, it's
10 tied back to his assessment. Now, his assessment is 50
11 percent based on the number of units he requested, 50 percent
12 based on property size. So, the number of units effects his
13 benefit amount as we portray it there in that the change in
14 the number of units affects 50 percent of the basis for the
15 benefit determination, if you will.

16 Q There was an agreement entered into with the
17 Mortimers to which benefits, I guess you could say benefits
18 other people in the district allowing them not to take EDU's
19 that have been allocated and not have to pay the \$600 fee; is
20 that correct?

21 A I'd prefer to have legal counsel speak to that, in
22 terms of what the agreement really says.

23 MR. DAVIS: I don't have the agreement. It
24 essentially, I think it defered two years to use it, John,
25 and --

26 MR. AEBI: Annual other owners?

1 MR. DAVIS: Right, right.

2 MR. AEBI: EDU's also, correct?

3 MR. DAVIS: Just it gave a certain amount of
4 relief to your client as well as anybody else.

5 BY MR. AEBI:

6 Q So, my client has 20 EDU's --

7 A \$12,000.

8 Q \$12,000. If my client only elects to take, let's
9 say, two EDU's, that leaves -- my math is not very good, but
10 we're talking, let's use the figure -- well, \$1200 from
11 \$12,000, what is that, \$10,200?

12 A \$10,800.

13 Q \$10,800. \$10,800, if an individual elects not to --
14 use all of the EDU's, then certainly the benefit amount is
15 going to be vastly reduced; true?

16 A Well, I think there is two things there. Now,
17 the \$12,000 is not included in any of the assessment. That's
18 a separate issue.

19 Q I understand that.

20 A And of course, if he elected not to use them, then
21 presumably yes, he would not have the benefit of what he did
22 not utilize.

23 Q Isn't it also true that the assessed, the estimated --
24 excuse me, the assessment costs of \$61,390, if my clients
25 only used two of the allocated EDU's, they would be paying a
26 much greater portion of the assessed value based upon unused

1 equivalent dwelling units; is that correct?

2 A Yeah, because the assessment wouldn't change under
3 that scenario. They would be basically paying for an
4 equivalent 20 units and only using, you know, two if you
5 will, or whatever the number might be.

6 Q Do you know whether anybody ever explained to
7 John and Joan Christl that if they elected to take 20 EDU's
8 and I may have already asked this. I've had a long day and
9 I'm tired, that they would not be able to transfer and they
10 would be assessed on these 20 EDU's and they'd have to use
11 them somehow?

12 A Well, I guess technically they don't have to use
13 them, but they're certainly in essence being asked to pay
14 for them. The only thing I can specifically relate to is
15 the comment in your letter regarding Mr. Christl's discussion
16 with Mr. Hellwinkel as far as explaining, Mr. Hellwinkel
17 explaining in 1986, I think January of this year. I have not
18 had any discussions I recall with Mr. Christl regarding the
19 transferability or nonuseability, you know, in 1982 the
20 discussion and the numbers came up, because we had everybody
21 in the district here, because the assessments were
22 tremendously higher than what people had expected in the 1982
23 district and I know that caught everybody's attention, but
24 the details of whether or not the usability, nonusability
25 issues were discussed with Mr. Christl at that time, I can't
26 answer.

1 Q Okay. Do you know whether anybody from your firm
2 discussed any of the things that I just asked you about with
3 Mr. Christl?

4 A Pete, did you?

5 MR. ANDERSON: No.

6 MR. SCOTT: It's possible that over the last six
7 or seven years one of the design engineers have been
8 involved, could have spoken to Mr. Christl. I don't know
9 for a fact if they have or not.

10 MR. AEBI: Thank you, Mr. Scott. That's all the
11 questions I think I have right now.

12 MR. HELLWINKEL: I have one question to ask you.

13 MR. AEBI: Fine.

14 MR. HELLWINKEL: When we started to form this
15 assessment district and Mr. Christl was one of them that
16 come in and asked us to do this and they sort of established
17 their capacity themselves and why did he ask at that time for
18 20 and now he only wants four? The Board here, I think, is
19 in an unfair situation is if he would have wanted four at
20 that time, he would have gotten four. He asked for 20 and
21 we gave him what he asked for. It wasn't this Board's -- I
22 didn't question what he wanted them for.

23 I think it was the Board's policy at that time not
24 to let anybody transfer --

25 MR. AEBI: I can tell you. I can give you an
26 answer and it's not going to solve the problem. My clients

1 have advised me that when they were first approached and
2 they weren't one of the motivating forces behind this. They
3 were somebody that owned property in the district and they
4 were approached and someone said: Would you be interested
5 in doing this? My clients were told that these equivalent
6 dwelling units were going to be freely transferable and they
7 were like water rights, once you had them, they go up in
8 value.

9 Now, whether that was true or not, I don't think
10 really is in issue at this point in time, but that's why
11 they've got 20.

12 MR. HELLWINKEL: Don't you think if the Board
13 would let a thing like this happen, everybody in the whole
14 district would be buying these sewer rights and turn around
15 and selling them? That's the reason that the Board nailed
16 it down to the property. They always have policy.

17 MR. AEBI: Mr. Hellwinkel, I don't disagree. I
18 think the policy is probably a good one, but what I have on
19 my hands right now is a client who didn't know about that
20 policy and it appears was given some bad information and now
21 they're stuck and they're stuck big time.

22 MR. HELLWINKEL: But, see, the Board here tried
23 to do something to help these people and now we've got our-
24 selves up against the wall. We're down here, down the road.
25 We're just about ready to finalize it and we've run into
26 this stumbling block and it makes it hard for us to resolve

1 it and I think that you could poll the Board here right now,
2 poll the Board right here now and another party wanted to
3 come in and form another assessment district, I don't think
4 the Board would do that.

5 MR. AEBI: I sympathize with your problem. I
6 hope you sympathize with my clients. I've got some notes
7 here and I'll offer, maybe some support about what my client
8 was told. Back in 1979 and 1980, I was a Deputy District
9 Attorney in the Douglas County District Attorney's office and
10 I was doing some work. I was moonlighting for John on the
11 side. He was a friend of mine and he called me when he had
12 little problems and I'd do little bits of legal work and when
13 I received my file or part of the file from Noel Manoukian's
14 office, who John had gone to see in conjunction with the
15 Mortimers, there was some notes in there, a note dated July
16 17th, 1980 indicating that I'd called Bob Gardner and one of
17 the notes that I see is that it says, "Note if John requests
18 less than 20 EDU's, the above figures will be reduced and
19 the figures that are written above are assessment of \$18,927
20 and the \$12,000 figure for the \$600 per EDU."

21 It indicates to me back in 1979, 1980, there was
22 some information going around. I don't know whether Mr.
23 Gardner didn't know that this wasn't, he was going to be
24 stuck or at that point in time perhaps a firm decision hadn't
25 been made for 20 EDU's, but there was some bad information
26 going around.

1 My client was planning a project on his property
2 and I showed those plans to Mr. LaBarbara when I was in here
3 a week or two ago and it appears that that project would
4 have taken about eight EDU's. No way would it have taken
5 as much as 20. We've got a problem and the problem that we
6 have is that we believe that the true market value of that
7 piece of property is less than the benefit amount and the
8 law says that you've got to be able, this district has to be
9 able to prove that the estimated benefits are in excess of
10 market value and I think you're going to have a difficult
11 time doing that.

12 My clients have a problem because they feel that
13 if they don't object at this point in time to the assessment
14 and do something about it, they have made some mistakes,
15 there is no question about that. They've gotten some mis-
16 information and they've acted on this misinformation and
17 perhaps they haven't done as much research as they should
18 have done and that's put them in the position that we have
19 nothing to do but fight, so they don't lose the property.
20 If it was economically feasible for them to continue to hold
21 onto this property, because they just can't make it work.
22 We've proposed a couple of solutions.

23 The one solution is obvious. This Board has the
24 power to, if I find the section number, this Board has the
25 power at this point in time to, the Board has the power
26 pursuant to NRS 271.385 to correct or set aside any

1 assessment or provide that the assessments to be made de
2 novo.

3 Now, obviously what this is going to do, it's
4 going to set you back in your time schedule. It is going to
5 raise the cost for all the other property owners out there
6 and that's something that we are aware of that might very
7 well have to happen. I think that it's not unrealistic,
8 because my clients aren't going to be able to use the benefit
9 of 20 EDU's, but that's one option you have at this point in
10 time and we're asking you to consider that.

11 The other option you have is to consider passing a
12 resolution which would permit transfer of capacity at a
13 price that you would approve along with a proportionate
14 transfer of the assessment to other property owners out
15 there that want to purchase additional sewer capacity. That
16 would seem obviously, from my client, the best thing for you
17 to revise his assessment, if you are willing to do that
18 because that's going to get him totally off the hook.

19 We're willing to work with you, if you're willing
20 to work with us a little bit and allow, there are other
21 people that want to purchase additional capacity, we're
22 aware of that. If you're willing to let John lay off part of
23 this assessment, transfer the capacity at a cost which you
24 would approve so there is no profit incentive involved in
25 this, and that gets at least part of the assessment off of
26 the Christls and to somebody who can use it and a cost that

1 can be controlled by this Board.

2 The other alternative is for us to file a lawsuit
3 and see what the Court says and that is going to be
4 expensive for everybody, and it's not desirable and we're
5 certainly willing to consider and discuss any other proposals
6 or alternatives that the Board might have, but we're in a
7 bad spot and we don't know what to do except fight.

8 MR. HELLWINKEL: I think the Board realizes that
9 the people have a problem. It's too bad it wasn't corrected
10 way down the line. Assessments have been established and
11 all this and that and you can't go back and change this,
12 because anybody else that's in here, the Mortimers for
13 instance, are not going to want us to increase their assess-
14 ments, but, in fact, we can't increase them. We can lower
15 them, but we can't increase them.

16 MR. PICKER: You do have some leeway based on your
17 preliminary assessment amount set in December.

18 MR. HELLWINKEL: Knowing that we were fortunate
19 to get a lower bid on the contract.

20 MR. PICKER: I agree.

21 MR. HELLWINKEL: So, we're going to take this
22 to pay Mr. Christl, make sure we could raise it that amount,
23 make him pay more, but he knows he shouldn't have to pay
24 any more. We've already established that fact with him and
25 I think that what you're saying about this capacity here
26 that he could turn around and sell it, I think that if you

1 went back and over the years, the Board's been here, they've
2 never done that.

3 MR. AEBI: I don't disagree with that.

4 MR. HELLWINKEL: And the Board has also tried to
5 hold to an even policy of treating one person the same as
6 anybody else.

7 MR. ETCHEGOYHEN: Dan, we have one other choice.
8 We're down the road and I thought we can set aside the
9 protester; is that right, because everything we do is geared
10 by what the bond's people, you know, the procedures that we
11 have to follow.

12 MR. HELLWINKEL: Jerome, I might answer that
13 tonight. I think the Board has the right to deny their
14 protest, go ahead with establishing the resolution. Then
15 that gives them the right, the Board maybe has to sit down
16 and negotiate with them afterwards, say maybe we got a
17 problem or else then they have to take legal action to file
18 suit against the Board, I think.

19 MR. AEBI: We have got to do it by statute within
20 15 days.

21 MR. HELLWINKEL: The Board will have to make a
22 decision tonight, whether they want to accept his protest,
23 want to deny it and go ahead with the resolution and continue
24 on with the process, if we have to do it.

25 MR. ETCHEGOYHEN: I was just going to mention we
26 put this off, look how long it's been. I would favor passing

1 this resolution and hope like heck we can satisfy some of the
2 problems we have heard.

3 MR. SCOTT: It seems to me one thing you might do,
4 recognizing they have a 15-day time clock and you're trying
5 to proceed as rapidly as you can on behalf of all the owners
6 in the district, you might consider something like moving
7 ahead with the resolution which starts the time clock and
8 also schedule a special meeting to sit down and discuss their
9 specific problem further which would then, at least, allow
10 them some time to work with the Board and obviously they're
11 not going to let their 15 days lapse. If they don't have a
12 solution they're satisfied with, but at least it does provide
13 some time and it does potentially does not detrimentally
14 affect the other people in the district.

15 MR. ETCHEGOYHEN: One more question. Have you
16 heard of anyone that wanted more units? I haven't.

17 MR. SCOTT: It wouldn't surprise me a bit if
18 there were people out there that wanted units, Jerome.
19 There are property non-assigned EDU's. We have one parcel,
20 four parcels, two units, clearly are going to have to have
21 more units. I don't think there is any doubt there will at
22 some point in time be requests for more units out there.

23 MR. ETCHEGOYHEN: We are locked in, so to speak
24 of what we have now. We have no choice.

25 MR. SCOTT: From assessment standpoint, we are
26 locked in because we have based the entire assessment

1 methodology on this approach and so, in terms of the
2 consistency with the preliminary assessment roll, the
3 assessment methodology and so on, I think we are fairly
4 rigidly locked in and I would think perhaps legally, perhaps
5 morally there is some, maybe no obligation, but perhaps at
6 least in part a commitment on the part of the district not
7 to exceed the final assessment roll that everybody's just
8 been noticed in terms of having been received as it might
9 affect adversely other people in the district.

10 That's as much personal opinion as anything else,
11 but I don't think that all the people in the district would
12 stand still if you went back and said: Well, we've decided
13 to raise your assessment.

14 MR. ETCHEGOYHEN: I agree.

15 MR. HELLWINKEL: We can't.

16 MR. SCOTT: I think if I understand correctly,
17 we technically could raise it to the point that the
18 preliminary assessment roll said which I think is a point
19 that we're making. You know, politically or even legally
20 now that you've officially noticed everybody with regard to
21 their final assessment roll, you know, it may even be that
22 the bond counsel would advise you shouldn't do that. I
23 think morally it's a tough one, if you want to change it on
24 people and that potentially brings the rest of the district
25 and certainly I would think if tonight's decision was to
26 change everybody else's assessment, I think you have,

1 legally have some more statutory notices revised final
2 assessment roll, another public hearing, another certified
3 mailing and that sort of thing, but again, there appears to
4 be other solutions, potentially a problem, besides that one,
5 but you know, what I was suggesting is possibly if you wanted
6 to lock in everything and then leave the question with
7 regard to the Christls for a special meeting, it might be a
8 way to do it, give the assurance, if you will, to the other
9 people in the district that their assessments are set as far
10 as the Board's concerned, potentially that could be changed
11 by a court, but hopefully in the meantime there would be
12 some sort of adjustment or agreement with the Christls
13 where everybody could be satisfied and the resolution could
14 move ahead.

15 Again, we are facing a problem with regard to the
16 September deadline that Dan mentioned and that is there is a
17 law, perhaps it's passed, perhaps it's just close to passage,
18 but bond's counsel advises us that the continued interest
19 free nature of these bonds may be in question and if that's
20 the case, it almost certainly changes the market picture in
21 terms of interest rates and that sort of thing that they
22 would pay and could have a very severe effect on our assess-
23 ments and on our district, because if they won't sell as
24 tax exempt bonds at nine or nine and a half percent, because
25 they're no longer tax exempt, the interest rates are long,
26 it might be a real problem for people.

1 MR. NEDDENRIEP: Chairman Dan, I think we should
2 go ahead and pass this resolution and then at a later date
3 have a special meeting with the Christls and see if we can
4 work something out.

5 MR. HELLWINKEL: The later date has to be --

6 MR. NEDDENRIEP: Another week.

7 MR. HELLWINKEL: Has to be within the 15-day
8 period.

9 MR. AEBI: Mr. Chairman, maybe I could propose
10 something on that. I appreciate what I'm hearing. I hope
11 there are some things we could work out. What we'd be
12 willing to do is if the Board wants to schedule another
13 special meeting say for two weeks, we could by that point in
14 time, know whether we've gotten an agreement or not. We
15 would hold off on filing any lawsuit until the following
16 Friday.

17 MR. HELLWINKEL: Can you do this meeting for two
18 weeks?

19 MR. AEBI: No, go ahead. We object to it, but I
20 can see it's going to happen. Then perhaps what we can do is
21 schedule another meeting on the 31st, I guess that's two
22 weeks, and we would work with Mr. Scott and Mr. Davis and
23 any of the board members to try and find a solution to this
24 problem and hold off filing any kind of lawsuit until the
25 following day, August 1st, which would be the 15th day. I
26 don't know what bond's counsel is going to say. He's going to

1 be real upset if somebody files another lawsuit. I can tell
2 you that it's going to screw up the whole schedule. We just
3 want to find some way of working this problem out, if that
4 would be acceptable to the Board, it would be agreeable to
5 us.

6 MR. HELLWINKEL: Once the --

7 MR. MORTIMER: The Board wouldn't work with me.
8 How come all of a sudden they're making a resolution? All
9 of a sudden he's going to introduce a resolution.

10 MR. HELLWINKEL: Luke is going to make a
11 resolution that we deny their protest, same thing we did to
12 you. We denied your protest and that's the reason you took
13 us to court. Luke is proposing to make a resolution,
14 continue the assessment district, start to sell the bonds
15 and continue with the process and then they're saying is
16 that maybe the Board would resolve something with them,
17 maybe we don't. If we don't resolve, he has the right to
18 file suit against us. Then, he can sue us.

19 MR. NEDDENRIEP: And that will probably hold up
20 our procedure for at least six months or longer.

21 MR. SCOTT: It depends on --

22 MR. NEDDENRIEP: There will be no sewer usage for
23 that length of time or more.

24 MR. SCOTT: It definitely will hold it up.

25 MR. WILSON: My name is Ray Wilson. I don't own
26 any property out there. I'm just an outsider here looking in

1 at it and I think you answered one of the questions. If he
2 files a lawsuit, does that stop the bond process, even
3 though you pass the resolution tonight to go on with it
4 after the 15 days come up, the gentleman in question files a
5 lawsuit, it goes past September, then you're out of the tax
6 free bond; is that correct?

7 MR. SCOTT: I would represent, Ray, that were I
8 advised by bond's counsel that September is the date that
9 they think something by September, something may happen with
10 regard to this tax exempt issue, it's not black and white,
11 because it's in Congress, but that's what they advise us,
12 so we're concerned about that potential. But, I think the
13 bond counsel cannot give a clean report to the bonding
14 entity unless the lawsuit is either resolved or narrowed so
15 much that it only affects Mr. Christl and the district and
16 that is a possibility and probably if the suit is filed, we
17 would probably try to get the district court or the federal
18 court, wherever the suit was filed, to allow the bond say
19 to go ahead and basically say okay, the fight is between the
20 district and this particular owner. It will fall where it
21 falls and that would be our hope. It may not be, depending
22 on the nature of the suit and what the court says.

23 MR. WILSON: That answers that question. The only
24 other thing I have again, as an outsider looking in, you
25 have so many units that you allotted out there so everyone
26 knows what they're paying on this assessment, that this

1 gentleman here has more units than he needs, but there is
2 some other people that can use, will he still stay within the
3 80 units where no one is going to be assessed higher and
4 propose the Board sets the price of those units that might
5 be one way that you could satisfy them and satisfy your bond
6 time limit, because everything is staying the same, just that
7 they are spread in different amounts to the people that were
8 originally going to get them.

9 As an outsider looking in, that's all I have to
10 say.

11 MR. HELLWINKEL: I think the Board has to look at
12 it this way, whatever we have to do, we don't want to get
13 ourselves in any deeper. We want to get out. We want to
14 solve the problem. We don't want to go do something that's
15 going to create some more problems. Yes, sir?

16 MR. GEBHART: Charles Gebhart again. I got a
17 question. What if they file suit and hold up the project and
18 it affects all the property owners out there, then they go
19 to court and lose. Do the property owners have a right to
20 sue them for the increase in cost?

21 MR. HELLWINKEL: I don't know. We got an attorney
22 over here. We got two of them here. We'll ask them.

23 MR. GEBHART: Mr. Gebhart again, I don't feel
24 that they have a right to raise our cost or hold up the
25 project and if they lost, and I thought I had the money
26 value loss, I would sure think about trying to file a lawsuit

1 against them.

2 MR. HELLWINKEL: Can you answer that?

3 MR. DAVIS: They certainly have the right to file
4 a lawsuit against them.

5 MR. HELLWINKEL: What they're saying is they
6 can't tell you if you can win or not.

7 MR. NOWLIN: R. L. Nowlin. Could I raise a
8 question? As long as those EDU units were redistributed
9 within the confines of this one deal, I can see very clearly
10 why the Board would never want to permit these being
11 transferred outside this one cluster, but would there really
12 be a good reason why these transfers couldn't be made?

13 Now, I don't want to buy and I don't want to sell,
14 but other people might. The reason I raise the question,
15 I'm involved in this airport project that we're doing right
16 now and we are setting that system, so that within the
17 property owners who are involved there can be transfers
18 within the cluster, but not outside and I'm just raising this
19 point, because it is being proposed that way in that group
20 and I don't really see where it would create a problem as
21 long as the units were used within the basic structure that
22 you have set up out there.

23 MR. HELLWINKEL: One of the things I might, to
24 answer that for you, the sort of question you're talking
25 about came up when we started this project with the bonding
26 counsel. He says: Well, somebody's going to want some more

1 or this or that and they could pay a lower burden on the
2 rest of them. You can't do that. Once it's established
3 with the bond's counsel, it has to, in assessments, it has
4 to stay put. The only way we have to discuss this and
5 solve Mr. Christl's problem, is somebody would have to walk
6 in and give him the amount of money to pay his assessments
7 in cash. The assessments, I think, are locked into that
8 piece of property now.

9 MR. NOWLIN: In other words, it couldn't be bonded.
10 It was someone who was --

11 MR. WILSON: Well, Dan, if the Christls were
12 willing to pay cash on the 20 units they have, but down the
13 road, the people within the district would need some of
14 those units and this Board sets the price like the gentleman
15 said, they're not making a profit, they're just getting their
16 money back. I think that might be a solution.

17 MR. HELLWINKEL: We have to, I think, the Board
18 here has to look at all these things and they have to talk
19 to their legal people and especially the bond counsel, they
20 have to have certain guidelines to go by to sell the bonds.
21 The Mortimers have something?

22 MRS. MORTIMER: Didn't Judge Berkson set a deal
23 that they wouldn't be transferable?

24 MR. DAVIS: I don't think so.

25 MR. HELLWINKEL: Okay. Is there any other
26 comments? You also?

1 MR. AEBI: I'm through, thank you.

2 MR. SCOTT: Could I ask one question? From your
3 standpoint, is it necessary to wait two weeks?

4 MR. AEBI: No. If we could work it out in a week,
5 that would be much better. I'm just working on an option
6 to give us the most amount of time, if we can do it in a
7 week, great.

8 MR. HELLWINKEL: Okay. Nothing else? Anybody
9 else? I think Luke would like to, what we're going to
10 propose --

11 MR. NEDDENRIEP: If there is no more, I'd like
12 to move that we deny the protest of John and Joan M. Christl
13 property to the final assessment.

14 MR. HELLWINKEL: Okay.

15 MR. ETCHEGOYHEN: I'll second it.

16 MR. HELLWINKEL: Any more discussion?

17 All in favor?

18 MR. NEDDENRIEP: Aye.

19 MR. PEDROJETTI: Aye.

20 MR. NELSON: Aye.

21 MR. ETCHEGOYHEN: Aye.

22 MR. HELLWINKEL: Motion carried.

23 MR. ETCHEGOYHEN: Would we be ready in a week?

24 MR. NEDDENRIEP: I think when we have to pass the
25 resolution --

26 MR. HELLWINKEL: Jerome, if we don't approach him

1 within this 15-day period, he either has got to forget about
2 it or file suit; isn't that right?

3 MR. AEBI: That's right.

4 MR. HELLWINKEL: Now, somebody I think should make
5 a motion to resolutions, to, I guess, this is the one here.

6 MR. NEDDENRIEP: Do we have to read this whole
7 damn thing?

8 MR. HELLWINKEL: Is that the resolution?

9 MS. SARASOLA: That will be Resolution 86-6.
10 Gentlemen please don't write on the forms.

11 MR. HELLWINKEL: Why didn't you tell us before?

12 John, if they're going to make this resolution,
13 Bonnie said it was Number 86 --

14 MS. SARASOLA: 86-6.

15 MR. HELLWINKEL: We also have to read what the
16 resolution is. Is there a preamble here?

17 MR. SCOTT: I'll let you read it and I'll show you
18 what to read. There are actually two in here. There is
19 another one page nine and ten.

20 MR. ETCHEGOYHEN: My name is Jerome Etchegoyhen
21 and I am a member of the Board of Trustees of Minden-
22 Gardnerville Sanitation District. I move we pass Resolution
23 86-6 which is the following resolution:

24 "Concerning Minden-Gardnerville Sanitation
25 District, Nevada, Carson Valley Industrial Park
26 1985 Sewer Assessment District; overruling

1 complaints, protests and objections made to the
2 assessments at the hearing on said assessment
3 roll; validating and confirming said assessment
4 roll; prescribing other details in connection
5 therewith; ratifying all action taken consistent
6 with the provisions hereof; and providing the
7 effective date hereof."

8 Also Resolution 86-7 which reads:

9 "A resolution concerning the Minden-
10 Gardnerville Sanitation District, Nevada,
11 Carson Valley Industrial Park, 1985 Sewer
12 Assessment District; confirming the proceedings
13 taken in providing for the acquisition of
14 sanitary sewer improvements and a sanitary sewer
15 project in 'Minden-Gardnerville Sanitation
16 District, Nevada, Carson Valley Industrial Park
17 1985 Sewer Assessment District'; providing for
18 the payment of the costs and expenses of said
19 sanitary sewer improvements; assessing a portion
20 of the cost of said sanitary sewer improvements
21 against the assessable lots, tracts, and parcels
22 of land benefitted by said improvements; describing
23 the manner for the collection and payment of said
24 assessments; providing penalty for delinquent
25 payments; ratifying; approving and confirming all
26 action previously taken directed toward the

1 acquisition of sanitary sewer improvements in
2 'Minden-Gardnerville Sanitation District,
3 Nevada, Carson Valley Industrial Park 1985
4 Sewer Assessment District'; prescribing details
5 in connection therewith and other matters
6 relating thereto; and providing the effective
7 date hereof."

8 MR. NEDDENRIEP: I'll second that.

9 MR. HELLWINKEL: Okay. It's been moved and
10 seconded for Resolution Number 86-6 and 86-what?

11 ~~MR. ETCHEGOYHEN: Seven.~~

12 MR. HELLWINKEL: It's been moved and seconded.
13 Any more discussion on the well question? All in favor?

14 MR. NEDDENRIEP: Aye.

15 MR. PEDROJETTI: Aye.

16 MR. NELSON: Aye.

17 MR. ETCHEGOYHEN: Aye.

18 MR. HELLWINKEL: Opposed? Motion carried.

19 MR. SCOTT: I suggest then that you make one
20 of those available to the court reporter and incorporate
21 that in the record as far as the full resolution text.

22 MR. HELLWINKEL: That's fine. Just the resolution,
23 the two resolutions.

24 MR. SCOTT: Right.

25 MR. HELLWINKEL: You should give it to, and also
26 the yeas and naves, I think should be on it too.

1 MS. SARASOLA: It's already been incorporated.

2 MR. HELLWINKEL: I think she probably doesn't
3 know.

4 One thing while we're waiting here, it's sort of
5 important to the district that any of you people here,
6 besides the Board, that you sign the guest register out
7 there so Bonnie can keep track of who was here and because
8 ~~these kind of things come up, it's very important to know~~
9 who was at these meetings. Sometimes people don't sign; is
10 that right, Bonnie?

11 MS. SARASOLA: Yes, sir. The guest register is
12 in the hall. If you all make sure you sign it.

13 MR. HELLWINKEL: The Board, if they're going to
14 have a special meeting has to post a three-day time before
15 they have a meeting and we will definitely notify you when
16 this will happen.

17 MR. AEBI: All right.

18 MR. HELLWINKEL: And probably it's hard to change
19 it after the Board has established, like I say, you can't
20 count on something like this, because fellows on the Board
21 at special meetings and go to post it, then we have to have
22 it at that designated time.

23 Okay. Has anybody else got anything to bring up
24 for this? You, John?

25 MR. DAVIS: No.

26 MR. HELLWINKEL: These all have to be signed again.

1 MR. DAVIS: Yes. Danny, are you going to set that
2 special meeting now or what, as to what time?

3 MR. HELLWINKEL: John, I think we should
4 establish after you and Bruce get to talk to the bond
5 counsel and talk about what's happened, they haven't seen
6 this letter yet, I don't think. Bonnie sent one to them,
7 but I don't think they got it yet.

8 MS. SARASOLA: I mailed it on Monday. I'm sure
9 it went out.

10 MR. HELLWINKEL: Weren't you talking to them today?

11 MR. ANDERSON: He hadn't received it this
12 afternoon.

13 MR. DAVIS: I don't think the letter --

14 MR. HELLWINKEL: Shows what they're protesting.

15 MR. DAVIS: I talked to them about that, but the
16 letter is not going to affect anything that's --

17 MR. HELLWINKEL: I think maybe you don't know if
18 you go to set a day, he says we're going to have it a certain
19 day, we don't have things put together. I don't know, it's
20 up to the Board.

21 MR. LaBARBARA: I think it's completely outside
22 the scope of the bond itself, is the special meeting. I
23 think it's a different problem. I don't think Ed Palmer's
24 going to be able to give you any insight into it or anything
25 else. You need to sit down. They need to sit down and see
26 if we can work out something. I think we should set the

1 meeting now.

2 MR. HELLWINKEL: It's up to the Board.

3 MR. NEDDENRIEP: Chairman Dan, I was wondering,
4 you think we ought to have a couple members meet with
5 John and Bruce to kind of see what our alternatives are
6 prior to that meeting so that we know a little more about
7 what --

8 MR. HELLWINKEL: I think they should talk to the
9 bond counsel and get his feelings on some of these things.
10 We don't want to do something that's going to put us in more
11 of a problem than we're in now.

12 MR. NEDDENRIEP: Okay.

13 MR. HELLWINKEL: I don't know whether the rest of
14 you agree with that or not.

15 MR. NEDDENRIEP: I don't know or not, for a
16 couple of guys to sit and talk to Bruce and John and
17 Mr. Palmer could be available at that time so they could
18 talk to him on the phone.

19 MR. DAVIS: I think you have fairly wide latitude.
20 What you really could do is I've been talking with Ed
21 several times the last week with regard to it and I see no
22 point of not setting a meeting. I think it's fine that you
23 set a time for Bruce and me for one or two, you get together,
24 I think we should set a time so we know and these people
25 know.

26 To be quite candid, each one of us has our own

1 schedules and problems. We need to know.

2 MR. NEDDENRIEP: Is anything wrong with the 24th?

3 MR. HELLWINKEL: Is that actually 15 actual days,
4 15 working days?

5 MR. DAVIS: I rule out the 24th.

6 MR. SCOTT: When could you do it?

7 MR. DAVIS: I could be here 21st, 22nd.

8 MR. NEDDENRIEP: 21st or 22nd. Does the 21st
9 sound all right?

10 MR. DAVIS: We have a problem noticing it.

11 MR. NEDDENRIEP: How about the 22nd?

12 MR. DAVIS: I won't be here. It's almost going
13 to have to be the following week for me.

14 MR. HELLWINKEL: The following week?

15 MR. PEDROJETTI: 28th.

16 MR. SCOTT: I'm afraid I'm going to be out of town
17 on the 28th. I'm not sure how critical my input is. I will
18 be back the 29th. I will be gone the 25th and 29th, but
19 other than that, I will be available.

20 MR. ETCHEGOYHEN: 28th, 29th is fine with me.

21 MR. HELLWINKEL: 28th, 29th.

22 MR. NEDDENRIEP: Bruce won't be here the 28th.

23 MR. PEDROJETTI: He'll be here the 29th.

24 MR. HELLWINKEL: That's how many days?

25 MR. AEBI: That's 12 days.

26 MR. HELLWINKEL: They're just talking to John and

1 Bruce and a couple of Board members.

2 MR. ETCHEGOYHEN: I was talking about a regular
3 meeting and do something in between time.

4 MR. HELLWINKEL: When are we going to discuss this
5 with John and Bruce?

6 MR. NEDDENRIEP: Have a meeting tomorrow, if we
7 want.

8 MR. DAVIS: How about Monday? We don't have to
9 notice that. That doesn't have to be noticed.

10 MS. SARASOLA: So, Monday, the 21st?

11 MR. DAVIS: I could either do it Monday or
12 tomorrow or something. I could do it either way.

13 MR. NEDDENRIEP: Does Monday work with you, Bruce?

14 MR. SCOTT: Uh-huh.

15 MR. HELLWINKEL: Is that all right?

16 MR. SCOTT: Sure, noon on Monday?

17 MR. HELLWINKEL: Okay.

18 MR. NEDDENRIEP: Noon. Jerome, remember Monday.

19 MR. HELLWINKEL: It can only be two members.

20 Do you want to have it Monday, noon time?

21 MR. NEDDENRIEP: All right.

22 MR. HELLWINKEL: We'll have a meeting Monday then
23 at 12:00 o'clock here between myself and Luke and John and
24 Bruce and Dave. Maybe it ought to be a little, give a little
25 more time. I would like to see that Mr. Palmer knows he's
26 available, if you want to call him and talk to him.

1 MR. SCOTT: He's in Denver, two hours difference.

2 MR. HELLWINKEL: Tell him we're going to have this
3 meeting. This will change the date if he can't be there.

4 MR. NEDDENRIEP: Well, tentatively it's set for
5 that then?

6 MR. LaBARBARA: What about the night meeting?

7 MR. HELLWINKEL: Set that the 28th.

8 MR. DAVIS: 29th?

9 MR. NEDDENRIEP: 29th.

10 MS. SARASOLA: That's going to be a night meeting
11 at 7:30?

12 MR. HELLWINKEL: Yeah.

13 MS. SARASOLA: Did you want a court reporter for
14 that meeting, for the special meeting on the 29th?

15 MR. HELLWINKEL: I think maybe it would be
16 necessary. What do you feel, John?

17 MR. DAVIS: I don't think it's necessary.

18 MR. HELLWINKEL: You don't think it's necessary,
19 okay. Okay. That's what we'll have then, Monday, the 29th.

20 MR. ETCHEGOYHEN: That's Tuesday. The 29th is
21 a Tuesday.

22 MR. LaBARBARA: Monday is the noon meeting and
23 the 29th is the special meeting at 7:30 p.m.

24 MR. DAVIS: Dan, why don't you close the meeting
25 so this court reporter can knock it off as far as this.

26 MR. HELLWINKEL: Okay. There is no more comment

1 from any of the people here and this special meeting will
2 come to a conclusion. According to the agenda, there is
3 no other items to be discussed tonight. The meeting at
4 this time is officially over.

5 (Whereupon the meeting was concluded.)
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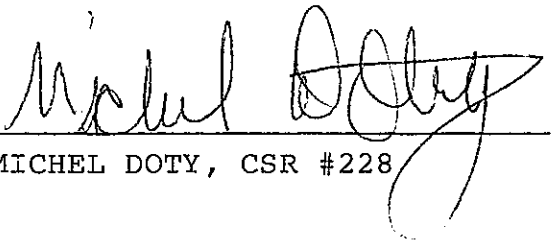
1 STATE OF NEVADA)
 2) ss.
 3 CARSON CITY)

4 I, MICHEL DOTY, a Certified Shorthand Reporter,
 5 do hereby certify:

6 That on Thursday, the 17th day of July, 1986,
 7 at 7:30 p.m. of said day, at the Wastewater Treatment
 8 Plant, in Minden, Nevada, I was present and took stenotype
 9 notes of the hearing held before the Board of Trustees of
 10 the Minden-Gardnerville Sanitation District in the within-
 11 entitled matter, and thereafter transcribed the same into
 12 typewriting as herein appears;

13 That the foregoing transcript, consisting of pages
 14 1 through 64 hereof, is a full, true and correct
 15 transcription of my stenotype notes of said hearing.

16 Dated at Carson City, Nevada, this 9th day of
 17 September, 1986.

18
 19
 20 
 21 MICHEL DOTY, CSR #228


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, JULY 23, 1986, 12:00 NOON, BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 935, MINDEN, NEVADA

AGENDA:

12:00 Noon Call to Order
12:05 Wastewater Master Plan Presentation--Vasey Engineering
12:50 Public Commentary
1:00 Adjournment


Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL July 24, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Wednesday, July 23, 1986, 12:00 Noon, Board Room, MGSD
Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, William Nelson, Jerome Etcheogyhen and Vic Pedrojetti

Staff Members Present:

Bruce Scott and David LaBarbara

Others Present:

Rob Anderson, Andy Burnham, Jim Vasey, Robbie Oxoby, Wendell McCurry

Wastewater Master Plan Presentation--Vasey Engineering--Represented by Jim Vasey, Rob Anderson and Andy Burnham. Andy Burnham opened the discussion with a brief overview of the East Carson Valley Wastewater Master Plan. Rob Anderson then presented the seven alternatives that Vasey Engineering had considered, along with the costs and impact on MGSD. A general discussion followed between all parties present.

Meeting adjourned: 1:30 P.M.

Approved: 8-5-86

By: 

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, TUESDAY, JULY 29, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA


AGENDA:

7:30 P.M. Call to Order

7:35 Carson Valley Industrial Park--Discussion of Christi Protest

8:05 Public Commentary

8:15 Adjournment


Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL July 30, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Tuesday, July 29, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Jerome Etchegoyhen, William Nelson and Vic Pedrojetti

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present:

Alan and Kathy Mortimer, Alan Bikle, John Christl, Dave Beres, John Aebi

Carson Valley Industrial Park--Discussion of Christl Protest: John Davis related that a proposal had been worked out during a meeting held on July 21, 1986 concerning the Christl problem between two board members, the district superintendent, engineer and attorney, which he wished to present to the board for consideration. John explained the assessment for the entire assessment district and the basis of the assessments. John went into mathematical detail in arriving at the assessments. It was suggested that the board consider reducing Christl's capacity to 10 units using the mathematical formula. The district could recover the 10 units and sell the capacity to recoup the loss. General discussion followed by those present regarding possible use of 20 units on the Christl property, types of commercial establishments using a high rate of capacity, assessments not exceeding benefits, market value with sewer units vs. market value with no sewer units, difference between the Mortimer and Christl problems. Discussion continued regarding recoup of potential loss by MGSD in the Carson Valley Industrial Park, time frame for selling of the bonds vs. action pending in congress, time involved concerning possible court suit, zoning determined by the County and not by MGSD and MGSD's responsibility in guaranteeing capacity once it is sold. The Chairman related that MGSD is trying to work with Christl to resolve the problem so that the people of the Carson Valley Industrial Park will be able to use the sewerage facility and not increase their assessments. If Christl accepts the proposal, the assessments will probably not increase, but if he does not and there is court action, the assessments will probably increase. Discussion followed. Motion by William Nelson to offer a proposal to Christl to reduce the number of capacity units for his parcel in the Carson Valley Industrial Park to 10 units and the MGSD board would some way resolve to recover the balance. If Christl elects not to accept the district's offer, he may take court action if he wishes, at which time MGSD's offer to reduce the capacity to 10 units would be withdrawn. Seconded by Louis Neddenriep. Motion carried.

John Aebi, attorney for John Christl related that a mistake had been made by Christl in requesting 20 units of capacity. However, Christl has been given bad information by Bob Gardner. The board advised that Gardner had no authority to give out any information. Mr. Aebi further elaborated that he felt the estimated benefits would not stand up in court. If Christl loses in court, he would have to pay for 20 units and court costs, but if MGSD loses, then everyone's assessments will increase. Mr. Aebi informed the board that Christl wants 4 units, the district is offering to reduce the amount of units to 10, and Christl feels he could use 7 units. Mr. Aebi requested that the board consider reducing the amount of capacity for Christl to 7 units. The

Chairman related that the way the board tried to resolve the problem was fair and felt the district's proposal would have to stand unless the board wished to discuss the proposal further. The Chairman then poled the board for further discussion or consideration to change the offer made to Christl. Replies as follows: Vic Pedrojetti, no--Louis Neddenriep, no--William Nelson, no--Jerome Etchegoyhen, no. The board related that they felt the offer was fair. Discussion followed concerning possible action by the court if a suit is filed by Christl. Christl has until July 31, 1986 at 5:00 P.M. to file suit. John Davis was authorized by the board to accept service if a suit is filed. However, the district is to be notified as to whether a suit will be filed or if Christl accepts MGSD's offer.

Bruce Scott related to the Board that the contractor has been notified that steps are to be taken to correct the problems with the Carson Valley Industrial Park sewer improvements. Manholes were found to be leaking. Bruce described repair methods being used for sealing leaking manhole barrels and related that the leaking manhole barrels would have to be replaced. The board felt that new manholes should be installed to replace the defective ones. Discussion followed. The board related that they wished to approve the method of repairs.

Bruce Scott addressed the letter received from Mort's Auto Body dated July 23, 1986, relating to problems they felt they had concerning the sewer improvements. Discussion followed by the Mortimer's, the MGSD board, Bruce Scott and David LaBarbara. The contractor will be required to replace the previous existing gravel in areas where construction occurred for the property owners who are experiencing problems. The board related to the people of the Carson Valley Industrial Park who were present that if they had any problems to go to the Chirman or the Superintendent and the district would try to resolve any problems they felt they had.

Meeting adjourned 9:30 P.M.

Approved: 8-5-86

By: 


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, AUGUST 5, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to order
- 7:35 Minutes of July 1, 1986, July 23, 1986 and July 29, 1986
- 7:45 Harry Tedsen--Contract Extension Request
- 7:55 Raley's--Capacity Request and Plan Approval
- 8:05 Bently Nevada--Contingency Operation Proposal
- 8:15 Sunset Park--Contract and Plan Approval
- 8:30 Ray Smith--Stonegate PUD--Plan Approval
- 8:45 Minden Inn--Monthly Charge Reassessment
- 8:55 Rule Dale Enterprises--Plan Approval
- 9:05 Southgate Service Park--Annexation Request
- 9:15 Carson Valley Inn--Plan Approval--Request for Variance, RV Park
- 9:30 Western Nevada Properties--Windhaven--Plan Approval and Encroachment Permit Approval
- 9:45 Oxoby--Easement Discussion
- 10:00 Culp/Wesner/Culp--Final Approval for Solids Handling System
- 10:10 Attorney's Report
- 10:20 Engineer's Report
- 10:35 Superintendent's Report
- 10:45 Secretary's Report
- 10:55 Public Commentary
- 11:05 Adjournment


Bonnie F. Sarasola-Executive Secretary

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, August 5, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

William Nelson, Vic Pedrojetti, Jerome Etchegoyhen, Daniel Hellwinkel and Louis Neddenriep

Staff Members Present:

Bruce Scott, John Davis, David LaBarbara and Bonnie Sarasola

Others Present:

Dan Jenkins, Stoddard Jacobsen, Terry Jacobsen, Bob Coombs, Dale & Suzanne Armstrong, Bill Laughlin, Harry Tedsen, Triva Zeller, Bill Fergus, Phil Corbett, Chuck Radka, Shawn Smyth

Minutes of July 1, 1986, July 23, 1986 and July 29, 1986 were read. Motion by Jerome Etchegoyhen to approve the minutes of July 1, 1986 and July 23, 1986. The minutes of July 29, 1986 are to be approved subject to changing line 8, page 1 to read that "the district could recover." Seconded by Vic Pedrojetti. Motion carried.

Harry Tedsen-Contract Extension Request--Represented by Dan Jenkins. Mr. Jenkins explained that the MGSD board agreed to allow Mr. Tedsen 90 days after the physical completion of the Carson Valley Industrial Park sewer improvements to complete the contract of sewer service. The line was physically complete on May 16, 1986 and Mr. Tedsen's time limitation has nearly run out. Due to problems which have arisen, Mr. Tedsen would like to request a 90 day extension to complete the contract of sewer service and is willing to deposit \$10,000 in good faith to complete the contract. Discussion followed. Motion by Louis Neddenriep to grant a 90 day extension to Harry Tedsen for the completion of his contract of service. Seconded by William Nelson. Motion carried.

Raley's-Capacity Request and Plan Approval: David LaBarbara presented plans for review by the board for remodeling in the meat department of Raley's. Plans call for the addition of 2 floor drains, which would require .4 additional units of capacity. David discussed requiring solids traps to catch meat particles and fat. Discussion followed. Motion by Jerome Etchegoyhen to approve the remodeling plans for Raley's meat department and to sell .4 units of capacity. David LaBarbara is authorized to inspect and approve the type of floor drains necessary to keep meat and fat out of the sewer system. Seconded by Vic Pedrojetti. Motion carried.

Bently Nevada-Contingency Operation Proposal--Represented by Bill Laughlin. Mr. Laughlin related to the board that Bently Nevada would like to work out a contingency plan with MGSD whereby they could dump treated effluent from out of the district boundary on an emergency basis. Bently Nevada would be willing to continue paying the tax for effluent generated outside district boundary on a long term standby basis. Mr. Laughlin also related that Bently Nevada has run into problems and needs to continue transporting treated effluent at the present time and requested that MGSD grant an extension for Bently Nevada's discharge out of district permit. Discussion followed concerning time frame, Bently's processing methods and standby fee. The board generally felt that something could be worked out on an emergency discharge basis. Motion by Louis Neddenriep to grant Bently Nevada a six months extension for their out of district boundary discharge permit. Seconded by William Nelson. Motion carried.

Sunset Park-Contract and Plan Approval: The representatives were not present and no action was taken by the board.

Ray Smith-Stonegate PUD-Plan Approval: David LaBarbara related to the board that the representatives were not prepared and telephoned the office and asked to be deleted from the agenda.

Minden Inn-Monthly Charge Reassessment: The representative for the Minden Inn was not present and no action was taken by the board.

The board elected to hear the engineer's report pending the timing of the next agenda item.

Bruce Scott related that research had been done by Resource Concepts concerning the three additional cleanouts requested by Oxoby as per Jeffrey Raabeck's letter of July 21, 1986. One of the requested cleanouts was already on the plans and the other two could be added with no problem. The Oxoby's also indicated that they wished to also have a manhole relocated. Bruce felt that there would be a problem with the fall and also the relocation of the manhole would be too close to the water line.

Carson Valley Industrial Park--Bruce Scott informed the board that a strong letter had been sent to Joe Suter Construction in regard to leaks found in the newly constructed line in the Carson Valley Industrial Park. Due to lack of coordination, Suter Construction returned to the site and began repairing manholes without the repair method being approved by the MGSD board. Bruce related that repairs were stopped pending a decision for the method of repair. Bruce read a letter to the board received from Joe Suter proposing a method of repair. Bruce recommended that the leaks be repaired and defective barrels be replaced. If there is any indication of rust patterns or leaking in the manholes, the barrels would have to be replaced. Discussion followed concerning the repair methods, water table, repairs to Mortimer area first, Mortimer putting MGSD on notice, replacement of barrels and Mortimer pavement. Bruce related that he would like to research some sealing products which could also be used by MGSD in other areas. Discussion continued on repair methods. Bruce went into detail concerning the actual manhole construction describing the barrels and sealing. Motion by Louis Neddenriep that Joe Suter Construction be required to seal the leaks and replace any defective barrels. The manhole on the Mortimer property is to be repaired immediately and the balance of the repairs are to be postponed until winter when the water table goes down. Seconded by Vic Pedrojetti. Motion carried. The Chairman discussed the legal problems which the district has dealt with concerning the Carson Valley Industrial Park project and felt that steps should be taken to avoid anymore problems. Discussion followed concerning selling of capacity and the establishment of the price for the 10 units the district has obtained from the Christl parcel. The board directed John Davis to discuss the selling of capacity and the establishment of the price for the first 10 units sold with the bond counsel and obtain approval before the board proceeds further. Discussion followed. The cost of the first 10 units sold would be \$2,727.71 plus \$300.00. Discussion followed concerning the need of a special meeting for Coast to Coast. David LaBarbara will discuss the situation with Tom Schwob and if a meeting is needed, one will be set for Wednesday, August 13, 1986. If no special meeting is called, the Coast to Coast matter will be put on the regular meeting agenda.

Rule Dale Enterprises-Plan Approval--Represented by Dale and Suzanne Armstrong.

David LaBarbara related to the board that the contract of sewer service had been signed and all fees had been paid. Plans were presented for sewer service connection for the former R. J. Stockman building located on Hwy. 756. The building will require 1 unit of capacity. The plans have been reviewed by Bruce Scott and David LaBarbara and meet district requirements. Discussion followed. Motion by Jerome Etchegoyhen to approve the plans for Rule Dale Enterprises. Seconded by Vic Pedrojetti. Motion carried.

Stoddard and Jewel Jacobsen--Request for Annexation--Represented by Stoddard Jacobsen, Terry Jacobsen and Bob Coombs. A request for annexation for 11,5844 acres was presented to the board along with a vicinity map for annexation of the Jacobsen property located on Hwy. 395 South of Gardnerville. The application has been reviewed by John Davis and annexation application fee paid. Discussion followed concerning annexation to the town of Gardnerville. The board related that the property would have to be served by contract since the property is not contiguous to the district. Motion by Louis Neddenriep to deny application for annexation of the Stoddard and Jewel Jacobsen property located on Hwy. 395 south of Gardnerville and advertise for contract of service hearing to be scheduled for September 2, 1986. Seconded by William Nelson. Motion carried.

Carson Valley Inn--Plan Approval--Represented by Bill Fergus, Phil Corbett, Chuck Radka, and Shawn Smyth. Plans were presented for the construction of a bar in the Carson Valley Inn to be located in the old administration offices. David LaBarbara related that he had done an on site inspection and reported that some drains had been moved and some added. The bar would require 3 units of capacity. Carson Valley Inn has .4 units of capacity credit and would have to pay for 2.6 units of capacity. Bill Fergus addressed the grease trap required by MGSD which is currently being installed. David LaBarbara related that the installation of the grease trap is being done. Discussion followed. Motion by Louis Neddenriep to approve the plans for the construction of a bar in the Carson Valley Inn requiring 3 units of capacity. .4 units of credit will apply. Seconded by Jerome Etchegoyhen. Motion carried. Bill Fergus requested that the Carson Valley Inn request for variance for the RV park be put on the September, 1986 agenda. The board instructed David LaBarbara to check with other wastewater treatment plants concerning charges for RV parks.

Western Nevada Properties-Windhaven-Plan Approval and Encroachment Permit: Represented by Bruce Scott and Don Rodabaugh. Bruce Scott presented revised plans which will keep the sewer improvements for Western Nevada Properties project out of Dreyer's property which have been approved in a letter from Rob Williams dated August 1, 1986. Bruce requested conceptual approval of the plans and approval for an encroachment permit. Discussion followed concerning placement of the sewer improvements and the line crossing the highway. John Davis related that he had reviewed the easements in the private area and they are satisfactory. The Chairman felt that Rob Williams should be present during Western Nevada Properties discussions to represent MGSD and answer questions. Bruce related that approval would not be sought from the board on the Windhaven part of the project. Discussion followed on the parts of the project approved by Rob Williams which included the interceptor. Motion by Jerome Etchegoyhen to apply to the State of Nevada for an encroachment permit to cross Hwy. 395 and along Hwy. 395 approximately 198 feet. David LaBarbara asked about the effect of the East Valley Master Plan if it obtains County approval. Discussion followed ie. time frame, guarantee that the

crossing would be done during highway construction. John Davis explained that all the easements are on the edges of the property and there are no easements in the center. Discussion followed. The Etchegoyhen motion was then seconded by William Nelson. Motion carried. The Chairman signed the encroachment permit.

Bruce Scott requested board approval to finalize the improvement plans so that construction may proceed. Discussion followed concerning security to MGSD for sewer extensions ie. letter of credit, content of letter of credit, cash deposit and bonding. David LaBarbara read the ordinance pertaining to security for sewer extensions. The board felt that Rob Williams should be present when the board approves the final plans to answer questions.

Don Rodabaugh related to the board that Western Nevada Properties is suffering a significant amount of additional expense due to MGSD's requirement of a 27 inch interceptor when the requirement for the actual Western Nevada Properties project would be a 10 to 12 inch line and they are asking for credit from MGSD as regards the payment of the interceptor fee for their project until the added cost of the interceptor be defrayed. Discussion followed concerning other people outside the project using the line and reimbursing Western Nevada Properties as they come to the district for service. Bruce Scott related that there is \$650.00 earmarked for interceptor and Western Nevada Properties feel they would be paying the cost twice. Discussion followed. The board felt that the reimbursement aspect for the interceptor should be tabled for further consideration and would be put on the September 2, 1986 agenda.

Oxoby Easement Discussion: The Chairman related that the letter sent to MGSD by the Oxoby's legal counsel should be answered by the board. The letter was read aloud and the board discussed the letter's content. Bruce Scott addressed item #3 asking for three additional cleanouts. Bruce informed that one cleanout was already on the plans and the cost of two additional cleanouts would be \$400.00. Items #5 and #6 are covered in the ordinance, with the possibility of a standby fee being enacted in the future for capacity not being used. John Davis related that the research done by MGSD staff indicates that there are 22 trailer hookups, 1 house and 1 service station and feels that MGSD may not be doing their job by letting Oxoby sign an affidavit saying that he has more units than the research indicates. Discussion followed concerning units, physical evidence, dropping project, running a line down Oxoby Lane and service to the Millholland property. Motion by Jerome Etchegoyhen to instruct John Davis to answer Jeffrey Rahbeck's letter of July 21, 1986 in the following manor: Items #1 through #4, the board is in agreement. Item #5 and #6 is covered by the ordinance and a copy of the ordinance pertaining to Item #5 and #6 is to be included with the letter and also add that there is some possibility that the board may implement a standby fee for sewer units not being used. Discussion followed concerning the right or wrong of Oxoby being entitled to more units than MGSD records indicate. Jerome Etchegoyhen discussed physical evidence aspect of the capacity in question. Jerome Etchegoyhen's motion died for lack of a second to the motion. Motion by Vic Pedrojetti to instruct John Davis to answer Jeffrey Rahbeck's letter of July 21, 1986 as follows: Items #1 through #4, the board is in agreement. Item #5 and #6 is covered by the ordinance and a copy of the ordinance pertaining to item #5 and #6 is to be included with the letter along with the addition that there is some possibility that the board may implement a standby fee for sewer units not being used. Mr. Rahbeck is also to be informed that MGSD records indicate that there are 22 trailer units and an additional 2 units for the house and service station. Seconded by William Nelson. Vote: 4 ayes, with Jerome Etchegoyhen voting nay. Motion carried.

Culp/Wesner/Culp-Final Approval for Solids Handling System: David LaBarbara presented a letter from Rob Williams stating that the solids handling system was complete and recommended that the board approve the project and start the 30 day notice of completion. Motion by Louis Neddenriep to accept the solids handling facility and start publication for 30 days notice of completion. Seconded by William Nelson. Motion carried.

Engineer's Report: Bruce Scott informed the board that it is now time to enact the time extension to the contract for the land application project as discussed at the July 1, 1986 board meeting. Bruce recommended to the board that the time extension be 105 days and that the project to be restarted on September 1, 1986. Bruce also informed the board that the bid for the fencing for pump station #2 is \$3,782.00 less \$400.00 = \$3,325.00. The board moved to install the fencing for pump station #2 at the July 1, 1986 meeting and not to exceed \$3,000.00. Discussion followed. Motion by Louis Neddenriep to approve change order #3 for the installation of fencing for pump station #2 at a cost of \$3,325.00. The contract for the land application project is to be extended 105 days and September 1, 1986 is to be established as the restart date. Seconded by William Nelson. Motion carried.

Superintendent's Report: David LaBarbara informed the board that serious problems are being experienced with the portable pump. Replacement of the engine would be \$355.00 and a rebuilt engine would be \$267.00 if the parts can be obtained. Discussion followed. The board instructed that prices should be obtained for a new pump and then a decision will be made to either repair or replace the old pump.

David LaBarbara informed the board that the owners of the East Fork Hotel are requesting that their sewer user fees be discontinued due to a fire in the building causing the building to now be unoccupied. The water will be on until October in order to water the lawn. The board instructed that the sewer user fee for the East Fork Hotel could be discontinued for the present time.

David LaBarbara reported that he attended the Douglas County Planning Commission meeting as per board instruction in regard to the East Valley sewerage plan. David informed the commission of the letter sent to the Douglas County Commissioners and the desire of MGSD to hold public hearings to receive input from the people of the Minden-Gardnerville Sanitation District.

David LaBarbara discussed the leaks found in the area of Courthouse and Mission Streets which were causing a great deal of infiltration.

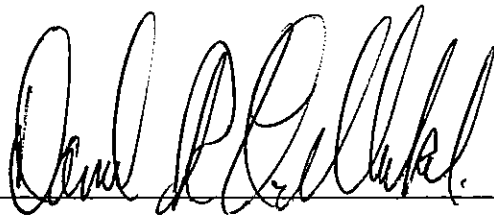
Secretary's Report: Bonnie Sarasola asked for direction from the board for the amount of credit for contract of service which is to be applied to the Western Nevada Properties capacity and connection fees for the annexation of the Henry Dreyer residence and the former Schwake residence on Hwy. 395. Research indicates that Dreyer paid \$250.00, but no record could be found for the Schwake property which research indicates was receiving sewer service at approximately the same time. The board advised that each residence was to receive a credit of \$250.00.

Minutes
Minden-Gardnerville Sanitation Dist.
August 5, 1986
Page 6

Bonnie Sarasola asked if the board wished to place insurance coverage on the new solids handling facility. The board felt that nothing in the new facility could burn and elected not to buy insurance coverage.

Meeting adjourned 12:15 A.M.

Approved: 9-2-86 By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, TUESDAY, AUGUST 12, 1986, 4:00 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 4:00 P.M. Call to Order
- 4:05 John Davis--Carson Valley Industrial Park Report
- 4:15 Coast to Coast--Capacity Request and Approval to Proceed
- 4:25 Public Commentary
- 4:35 Adjournment


Bonnie F. Sarasola
Executive Secretary

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Tuesday, August 12, 1986, 4:00 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Vic Pedrojetti and William Nelson

Staff Members Present:

David LaBarbara, John Davis and Bonnie Sarasola

Others Present:

Tom Schwob, Kathy and Alan Mortimer

John Davis-Carson Valley Industrial Park Report: John Davis reported to the board that there is no problem in allowing hookups to the sewer service in the Carson Valley Industrial Park. MGSD will need to make a cash payment for the 10 units obtained from the Christl parcel. Ed Palmer agrees that things can proceed. Discussion followed concerning cash payments and time frame for the sale of the bonds. David LaBarbara related that there is one Carson Valley Industrial Park hookup request on the agenda and asked if the board wanted to consider a special meeting and approve all the hookups at once. Discussion followed. Motion by Louis Neddenriep to accept connections for sewer service in the Carson Valley Industrial Park. Seconded by William Nelson. Motion carried.

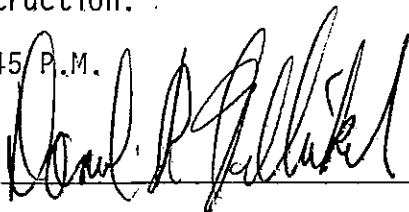
The Chairman related that a price had to be established for the first 10 units sold in the Carson Valley Industrial Park. The cost should be \$2,727.71 plus \$300.00 which is the price MGSD will have to pay for the 10 units obtained from the Christl parcel. A \$300.00 connection fee will also be charged as in every hookup for commercial or institutional use. Discussion followed. Motion by Louis Neddenriep that the next 10 units of capacity sold in the Carson Valley Industrial Park will be sold for \$3,027.71. Seconded by Vic Pedrojetti. Motion carried.

Coast to Coast--Capacity Request and Approval to Proceed--Represented by Tom Schwob. David LaBarbara related to the board that lateral plans were previously approved without connection to the building. It is imperative that the sewer service be connected to the building. Mr. Schwob needs approval to connect sewer service to the building and needs to purchase 1 unit of capacity. Discussion followed ie. connection of sewer service already passed by the board. Motion by Louis Neddenriep to sell 1 unit of capacity to Thelma Schwob for the Coast to Coast building in the Carson Valley Industrial Park for \$3,027.71 plus \$300.00 connection fee. Seconded by William Nelson. Motion carried.

Alan Mortimer informed the board that Resource Concepts, Inc. wants the lateral moved closer to the manhole for their property in the Carson Valley Industrial Park. The Mortimer's wish to continue with the previously approved plan due to the fact that the contractor is planning to do the work immediately. Discussion followed concerning lateral plans and construction.

Meeting adjourned; 4:45 P.M.

Approved: 9-2-86 By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, SEPTEMBER 2, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of August 5, 1986 and August 12, 1986
- 7:40 CWC-HDR, Inc.--Rob Williams--Primary Clarifier Bid
- 7:50 Western Nevada Properties-Plan Approval-Interceptor Reimbursement
- 8:05 Stoddard and Jewel Jacobsen--Public Hearing for Contract of Service
- 8:15 Stonegate--Plan Approval-Capacity Request
- 8:30 Sunset Park--Plan Approval
- 8:40 Carson Valley Inn--Request for Variance on RV Park
- 8:55 Roger Bitton-Easement Encroachment Request
- 9:05 Coleman & Caine--Direction for Completing 1985-86 Audit
- 9:15 Scheduling of Public Hearings for East Valley Sewer Master Plan
- 9:20 Attorney's Report
- 9:30 Engineer's Report
- 9:45 Superintendent's Report
- 9:55 Secretary's Report
- 10:05 Public Commentary
- 10:15 Adjournment


Bonnie F. Sarasola-Executive Secretary

All persons attending the board meeting are required to sign the guest register for every meeting attended.

PLEASE DO NOT REMOVE UNTIL 9/3/86

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, September 2, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Jerome Etchegoyhen and William Nelson

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present:

Rob Williams, Bill Majors, Raymond Smith, Stoddard & Terry Jacobsen, Bob Coombs, Shawn Smyth, Don Rodabaugh, Bill Fergus, Jim O'Reilly, Pat & Jean Mulreany, Keith Waldrop and Mike Coleman

Minutes of August 5, 1986 and August 12, 1986 were read. Motion by Jerome Etchegoyhen to approve the minutes of August 5, 1986 and August 12, 1986. Seconded by William Nelson. Motion carried.

CWC-HDR-Primary Clarifier Bid: Rob Williams presented a letter regarding the primary clarifier bid and reviewed the letter and bid results with the board. Rob explained that the excavation, dewatering and concrete work represented the big difference between the engineers estimates and the actual bids. Rob recommended that the board accept the low bid of R. D. Henderson Construction in the amount of \$707,000.00, subject to state approval. Rob informed the board that the State EPA is willing to increase the grant to cover the additional cost of the primary clarifier construction. Rob also feels that the cost could be cut somewhat. Construction could start approximately three weeks after approval and the construction period would be approximately ten months. Discussion followed regarding an additional trickling filter, second primary clarifier for backup, and little capacity gain. David LaBarbara expressed his concern regarding the fact that there is no alternate channel for the present clarifier and the recent plugging problem which occurred. David also discussed the fact that it is impossible to perform maintenance on the existing clarifier substructure which has been in use since 1976. Bruce Scott felt that even though the line rehabilitation is important, the funds could be put to better use in building the second clarifier. Discussion followed. Motion by Jerome Etchegoyhen to accept the low bid in the amount of \$707,000.00 from R. D. Henderson Construction subject to state approval and state approval of additional funding for the construction of a second primary clarifier. Seconded by William Nelson. Motion carried.

Western Nevada Properties-----Plan Approval-Interceptor Reimbursement-- Represented by Bruce Scott and Don Rodabaugh. Rob Williams related to the board that he had reviewed the three phases of the improvement plans for Western Nevada Properties project, which he reviewed with the board. Discussion followed regarding allocated capacity, time frame and letter of credit. David LaBarbara read the portion of the ordinance relating to requirements as regards security to MGSD. The board directed that they wished a separate letter of credit to be approved by MGSD. Motion by Louis Neddenriep to approve the improvement plans for Western Nevada Properties for Windhaven Unit I, consisting of 82 units and Phase I of the commercial project that will sewer into the Hwy. 395 interceptor consisting of three commercial buildings (Financial Center Phase I) located in "The Village", parcel 1, Recorded in Book 886,

Page 3445, Document #139860. Seconded by Jerome Etchegoyhen. Motion carried. Discussion followed. The board directed Rob Williams to draw in the service boundary line for the area which will sewer into the Hwy. 395 interceptor.

Bruce Scott opened discussion continuation request for interceptor reimbursement for the Western Nevada Properties project. Don Rodabaugh passed out a report to the board regarding interceptor costs information which he had compiled and reviewed the information contained in his report. (copy of the report in file) Western Nevada Properties wishes to work out a way to recover the costs from MGSD for the oversized portion of their line which is not benefiting their project. Discussion followed regarding size and other projects outside Western Nevada Properties which will use the line, etc. The board informed the Western Nevada Properties representatives that a special meeting would be called to discuss their interceptor reimbursement request.

Stoddard and Jewel Jacobsen-Public Hearing for Contract of Service-- Represented by Stoddard and Terry Jacobsen and Bob Coombs. Bob Coombs informed the board that the Jacobsen's wished to contract for sewer service with MGSD for an 11.58 acre site located on Hwy. 395 South of Gardnerville. A portion of the property has been zoned for a truck stop facility and they would require 10.6 units of capacity. David La-Barbara informed the board that the annexation^{application} fee had been received and the necessary documents were in order. Discussion followed regarding further development and the applicants were informed that sewer improvement plans would have to be approved by MGSD. The Chairman then called for public commentary. There were no replies. Motion by William Nelson to accept a contract of service for Stoddard and Jewel Jacobsen for 11.58 acres located on Hwy. 395 South of Gardnerville and to sell 10.6 units of capacity from a future treatment facility expansion. The rules, regulations and requirements of MGSD must be met and all fees paid. Seconded by Louis Neddenriep. Motion carried.

Stonegate-Plan Approval & Capacity Request-- Represented by Raymond Smith and Bill Majors. Raymond Smith related to the board that problems had arisen and that the completion of the improvement plans and final map were not complete but were being done. The engineering plans done by Vasey Engineering for the stub installed by Mac has been located and Mr. Smith presented them to the board. Bruce Scott related that the board is concerned about the construction of the stub since the plans were not approved by the board. The line should be uncovered and the grade shot. Bruce also related that detailed information should be put on the as built grade. Bruce indicated that the stub is satisfactory if it was built according to the plans. Discussion followed concerning sewerage of the area, easements and varification of approximately 165 feet of unknown improvements. Mr. Smith related that the first phase of construction would be nine units. Six units of capacity has already been paid. The board directed that the line was to be exposed and the grade shot and that additional capacity could be requested when the plans are brought in for approval. The board also directed that the sewer improvements are to be dedicated to MGSD with 20 foot easements.

Sunset Park-Plan Approval: David LaBarbara informed the board that a call had been received asking that Sunset Park be removed from the agenda.

Carson Valley Inn-Request for Variance on RV Park--Represented by Bill Fergus, Shawn Smyth, Jim O'Reilly and Pat and Jean Mulreany. Plans were presented to the board for a potential 61 space RV facility to be located behind the Carson Valley Inn. The representatives informed the board that they had conducted a survey for charges for such an operation in other areas and found MGSD's rates to be substantially higher. The representatives reviewed a letter which had previously been sent to the board members relating to their survey on rates and sewage usage in other communities. The representatives felt that the MGSD ordinance covers mobile home parks but not RV parks and requested that the board consider the rate structure for RV parks. Discussion followed. The chairman related that the board would have to consider an ordinance change and if one were made it would have to be published and a public hearing held. John Davis addressed the probably capacity usage by RV's. Discussion followed. The board was in agreement that the RV rates should be reviewed. The board directed that a committee of Daniel Hellwinkel, Jerome Etchegoyhen, David LaBarbara and Bruce Scott would study the RV rate structure and report their findings to the board. David LaBarbara was instructed to gather the facts for the committee meeting. Discussion followed regarding time frame vs. public hearing for rate change and sewer metering in other areas. The board informed the Carson Valley Inn representatives that the RV park area would have to be annexed to MGSD before service can be obtained.

Roger Bitton-Easement Encroachment Request: David LaBarbara presented plans to the board showing two 8 x 10 ft. patios which Mr. Bitton wishes to build in the Valley Investment-Clinesmith project off Hussman in Gardnerville. The patios would encroach on MGSD's easement and Mr. Bitton is requesting an encroachment permit from MGSD. Discussion followed. The board related that if MGSD would damage the patios in order to repair the line, the owner would be responsible for the repair costs. Discussion followed concerning ownership change. John Davis recommended that an agreement be made which would be binding on the owner and any successors. The board felt that John Davis should research such encroachments and a standard procedure should be established. John felt that each encroachment agreement should be looked at individually. David LaBarbara suggested informing Mr. Bitton that there would be costs involved and see if he wishes to proceed. John Davis related that the title report may be acceptable. David LaBarbara will contact Mr. Bitton and discuss the matter with him.

Bonnie Sarasola reported that the bonding company handling the sale of the assessment bonds for the Carson Valley Industrial Park wishes to set a due-diligence meeting for the week of September 22nd. A meeting was set for 12:00 Noon on September 24, 1986. Bonnie also reported that the resolution for the bond sale would be scheduled for the October 7, 1986 board meeting and Prudential Bache would like to sell the bonds and set a noon meeting to pass the resolution approving the bond sale on October 22, 1986. Discussion followed. The board advised that the October 22, 1986 meeting can be scheduled as long as the full board will not need to be present.

David LaBarbara related that there is a problem in allowing project plans to be submitted four days prior to the board meetings. It does not allow enough time for review. Discussion followed. Motion by William Nelson to require that plans be submitted to MGSD seven days prior to the board meeting. Seconded by Louis Neddenriep. Motion carried.

Attorney's Report: John Davis reported that no reply had been received concerning the Oxoby rehabilitation from their attorney. John sent a letter per board request on August 7, 1986.

John Davis related that he would like to see Rob Williams be put on the committee concerning charges for RV parks to obtain his insite. Discussion followed concerning the committee meeting and the possibility of calling a special meeting regarding RV park charges.

Coleman & Caine--Direction for Completing 1985-86 Audit--Represented by Mike Coleman and Keith Waldrop. Mr. Coleman informed the board that the district will come under a single audit requirement by the EPA since the district has received over \$100,000 in federal funding. Mr. Waldrop explained that the single audit is substantially more involved than the regular audit due to the fact that such things as compliance, identity of costs, internal control, etc. are involved. The additional cost involved would be \$3,000 to \$4,000, bringing the total audit costs for the 1985-86 audit to approximately \$9,000. The EPA informs that the entire audit costs would be approximately 70% fundable if the regular and single audit are done together. David LaBarbara informed the board that he had talked to the state and although MGSD has not been formally notified, the single audit will be required. Discussion followed. Motion by Louis Neddenriep to instruct Coleman and Caine to proceed with the single audit as required by the EPA. Seconded by William Nelson. Motion carried.

Scheduling of Public Hearings for East Valley Sewer Master Plan: The board discussed proposed public hearings for the East Valley Sewer Master Plan. The MGSD staff will try to schedule a public hearing at the CVIC Hall on September 25, 1986 at 7:00 P.M. and another hearing at the Gardnerville Fire House on October 2, 1986 at 7:00 P.M. Notification of the meetings will be mailed to the people of the district and a legal notice as well as a block advertisement will be put in the Record Courier. David LaBarbara will contact a Record Courier reporter for a possible news item to inform the public and relate the information concerning the public hearing.

Engineer's Report: Bruce Scott related to the board that the line rehabilitation is nearly complete and Stimple-Wiebelhaus is moving back on the site to resume work on the holding ponds. Bruce presented a water table fluctuation report and related that the water table is lower than before.

Bruce Scott presented change order #4 for the land application project. The total change order will not exceed \$1,700. Initially, the power pole required at pump station #3 was going to be installed by Sierra Pacific Power Company. This will now be done by Hintze Electric at a cost of \$575.00. It is also necessary to make adjustments to the pumps at pump station #1 to keep them from losing suction and it is also necessary to add a longer prob stop. The cost for these two items will be \$1100-\$1200. Resource Concepts, Inc. will pick up the cost for the two items at pump station #1. Motion by William Nelson to approve change order #4 for the land application project. Seconded by Jerome Etchegoyhen. Motion carried.

Superintendent's Report: David LaBarbara reported that a new portable pump had been ordered per instructions from the board. David inquired if the board wished to fix the old pump to be used as a back up. Discussion followed. Motion by William Nelson to fix the old pump as a back up. The repairs are not to exceed \$375.00. Seconded by Louis Neddenriep. Motion carried.

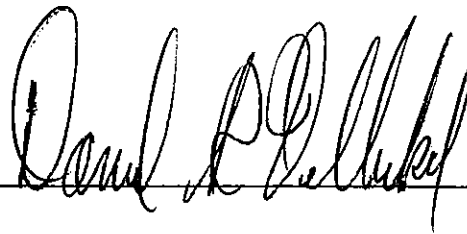
David LaBarbara informed the board that due to the inavailability of the Chairman it was necessary to obtain the vice-chairman's signature on the last EPA reimbursement request. The board had authorized this sometime ago, but rather than spend a lot of time trying to find it in the minutes, David requested the board reauthorize the vice-chairman to sign documents when the chairman is not available. The EPA wishes a letter stating that the vice-chairman has the authority to sign payment requests. Discussion followed. Motion by Jerome Etchegoyhen that the vice-chairman has the authority to sign EPA payment requests in the absence of the chairman. Seconded by William Nelson. Motion carried.

Secretary's Report: Bonnie Sarasola reported to the board that \$760.00 had been spent on the Xerox copier during the last fiscal year. Xerox is offering a contract which would include all maintenance and parts for \$426.00 per year. The repair representative feels that the chemical environment in the plant building is responsible for much of the maintenance required on the machine. Discussion followed. Motion by William Nelson to authorize a maintenance agreement with the Xerox Corporation for the copying machine. Seconded by Louis Neddenriep. Motion carried.

Meeting adjourned at 11:45 P.M.

Accepted: 10-7-86

By:




Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF PUBLIC HEARING, TUESDAY, SEPTEMBER 23, 1986, 7:00 P.M.,
CVIC HALL, ESERALDA AVENUE, MINDEN, NEVADA.

EAST VALLEY SEWER MASTER PLAN


Bonnie F. Sarasola-Executive Secretary

Please do not remove until September 24, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Hearing, Tuesday, September 23, 1986, 7:00 P.M., CVIC Hall,
Esmeralda Avenue, Minden, NV

East Valley Sewer Master Plan: MGSD Board Chairman, Daniel Hellwinkel introduced the Board of Trustees, MGSD staff members, Bruce Scott, David LaBarbara and Bonnie Sarasola, Douglas County Chief Planning Official, John Renz and Vasey Engineering representatives, Andy Burnham and Rob Anderson. The Chairman explained that the special hearing had been called to inform and receive comments from the people of the District concerning the alternatives for the East Valley Sewer Master Plan. Andy Burnham then gave an overview of the creation of the sewer alternatives and explained the areas involved and how they are currently being served by sewer service. Rob Anderson then presented 11 plans for sewer alternatives and explained each alternative to those present along with projected cost for each alternative. The following questions and concerns were voiced by the District residents: Where are existing growth figures and where is projected growth?----Figures are obtained conservatively from historic growth trends. There is no projected growth on the west side of the valley and it has not been taken into consideration.----The MGSD facility has been paid for by the people of the District. Who is going to pay for any expansion? Who are we saving money for, the people of the District or those coming in?----Rob Anderson feels the money savings would be for everyone. When the County picks an alternative, then they will look into financing. The District has been able to obtain EPA funding for necessary expansion and upgrading in the past, although funds will probably not be available in the future and these costs will have to be paid by the new users. New developers would have to pay for plant expansion.----Sewering for Indian Hills and Johnson Lane was discussed. There is no other alternative for Johnson Lane. The contract for a package treatment plant at the airport will be let next month. The plant is designed for 25,000 GPD and can be expanded as needed. The treated effluent for application of overland irrigation was discussed and the amount of effluent per acre. The Chairman related that the amount was unknown and was the reason MGSD has agreements with both Anderson and Byington to insure there is enough land for effluent disposal. The leases with Anderson and Byington are only good for 25 years. Concern was voiced about what guarantee there would be for land availability for effluent application in the years to come.----Condemnation proceedings could become necessary which would be expensive. Concerns were voiced about current sewage odors and the increase of odors with any expansion.----All sewage treatment facilities have odor and there is no current plans to deal with odors. Tertiary treatment was discussed and it was pointed out that the cost of such treatment would be prohibitive and is the reason MGSD has stayed with secondary treatment. Some of the audience felt that it was wrong to have a treatment plant so close to town and it was in conflict with what the county is doing. Concerns were voiced concerning contamination of the water supply.----Disposal areas near the river would try to be obtained.----Why can't the effluent be treated to a degree that it can be pumped into the river?----The EPA will not allow any effluent into the river and MGSD has to insure that no effluent will go to the river by November and is the reason for the construction of the holding ponds on Muller Lane. DEP sets the discharge standards in Nevada. This is done at a state level with the EPA's supervision. The Chairman stressed that the present MGSD Board would do everything possible to keep contamination out of the water supply. Concern was voiced about mosquitos in the

new holding ponds and the handling of odor.----David LaBarbara volunteered that the reservoir will not significantly increase mosquitos and explained the wetlands area north of the facility. Fresh water will be coming into the holding ponds every day and movement will happen. There should be no more odor than associated with the treatment plant. The odor at the MGSD plant is minimal compared to other plants. The increase in odor caused by the recent construction should subside. Mosquito abatement is handled by the County and is a County problem. Bruce Scott volunteered that the holding ponds are located ½ mile north of the plant in a flood plane and could never be zoned for development. Concern was voiced about current MGSD plant limitations---The MGSD service area is defined as all that can be served by gravity flow, which was approved by the EPA at the time the grant was approved and is designed to meet the needs of the defined area until the year 2005. If the facility were abandoned before that time, a pay back of federal funds somewhere between six to eight million dollars would be suffered by the MGSD users. Twenty years is the expected life of a treatment plant and funds would not have to be paid back to the EPA after that time. There are planned increases tied to the population projection within the service area. However, any treatment expansion would happen within the fenced area of MGSD. The MGSD Board looked at 13 alternatives prepared by Vasey Engineering and chose the current alternative since the trickling filter treatment could include land application and would be cheaper for the MGSD residents. This alternative only requires an 8 hr. day 5 day man hour crew with plant checking done on Saturday and Sunday by one man and emergency standby vs. tertiary treatment which would require three shifts per day seven days per week. The quarterly bill received by the MGSD users is for operation and maintenance costs. Andy Burnham volunteered that if MGSD were forced to serve areas requiring pumping, the user fee could be increased due to pumping costs which would effect all user rates. Maintenance costs could go up for all users, but there would be no expense for expansion. Some people felt that developers should put in the treatment facilities and let them suffer the costs and also different treatment plants throughout the valley would safeguard against water contamination. Discussion followed concerning ground water contamination and depth of the ground water. Other planned reservoirs such as one planned by Douglas County Sewer Improvement District was discussed. Opinions were given against aerated lagoons. Suggestion was made for one big treatment plant in the middle of the valley. Discussion followed about proposed plant at the north end of the valley and the possibility of additional capacity adjoining the wetlands area. Andy Burnham volunteered that if it were approved, construction would probably begin in the near future and would probably be more feasible at a cheaper cost. The MGSD plant would probably be abandoned at about the year 2005. That effluent could be pumped to a treatment facility at the north end of the valley. Andy Burnham addressed the letter which had been written by Mr. Sherbondy indicating that MGSD should stay with its present operation and other areas to have treatment facilities. Septic tank treatment was discussed and the fact that the septic method would require additional treatment. Rob Anderson felt that the whole community could be benefited in an agricultural aspect with effluent used in land application. Leonard Anker felt that various plans on the east side of the valley should be explored with possible land application in the Heybourne area and also addressed the ground water aspect as a retired employee of the SCD. Dal Byington volunteered that the effluent application is a valuable asset to the farmer during a dry year and suggested that grass land be bought, effluent applied and leased

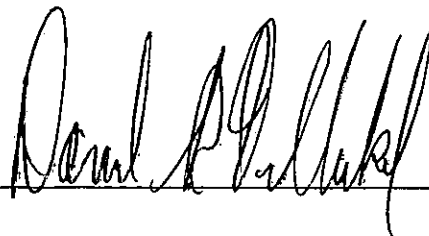
back to the farmer. The Chairman volunteered that MGSD has eleven acres being used for land application which is farmed by the Dreyer's. The Chairman volunteered that each of the county commissioners had been sent an invitation to attend the public hearing, but none were present. Concern was voiced about who would make the final decision concerning the MGSD facility.---The board volunteered that MGSD would be responsible for their service area which was established years ago and the County would adopt a general plan. The audience felt that the commissioners should consider having evening meetings when a public hearing is involved to give the working people an opportunity to attend and voice their opinions. John Renz volunteered to make their wishes known to the commissioners. The Chairman informed those present that the MGSD board wants direction from the District residents as to their wishes regarding the future of the MGSD facility. Discussion followed. It was the consensus of the MGSD Board that the people of the District do not wish to accept any additional sewer service outside the MGSD service area and that MGSD should continue operation as it is presently. The Board informed those present that after the October 9, 1986 hearing at the Gardnerville fire house a recommendation will be made to the Commissioners from the MGSD Board of Trustees.

There were approximately 50 people present at the hearing.

Hearing adjourned at 10:00 P.M.

Approved: 10-7-86

By: _____



Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF A SPECIAL MEETING, WEDNESDAY, SEPTEMBER 24, 1986, 12:00 Noon, BOARD ROOM,
MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

12:00 Noon Call to Order

12:05 A RESOLUTION CONCERNING MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; DESIGNATED BY THE SHORT TITLE "11-1-86 PUBLIC SALE RESOLUTION"; AUTHORIZING THE PUBLIC SALE OF LOCAL IMPROVEMENT BONDS FOR CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT, SERIES NOVEMBER 1, 1986, IN THE PRINCIPAL AMOUNT OF \$400,000.00; PROVIDING FOR GIVING NOTICE OF THE SALE AND OTHER DETAILS IN CONNECTION THEREWITH; PRESCRIBING THE FORMS OF THE DETAILS IN CONNECTION THEREWITH; PRESCRIBING THE FORMS OF THE NOTICES THEREOF; RATIFYING ALL ACTION PREVIOUSLY TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

12:30 Due-Diligence--Prudential Bache

12:50 Public Commentary

1:00 Adjournment


Bonnie P. Sarasola-Executive Secretary

Please do not remove until 9/25/86

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Wednesday, September 24, 1986, 12:00 Noon, Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

William Nelson, Vic Pedrojetti, Jerome Etchegoyhen, Daniel Hellwinkel and Louis Neddenriep

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present:

Ed Palmer and Paul Howarth

The meeting was called to order by Chairman Daniel Hellwinkel.

Ed Palmer related to the board that it would be advisable to cash the pre payment checks received from Mason Family Trust and James and Lucia Lee for the Carson Valley Industrial Park and apply those amounts to the interim warrant at Valley Bank. Ed also urged the board to issue a draft for the 10 units the district purchased from the Christl parcel and apply that amount to the interim warrant at Valley Bank. This would reduce the interest accumulating on the interim warrant until the bond proceeds can be obtained to pay off the interim warrant. Discussion followed. Motion by Louis Neddenriep to cash the checks received from the Mason Family Trust and Jim and Lucia Lee totaling \$18,990.00. A check is to be issued to Valley Bank in the amount of \$18,990.00 to be applied to the interim warrant for the Carson Valley Industrial Park. Seconded by William Nelson. Motion carried. Motion by Louis Neddenriep that MGSD issue a check in the amount of \$27,277.10 payable to Valley Bank to be applied to the interim warrant for the Carson Valley Industrial Park for the 10 units purchased from the Christl parcel. Seconded by Jerome Etchegoyhen. Motion carried. The first 10 units of capacity sold in the Carson Valley Industrial Park will be earmarked to replenish the \$27,277.10 paid out by MGSD for the 10 units purchased from the Christl parcel.

A RESOLUTION CONCERNING MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT; DESIGNATED BY THE SHORT TITLE "11-1-86 PUBLIC SALE RESOLUTION"; AUTHORIZING THE PUBLIC SALE OF LOCAL IMPROVEMENT BONDS FOR CARSON VALLEY INDUSTRIAL PARK 1985 SEWER ASSESSMENT DISTRICT, SERIES NOVEMBER 1, 1986, IN THE PRINCIPAL AMOUNT OF \$400,000.00; PROVIDING FOR GIVING NOTICE OF THE SALE AND OTHER DETAILS IN CONNECTION THEREWITH; PRESCRIBING THE FORMS OF THE DETAILS IN CONNECTION THEREWITH; PRESCRIBING THE FORMS OF THE NOTICES THEREOF; RATIFYING ALL ACTION PREVIOUSLY TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF. Ed Palmer explained that the resolution which was before the board for their consideration authorizes a public bond sale in the amount of \$400,000.00 for the assessments which have been levied but not paid during the cash payment period. The date of the bond sale has been scheduled for October 15, 1986. Discussion followed concerning assessment payment after the bonds have been sold, double barrel bonds, etc. Ed Palmer then reviewed the resolution

document and explained its content with the board. The date for delivering the bonds was discussed. November 6, 1986 was set for delivery of the bonds. Discussion followed. Motion was made by Jerome Etchegoyhen that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution 86-8 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. Seconded by William Nelson. The motion was put to a vote and unanimously carried, all members voting aye on the adoption of said motion. Those voting nay, none. Those absent, none. The entitled resolution 86-8 was then read by the MGSD Secretary. A motion to adopt the foregoing resolution was duly made by Trustee Jerome Etchegoyhen and duly seconded by Trustee Vic Pedrojetti, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-8, the vote being as follows: All members voted aye. Those voting nay, none. Those absent, none. Thereupon, the Chairman declared said motion carried by at least two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution No. 86-8 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

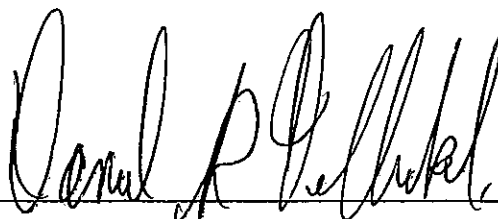
Due-Diligence-Prudential Bache--Represented by Paul Howarth. Mr. Howarth passed out copies of a document to the board and explained that it is an official statement by the district which is used as a marketing document to sell the bonds for the Carson Valley Industrial Park. Mr. Howarth reviewed the contents of the document with the board and requested that the board take time to review the document in depth for errors. If anything in the document is found to be in error, Mr. Howarth requested that the district secretary be notified and corrections would be made.

John Davis related to the board that the \$5,945.82 that Douglas County has requested for back taxes on the land the district purchased from Anderson for the land application project may have to be paid, since MGSD cannot show that \$2,500 per year is received in income from the property. Discussion followed.

Meeting adjourned 1:20 P.M.

Approved: 10-7-86

By: _____




Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, OCTOBER 7, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to order
- 7:35 Minutes of September 2, 1986, September 23, 1986 and September 24, 1986
- 7:45 Carson Building Supply--Plan Approval
- 7:55 Bob Whear--Plan Approval
- 8:05 Alan Bikle--Plan Approval
- 8:10 Stonegate--Plan Approval and Capacity Request
- 8:25 Carson Valley Inn--Annexation Request
- 8:35 Sierra Motel--Easement
- 8:50 Woody's Restaurant/Phyllis & Loren Bamert--Remodel
- 9:05 Western Nevada Properties--Sewer Main Oversizing Reimbursement
- 9:20 CWC-HDR, Inc.--Amendment of Contract
- 9:30 Consideration of RV Ordinance Modification
- 9:40 Attorney's Report
- 9:55 Engineer's Report
- 10:10 Superintendent's Report
- 10:25 Secretary's Report
- 10:35 Public Commentary
- 10:45 Adjournment


Bonnie F. Sarasola-Executive Secretary

All persons attending the board meeting are required to sign the guest register for every meeting attended.

PLEASE DO NOT REMOVE UNTIL October 8, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, October 7, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, William Nelson, Vic Pedrojetti and Jerome Etchegoyhen

Staff Members Present:

David LaBarbara, Bruce Scott, John Davis and Bonnie Sarasola

Others Present:

Tom Springmeyer, Bob Whear, Ray Smith, Alan Bikle, Bill Majors, Shwan Smyth, Bill Fergus, Chris Rogers, Don Rodabaugh

Minutes of September 2, 1986 were read. Motion by Louis Neddenriep to accept the minutes. Seconded by Vic Pedrojetti. Motion carried.

Minutes of September 23, 1986 were read. Motion by Vic Pedrojetti to accept the minutes. Seconded by William Nelson. Motion carried.

Minutes of September 24, 1986 were read. Motion by Jerome Etchegoyhen to approve the minutes. Seconded by Louis Neddenriep. Motion carried.

The Board reviewed the letter received from the Town of Gardnerville dated October 1, 1986 regarding a storm drain which had been partially removed during the rehabilitation project. Bruce Scott passed out documented information to the board regarding events that had transpired concerning the storm drain. Discussion followed. The Board directed Resource Concepts to gather facts concerning the storm drain problem and directed Vic Pedrojetti, Bill Nelson, David LaBarbara and Bruce Scott to discuss the matter with the Town of Gardnerville to try to solve the problem.

Carson Building Supply-Plan Approval--Represented by Tom Springmeyer. Plans were presented to the board for a lateral connection by Carson Building Supply to the Carson Valley Industrial Park line. The plans have been reviewed by Bruce Scott and David LaBarbara and meet the District ordinance. Motion by Louis Neddenriep to approve connection plans for the Carson Building Supply at 1405 Industrial Way for 1 unit of capacity, subject to payment of fees and meeting all rules, regulations and requirements of MGSD. Seconded by Jerome Etchegoyhen. Motion carried.

Bob Whear-Plan Approval--Represented by Bob Whear. Plans were presented to the Board for lateral connection to the Carson Valley Industrial Park line. The plans have been reviewed by Bruce Scott and David LaBarbara and meet the District specifications. The buildings involved would be the drapery shop, Wayne's Glass, the office for the Store All and Tom's Auto Clinic. David LaBarbara voiced concern about a drain used for radiator cleaner, due to the chemical used in radiator cleaner. Bob Whear related that the drain is not currently being used for that purpose due to problems which resulted in the present septic system. The cleaner is being put in drums and hauled to a disposal site. Discussion followed. Mr. Whear agreed that the radiator drain will not be used to discharge radiator cleaner into the MGSD system. David LaBarbara related that 4 units of capacity would be required for the buildings involved. Motion by Jerome Etchegoyhen to grant 4 units of capacity and approve the connection of the Bob Whear property in the Carson Valley Industrial Park subject to payment of all fees, and meeting the rules, regulations and requirements of MGSD. No radiator cleaning

waste will be discharged from the radiator shop into the MGSD system. Seconded by Louis Neddenriep. Motion carried.

Alan Bikle-Plan Approval--Represented by Alan Bikle. Bruce Scott reviewed plans with the Board for lateral connection for the Bikle property in the Carson Valley Industrial Park. The plans have been reviewed by Bruce Scott and David LaBarbara and meet District requirements. 1 unit of capacity would be required. Motion by Jerome Etchegoyhen to approve the connection of the Alan Bikle property in the Carson Valley Industrial Park for 1 unit of capacity. All fees are to be paid. The rules, regulations and requirements of MGSD are to be met. Seconded by Louis Neddenriep. Motion carried.

Stonegate-Plan Approval and Capacity Request--Represented by Raymond Smith and Bill Majors. Bruce Scott explained the improvement plans to the Board and the vicinity of the Mack stub. The 165 feet of unapproved line has been exposed and the grade shot. The line meets the district ordinance for slope, but not alignment. Bruce Scott explained the alignment problem to the Board and recommended approval of the line subject to a couple of small technical corrections. Discussion followed i.e., over size of line, realignment, cracking, air test, mandrel test. Bruce Scott volunteered that approximately 100 feet of line would have to be dug up to correct the alignment deficiency. There would only be four units connected to the line at the present time. However, there is an option to use the line for other connections in the area. Discussion followed. Minutes were read from previous meetings concerning the construction of the stub by Mack. Bruce Scott related that the alignment of the line is not in the same location as shown on Vasey's plans. Discussion followed. Motion by Louis Neddenriep to accept the 10 inch stub installed by Mack, approximately 165 feet in length. The manhole is to be the end of the line. There will be no more than 4 units of sewage service allowed in the line. A mandrel test and air test must be done and the cost of inspection is to be bore by the developer. The technical recommendations made by Resources Concepts are to be adhered to. Seconded by Jerome Etchegoyhen. Motion carried. Mr. Smith related to the Board that Phase I of the Stonegate project calls for 9 units of capacity. He has purchased 6 units and would need to purchase 3 additional units. Motion by Louis Neddenriep to accept the plans of the Stonegate project, Phase I and to sell 3 units of capacity. Total capacity for Stonegate Phase I is 9 units. All fees are to be paid. The rules, regulations and requirements of MGSD are to be met. Seconded by Vic Pedrojetti. Motion carried.

Carson Valley Inn-Annexation Request--Represented by Bill Fergus and Shawn Smyth. A signed annexation application and vicinity map was presented to the Board for annexation of the area to be developed as an RV Park at the Carson Valley Inn. John Davis related that there is a problem with the description in that it describes the area they wish to annex and the area already annexed. John Davis suggested advertising the area as shown on the application and taking out the area already annexed as regarding drawing up the covenant and annexation map. David LaBarbara related that the annexation application fee has been received. Discussion followed concerning the legal owners of the property and also the annexation of the Carson Valley Inn parking lot which has not been done. John Davis advised that the annexation application would have to be corrected to reflect the property ownership as a partnership. The Board related that the parking lot would have to be annexed and that any property annexed to MGSD would also have to be annexed to the Town of Minden.

Motion by Louis Neddenriep to approve the annexation application of Patrick & Jean Mulreany subject to correction of the application as per instructions by John Davis. The public hearing for annexation will be scheduled for November 4, 1986. The property is also to be annexed to the Town of Minden. The parking lot consisting of approximately 3 acres behind the Carson Valley Inn is to be annexed to MGSD and the Town of Minden within 90 days. Seconded by Vic Pedrojetti. Motion carried. The Carson Valley Inn representatives informed the Board that they are interested in relocating the existing sewer line which runs through the middle of the Carson Valley Inn facility to the street side of the facility. The Board informed the representatives that they would be in favor of the line being relocated. Discussion followed concerning a possible relocation area.

Sierra Motel-Easement: David LaBarbara informed the Board that the Sierra Motel owners decided not to appear at the meeting due to a change in plans in the placement of the swimming pool they wish to construct on the property. David LaBarbara related to the board that the ordinance does not presently address swimming pools. Bruce Scott felt that the health department authorities probably make draining of swimming pools into the sewer system mandatory. The Board directed David LaBarbara to research how the draining of swimming pools is being handled and report back to the Board. The Board also directed that they wish to review all swimming pool construction plans.

Woody's Restaurant/Phyllis & Loren Bamert-Remodel-- Represented by Chris Rogers. David LaBarbara presented plans for remodeling of Woody's Restaurant into a real estate office which is located at 1544 Hwy. 395 in Gardnerville. Currently there is 6.5 units of capacity which would be reduced to 1 unit of capacity with the remodeling. The unused drains would be capped and the owners request that they be allowed to retain the drain credit for future use. David LaBarbara cited the laundromat which was remodeled to the Cloth Horse where no drain credit was given. The Board related that drain credit had not been requested by the owners. Discussion followed. Motion by Vic Pedrojetti to allow 5.5 units of drain credit for the building owned by Phyllis and Loren Bamert at 1544 Hwy. 395 in Gardnerville. The credit is to apply to the present structure only. The unused drains are to be capped and inspected by MGSD. The remodel plans for a real estate office are approved for 1 unit of capacity. Seconded by Jerome Etchegoyhen. Motion carried.

Western Nevada Properties-Sewer Main Oversizing Reimbursement-- Represented by Don Rodabaugh. The Chairman related that an informal discussion had occurred between some of the board members and it was understood that MGSD would give credit for the oversizing only and to the units actually hooking into the new sewer improvements. A dollar figure would be established for a period of 10 years. Don Rodabaugh related that there would not be enough units to use up the credit and presented a cost estimates breakdown to the Board and discussed the information contained in the breakdown. Western Nevada Properties is asking for a total credit of \$479,000. They wish a credit of \$650.00 per unit as the permits are obtained from MGSD until the credit is used up. This would amount to approximately 882 units. Discussion followed on interest, bids, price differential, putting interest on sliding scale. Mr. Rodabaugh related that the figures used reflected the lowest bid received, although Western Nevada Properties would be interested in a lower bid and would provide documentation to MGSD reflecting the actual construction costs. Mr. Rodabaugh felt Western Nevada Properties could accept a total credit from MGSD of \$450,000. Discussion followed. Motion by Louis Neddenriep to table the Western Nevada Properties sewer main oversizing reimbursement discussion until the next

regular meeting. Seconded by William Nelson. Motion carried. The Chairman directed that the board would hold a discussion during the special meeting scheduled for October 15, 1986 concerning the oversizing credit.

CWC-HDR, Inc.--Amendment of Contract: David LaBarbara presented agreement #5 to amend agreement for Board approval. The agreement is for inspection of the primary clarifier which is the same as the previous agreements for the trickling filter and solids handling. Discussion followed by the board concerning engineering errors and liability for such errors by the engineering firms. David reviewed the inspection amendment document with the board which would provide a full time inspector for the primary clarifier. The total cost is \$43,600 plus \$4,400 fixed fee totaling \$48,000. Specific costs and hourly wages were discussed. Discussion followed. Motion by Louis Neddenriep to approve CWC-HDR, Inc. Amendment #5. Seconded by Jerome Etchegoyhen. Motion carried.

Consideration of RV Ordinance Modification: The Chairman related that a workshop regarding unit charge for RV parks had taken place. David LaBarbara reported to the Board that the people involved in the workshop session felt that .5 per RV unit would be an accurate estimate of what would actually be generated. The Chairman discussed charging 10% of the park at .8 to cover any excess amount of people staying in some units and any who may stay an extended period of time. Discussion followed concerning limit of length of time RV's could be in a park and the number in RV units. It was the consensus of the board that the District does not have adequate personnel to police RV parks. Discussion followed concerning making an over all charge of .55 per unit. Motion by Louis Neddenriep to take steps to modify the MGSD ordinance to reflect that RV parks be charged .55 per unit. John Davis is to draw up the ordinance change and notice for public hearing for December 2, 1986. Seconded by William Nelson. Motion carried.

Shawn Smyth discussed a shut down credit with the Board. The Board related that the water would have to be turned off and verified with the water company, as spelled out in the MGSD ordinance.

Attorney's Report: John Davis reported that he needs to obtain further information concerning the encroachment request by Roger Bitton before he can advise the board on the matter.

John Davis recommended that the Board require a preliminary title report as a condition of annexation. The title report would verify the legal property owners as well as the property description. Discussion followed. The Board directed that preliminary title reports are to accompany any future annexation applications.

John Davis recommended that the Board consider reediting the ordinance. The cost would be approximately \$1,000.

Engineer's Report: Bruce Scott reported that he was unable to find out about the ownership of Oxoby Lane. He talked to the title company and if Resource Concepts will take time to plot out the deeds, the title company will do the title search. The Board directed Resource Concepts to proceed with the plotting of the deeds and the title search.

Bruce Scott presented change order #3 for the Line Rehabilitation Phase I. The change order would allow suspension of the Oxoby portion of the project, but would keep the Oxoby portion eligible should it start up again and allow the finished portion of the project to be closed out. There is no change in dollars involved. Discussion followed. Motion by Louis Neddenriep to approve change order #3 for the Line Rehabilitation Phase I. Seconded by William Nelson. Motion carried.

Bruce Scott reported that a walk through had taken place concerning the line rehabilitation project with the Corp of Engineers. The Corp of Engineers verified that the project was substantially complete.

Bruce Scott presented change order #4 regarding the land application project which had been approved at the September 2, 1986 Board meeting for the chairman's signature. The change order is for a power pole and for costs which will be suffered by Resource Concepts for adjustments to the pumps and controls at pump station #1 and a longer prob stop. Motion by Jerome Etchegoyhen to authorize the Chairman to sign change order #4 for the land application project. Seconded by Vic Pedrojetti. Motion carried.

Bruce Scott reported that the westerly embankment for the land application holding ponds should be completed by Friday.

Bruce Scott presented drawings showing the existing easement at the Sierra Motel for the Board's information. Discussion followed.

Bruce Scott related to the board that Western Nevada Properties wishes to obtain capacity credit for the old Schwake house which is being moved. The board related that the ordinance spells out the provisions concerning such credit.

Superintendent's Report: David LaBarbara discussed the format with the board regarding the public hearing for the East Valley Sewer Master Plan to be held at the Gardnerville Fire House on October 9, 1986.

Meeting adjourned at 11:40 P.M.

Approved: 11-4-86

By: 


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF PUBLIC HEARING, THURSDAY, OCTOBER 9, 1986, 7:00 P.M.

GARDNERVILLE FIRE HOUSE
DOUGLAS AVENUE
GARDNERVILLE, NEVADA

TO INFORM AND RECEIVE PUBLIC COMMENT CONCERNING THE EAST VALLEY
SEWER MASTER PLAN.


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL October 10, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Hearing, Thursday, October 9, 1986, 7:00 P.M., Gardnerville Fire House; Douglas Avenue, Gardnerville, Nevada

East Valley Sewer Master Plan: MGSD Board Chairman Daniel Hellwinkel introduced the Board of Trustees, MGSD staff members, Bruce Scott, David LaBarbara and Bonnie Sarasola, and Vasey Engineering representatives, Jim Vasey and Andy Burnham, and County Commissioner, Bob Oswald. The Chairman related that the hearing was being held to inform and receive comments from the people of MGSD concerning the East Valley Sewer Master Plan. The Chairman related that there were many people present from the Johnson Lane area who were greatly concerned about the proposed plant in the Johnson Lane area. The Chairman informed the Johnson Lane people that MGSD had no control over their sewage service problem and could not help, but would call on Commissioner Oswald to address their problem and allow a short discussion before the Vasey Engineering presentation for the people of MGSD. Following discussion by the Johnson Lane residents, Jim Vasey of Vasey Engineering gave a short history regarding the development of the East Valley Sewer Master Plan. Andy Burnham of Vasey Engineering then presented the 11 alternatives explaining how each differed from the other and the cost of each alternative. The Chairman then asked for input from the people of MGSD. Resident asked who would pay for more expansion, Andy Burnham informed that nothing had been decided but hopefully new users, or possibly a bond issue. If the MGSD facility were moved, the current users would have to pay. Treated land with effluent would have to remain for that purpose. The Chairman related that MGSD is a separate legal entity and it would be the decision of the people of MGSD if they wish to accept any of the alternatives. The MGSD Board will inform the Commissioners of their decision. Resident asked how many times MGSD would have to pay? The Chairman informed that the people have not been asked for additional funding. Funds for improvements have come from annexation, capacity fees, etc. and also the federal funding that MGSD has been able to obtain. Resident asked how the Ranchos was able to sneak in the MGSD system? The Chairman related that GRGID is on contract with MGSD and they are required to pay variable and fixed costs. The Chairman also explained the pending law suit with GRGID. Resident asked about the holding ponds under construction on Muller Lane. The Chairman related that the holding ponds are required by the EPA to insure that the effluent will not go in the river. The Chairman also explained the effluent disposal to the Anderson and Galeppi ranches. Mr. Sherbondy offered that MGSD has more than it can handle in regard to odor. "Think what it would be like if it gets to the point it can't be tolerated." "To double the size would be unthinkable." Mr. Morton-Gittens asked why it was necessary to increase sewer capacity? The Chairman offered that it was due to growth. Mr. Morton-Gittens replied that they didn't want to accommodate people coming in which brought a unanimous response from the audience. The Chairman related that the present board will continue to make every effort to control it. Mr. Lindsay related that MGSD was at its present location long before Westwood Village was constructed. Mrs. Sherbondy of Westwood Village responded that the people of Westwood Village are willing to accept the present operation, but are not in favor of servicing more new areas. Discussion followed concerning pumping

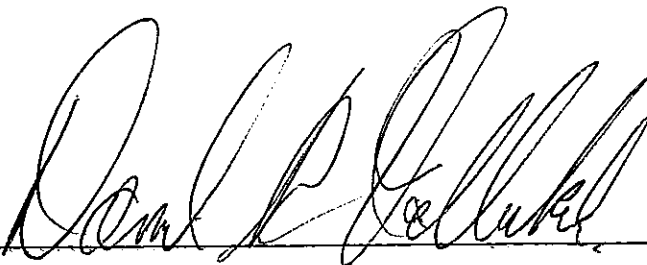
Minutes
Minden-Gardnerville Sanitation Dist.
October 9, 1986
Page 2

to a plant location to the North and plant sites to the North vs. East. It was felt that a North site will not elevate odor problems and possibly a site to the East would be the best alternative. The MGSD Board informed those present that Vasey Engineering had not been hired by MGSD, but by Douglas County. Due to the fact that the public hearing for the people of MGSD was receiving constant interference from the people who were present from the Johnson Lane area, Chairman Hellwinkel closed the public hearing at 8:45 P.M. and turned the meeting over to the people of Johnson Lane.

There were approximately 100 people present.

Approved: 11-4-86

By:



A handwritten signature in cursive script, appearing to read "Don P. Hellwinkel", written over a horizontal line.

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF A SPECIAL MEETING, WEDNESDAY, OCTOBER 15, 1986, 12:00 NOON, BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:


12:00 Noon Call To Order

12:05 CARSON VALLEY INDUSTRIAL PARK---A RESOLUTION CONCERNING MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, SPECIAL IMPROVEMENT DISTRICTS; ESTABLISHING A SPECIAL IMPROVEMENT DISTRICTS SURPLUS AND DEFICIENCY FUND FOR ALL MINDEN-GARDNERVILLE SANITATION DISTRICT SPECIAL IMPROVEMENT DISTRICTS; AUTHORIZING THE TRANSFER OF MONEYS OTHERWISE AVAILABLE TO SUCH FUND; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

12:35 Western Nevada Properties--Sewer Main Oversizing Reimbursement Discussion

12:50 Public Commentary

1:00 Adjournment


Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL OCTOBER 16, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of Special Meeting, Wednesday, October 15, 1986, 12:00 Noon, Board Room,
MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Vic Pedrojetti, William Nelson, Louis Neddenriep and Daniel Hellwinkel

Staff Members Present:

Bonnie Sarasola, David LaBarbara, John Davis, Bruce Scott

Others Present:

Ed Palmer and Paul Howarth

The meeting was called to order by Chairman, Daniel Hellwinkel.

Carson Valley Industrial Park--A RESOLUTION CONCERNING MINDEN-GARDNERVILLE SANITATION DISTRICT, NEVADA, SPECIAL IMPROVEMENT DISTRICTS; ESTABLISHING A SPECIAL IMPROVEMENT DISTRICTS SURPLUS AND DEFICIENCY FUND FOR ALL MINDEN-GARDNERVILLE SANITATION DISTRICT SPECIAL IMPROVEMENT DISTRICTS; AUTHORIZING THE TRANSFER OF MONEYS OTHERWISE AVAILABLE TO SUCH FUND; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Paul Howarth of Prudential-Bache explained to the Board that only one bid had been received primarily due to the new federal tax bill. Paul explained the marketing of the bond sale and the new tax laws. Discussion followed. Paul explained the difference between the MGSD bond sale and the swimming pool bond sale i.e., insurance, track record, etc. Paul reported that the bid of Dain Bosworth had been delivered by him prior to 10:00 A.M. on October 15, 1986 to the MGSD office. The bid is conditioned that the bonds have supplemental coupons. The interest rate is 8.4104% including the coupons. The bid violates the provision of keeping the highest and lowest range of no more than 1%. However, MGSD can waive that violation and accept the bid. Paul cited problems with other bond sales and in spite of the bid conditions he felt that MGSD would be wise in accepting the bid. Discussion followed. Paul then explained part of the bond resolution dealing with the bond holders. MGSD can charge up to 1% higher interest than the bid amount to protect against a negative cash flow. He suggested MGSD charge the property owners 9.3% for a positive cash flow. This amount would cause a negative cash flow of approximately \$1,000 for two years, but after that period there would never be another negative cash flow. Discussion followed. Paul explained that the accumulated dollars as the bond period progresses would pay the bond principal and interest and at the end, collection of administration fees. The balance at the end of the bond period would go back to the property owners. Discussion followed concerning the picking of an interest rate and the tax roll. Ed Palmer reviewed the resolutions which were before the board for approval. Ed discussed the surplus and deficiency fund on page 4 of the resolution. Motion by William Nelson to establish a surplus and deficiency fund on page 4 of the resolution in the amount of \$10.00. Seconded by Louis Neddenriep. Motion carried. Motion by William Nelson to approve Resolution 86-9 establishing a surplus and deficiency fund for special improvement bonds consisting of pages 3 through 6. Seconded by Louis Neddenriep. Motion carried.

Motion by Vic Pedrojetti to approve Resolution 86-10 authorizing the issuance of the Carson Valley Industrial Park 1985 Sewer Assessment District, Local Improvement Bonds, Series November 1, 1986, in the aggregate principal amount of \$400,000 and providing other matters relating thereto consisting of pages 8 through 39. Seconded by Louis Neddenriep. Motion carried. Motion by Louis Neddenriep to charge an interest rate of 9.3% per annum on the unpaid and deferred installments of assessments for the assessment district. Seconded by William Nelson. Motion carried. Motion by William Nelson to approve Resolution 86-11 establishing a rate of interest on deferred installments of assessments in the Carson Valley Industrial Park 1985 Sewer Assessment District consisting of pages 41 through 44. Seconded by Vic Pedrojetti. Motion carried.

Western Nevada Properties-Sewer Main Oversizing Reimbursement: Chairman Hellwinkel opened discussion for line oversizing reimbursement for Western Nevada Properties. He felt that the Board should hold with the dollar difference between the two line sizes rather than establishing a dollar settlement. Bruce Scott suggested that Rob Williams should solicit bids for the smaller line and verify that the difference in price is reasonable. Bruce feels that Western Nevada Property bids are good. Discussion followed i.e., dollar settlement, selling of Western Nevada Properties property, credit following the property, agreement, discussion of interest with Western Nevada Properties, working with Rob Williams. Motion by William Nelson to direct Rob Williams to work with Western Nevada Properties to determine accurate cost for oversizing of the sewer improvements. Seconded by Louis Neddenriep. Motion carried.

Meeting adjourned 1:00 P.M.

Approved: 11-4-86

By: 

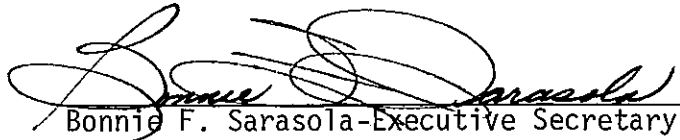
Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, NOVEMBER 4, 1986, 7:30 P.M., BOARD ROOM, MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of October 7, 1986, October 9, 1986 and October 15, 1986
- 7:45 Appointment of Acting Secretary-Treasurer by MGSD Board of Trustees during absence of Jerome Etchegoyhen
- 7:55 Carson Valley Industrial Park--Resolution supplementing resolution authorizing the resolution of special assessment bonds
- 8:10 CWC-HDR, Inc.--Primary Clarifier Contract and Plan Approval
- 8:20 Western Nevada Properties-Line Oversizing Reimbursement
- 8:40 Carson Valley Inn--Public Hearing for Annexation
- 8:50 Carson Valley Inn--Plan Approval
- 9:05 Southgate--Continuation of Sewer Service Contract
- 9:20 Stoddard Jacobsen--Annexation Request
- 9:30 East Valley Master Plan--Preferred Alternative
- 9:45 Attorney's Report
- 9:55 Engineer's Report
- 10:10 Superintendent's Report
- 10:25 Secretary's Report
- 10:35 Public Commentary
- 10:45 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL NOVEMBER 5, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, November 4, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, Vic Pedrojetti and William Nelson

Staff Members Present:

David LaBarbara, John Davis and Bruce Scott

Others Present:

Rob Williams, Don Rodabaugh, Bill Fergus, Shawn Smyth, Dan Jenkins, Chris Altemueller

Minutes of October 7, 1986, October 9, 1986 and October 15, 1986 were read. Motion by Louis Neddenriep to accept the minutes. Seconded by William Nelson. Motion carried.

Appointment of Acting Secretary-Treasurer by MGSD Board of Trustees during absence of Jerome Etchegoyhen: Motion by Louis Neddenriep to appoint William Nelson as acting Secretary-Treasurer of the MGSD Board of Trustees during the absence of Jerome Etchegoyhen. Seconded by Vic Pedrojetti. Motion carried. Chairman Hellwinkel then appointed William Nelson as acting Secretary-Treasurer during the absence of Jerome Etchegoyhen.

Carson Valley Industrial Park--Resolution Supplementing Resolution Authorizing The Resolution of Special Assessment Bonds: John Swendseid supplied the board members with copies of the supplemental resolution authorizing the special assessment bonds for the Carson Valley Industrial Park. Mr. Swendseid explained the content of the resolution to the board. Trustee Louis Neddenriep then introduced the resolution, which was read by title. Resolution 86-12 was then passed by the board, the vote being: Ayes: Daniel Hellwinkel, William Nelson, Louis Neddenriep, Vic Pedrojetti. Nays: None. Absent: Jerome Etchegoyhen. Whereupon it was moved by Trustee Louis Neddenriep and seconded by Trustee William Nelson that all rules of the Board of Trustees of the General Improvement District which might prevent, unless suspended, the final passage and adoption of said Resolution 86-12 at this meeting be, and the same hereby are, suspended for the purpose of permitting the final passage and adoption of said resolution at this meeting. The motion was put to a vote and unanimously carried, all members voting aye on the adoption of said motion, the vote being as follows: Those voting aye: Daniel Hellwinkel, William Nelson, Vic Pedrojetti and Louis Neddenriep. Those voting nay: None. Those absent: Jerome Etchegoyhen. A motion to adopt the foregoing resolution was then duly made by Trustee Vic Pedrojetti and duly seconded by Trustee William Nelson, was put to a vote, and was unanimously carried, all members voting aye on the adoption of said Resolution No. 86-12, the vote being as follows: Those voting aye: Daniel Hellwinkel, William Nelson, Vic Pedrojetti and Louis Neddenriep. Those voting nay: None. Those absent: Jerome Etchegoyhen. Thereupon, the Chairman declared said motion carried by at least two-thirds majority of the entire Board as required by NRS 318.350 and said Resolution

No. 86-12 duly passed and adopted. On motion duly made, seconded and unanimously carried, it was ordered that said resolution be approved and authenticated by the signatures of the Chairman and the Secretary of said Board of Trustees, sealed with the seal of the Minden-Gardnerville Sanitation District, Douglas County, Nevada, and recorded in the minute book of said Board of Trustees.

CWC-HDR, Inc.--Primary Clarifier Contract and Plan Approval-Represented by Rob Williams. Mr. Williams presented contracts for the primary clarifier which required the signature of the Chairman. The Department of Environmental Protection has obligated money for the project, but has not received final approval to dispense the funds. Jim Williams of DEP informed Rob Williams that approval should be coming soon from the EPA. The Chairman signed the contracts.

Western Nevada Properties-Line Oversizing Reimbursement: Represented by Don Rodabaugh. Rob Williams presented figures for oversizing costs which he had compiled which compared Western Nevada Properties figures with known bids and the "Means" costing guide book. Discussion followed concerning dollar amount of oversizing, interest, etc. The Board directed that discussion regarding the line oversizing reimbursement for Western Nevada Properties would be continued at a special meeting to be scheduled on November 19, 1986 at 12:00 noon at the MGSD Treatment Plant.

Carson Valley Inn--Public Hearing for Annexation-Represented by Bill Fergus and Shawn Smyth. John Davis related that problems remain with the legal description, although they are not serious enough not to allow them to be taken care of on the annexation map. Discussion followed concerning the legal description and the annexation map. Motion by Louis Neddenriep to approve the annexation of 3.6009 acres for the Carson Valley Inn subject to approval of the annexation map by John Davis. MGSD agrees to sell 4.2 units of sewer capacity. The property must be annexed to the Town of Minden. The rules, regulations and requirements of MGSD must be met. Seconded by Vic Pedrojetti. The Chairman called for public comment. There were no replies. Motion carried.

Southgate--Continuation of Sewer Service Contract-Represented by Dan Jenkins. Dan Jenkins requested that the Board grant a time extension on the sewer service contract pending for Harry Tedsen due to the fact that the project still requires County approvals. Discussion followed. Motion by William Nelson to allow a six months extension for the completion of the sewer service contract for Harry Tedsen. Seconded by Vic Pedrojetti. Motion carried.

Stoddard Jacobsen--Annexation Request-Represented by Chris Altemueller. Mr. Altemueller related to the Board that the Jacobsen's do not wish to continue with the 11.58 acre annexation which was approved by the Board at the September 2, 1986 meeting. They now wish to request annexation for a different property description consisting of 7.78 acres. An annexation application and vicinity map was presented to the board which had been reviewed by David LaBarbara and John Davis. Discussion followed. Motion by Louis Neddenriep that the annexation application of Stoddard Jacobsen is denied due to the fact that the property is not contiguous to MGSD. Contract of sewer service is to be noticed and a public hearing will be set for December 2, 1986.

Seconded by Vic Pedrojetti. Motion carried.

East Valley Master Plan--Preferred Alternative: The Board discussed the alternatives contained within the master plan. Motion by Louis Neddenriep to direct Bruce Scott to draw up a letter to the County on the East Valley Sewer Master Plan. The letter is to state that preferred alternative #3 is the Board's choice and the future ultimate disposal to a Pinenuts reservoir with beneficial reuse. Seconded by William Nelson. Motion carried.

Attorney's Report: John Davis brought up the preliminary title search on Oxoby Lane. More detailed searching needs to be done to be definite. The Board instructed John to continue with the title search.

John Davis advised the Board that the request by R. D. Henderson, Inc. for the interest on the retention for the trickling filter should be paid, as it is in accordance with the law. Motion by Louis Neddenriep to pay the interest due R. D. Henderson, Inc. for the retention on the trickling filter project. Seconded by William Nelson. Motion carried.

Engineer's Report: Bruce Scott informed the Board that the manholes in Hwy. 395 will need to be raised and wished to know how the Board wanted to handle the situation. The Board felt that the best solution would be to talk to the highway department contractor and try to obtain a price. Should that fail, Bruce will talk to local contractors.

Bruce Scott discussed a change in fencing to the rear of the plant. Discussion followed concerning variations of fencing the perimeter. Motion by William Nelson to approve a change order to add fencing to the rear field perimeter. Seconded by Louis Neddenriep. Motion carried.

Bruce Scott informed the Board that it has been discovered that behind the French Bar and Adavan Hotel area there has been a lateral broken into and it is being used for a storm water drain to drain the parking lot. This is illegal according to District ordinance. The Board directed David LaBarbara to write a letter to the owner instructing them to fix the lateral.

Bruce Scott described the storm drain problem in Gardnerville along Court House Alley. Bruce recommended that a report be sent to the Town of Gardnerville describing MGSD's position with regard to the storm drain. The Board directed that this be done.

Bruce Scott addressed a problem which has arisen because of different billing rates to the District and those billings to the District which are reimbursable. Bruce would like to bill reimbursable items at his normal rate. The Board directed that this be done.

Superintendent's Report: David LaBarbara discussed the information he obtained concerning the draining of swimming pools. The local pool is connected to the sewer. The pool is drained once per year with the first two feet going into the sewer and the rest onto surrounding lawn and gutter. Most community pools are connected to sewers for health reasons. Indoor pools are not usually drained annually, but quinquennially because of the reduced debris which enters the pool.

David LaBarbara queried the Board as to whether they would be interested in applying for a community block grant through Douglas County. It was decided that there would be little or no chance of being high on the priority list.

David LaBarbara presented the service area map to the Board for the District as defined in the January, 1973 facilities planning document. The map showed that the service area has not been altered.

Secretary's Report: Due to the absence of the Secretary, the Board members were given a written Secretary's report (attached to the minutes). The Board directed that Alan Reed of Warren W. Reed-Insurance be asked to attend the December 2, 1986 Board meeting to discuss the District's insurance policies.

Meeting adjourned: 11:40 P.M.

Accepted: 12-2-86

By: 

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Secretary's Report (November 4, 1986 Board Meeting)

The insurance policies from Warren Reed Insurance have been received for the Errors and Omissions and also the Package policy covering the autos, buildings, liability, etc. The Package policy has increased \$1,476.00 over last year and the Errors and Omissions has increased considerably as per copy of the letter attached from Warren Reed Insurance. If you would like an explanation of the insurance coverage for the year, Alan Reed will be glad to attend a board meeting and answer any questions the Board may have. It is necessary to sign the pollution exclusion endorsement which is now a standard exclusion form on all liability policies. This form was signed by MGSD last year.

There is a time certificate which matures at Nevada Banking in the amount of \$160,000.00 on 11/26/86. I will reinvest the certificate unless the Board directs me to do otherwise. Since the interest rate remains so low, I have not pursued moving our money market checking investments into a time certificate. The District is earning about the same in interest without locking in the money. Unless the Board directs otherwise, I would suggest continuing with the money market checking accounts until the interest rates begin to go back up and put the money into a time certificate at that time.

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, NOVEMBER 19, 1986, 12:00 NOON, BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

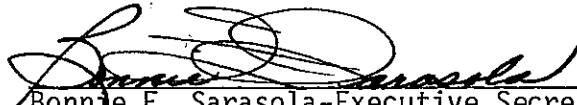
AGENDA:

12:00 Noon-Call to Order

12:05 Western Nevada Properties--Line Oversizing Reimbursement

12:50 Public Commentary

1:00 Adjournment


Bonnie F. Sarasola-Executive Secretary

Meeting cancelled

PLEASE DO NOT REMOVE UNTIL NOVEMBER 20, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF REGULAR MEETING, TUESDAY, DECEMBER 2, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Minutes of November 4, 1986
- 7:45 Silver State Frame and Truss Co.--Plan Approval
- 7:55 Dick Clark--Plan Approval
- 8:05 Warren W. Reed Insurance--Discussion
- 8:15 Bob Cook--Annexation Application
- 8:30 Stoddard Jacobsen--Public Hearing for Contract of Sewer Service
- 8:40 Public Hearing for Ordinance Changes--A Subparagraph (6) be added to Section V A 3b and Rewording of Paragraph SEC 1XC
- 8:50 Carson Valley Inn--Annexation Application
- 9:00 Carson Valley Inn--Plan Approval
- 9:15 Examination of Document Review Process
- 9:30 Attorney's Report
- 9:40 Engineer's Report
- 9:50 Superintendent's Report
- 10:00 Secretary's Report
- 10:10 Public Commentary
- 10:20 Adjournment


Bonnie F. Sarasola-Executive Secretary

PLEASE DO NOT REMOVE UNTIL DECEMBER 3, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of regular meeting, Tuesday, December 2, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Vic Pedrojetti, William Nelson, Louis Neddenriep

Staff Members Present:

David LaBarbara, John Davis and Bonnie Sarasola

Others Present:

Rudy McTee, Alan Reed, Bob Cook, Bill Majors, Chris Altemueller, Shawn Smyth, Bill Majors, Jim O'Reilly and Robert Reeves

Minutes of November 4, 1986 were read. Motion by Vic Pedrojetti to approve the minutes. Seconded by Louis Neddenriep. Motion carried.

Silver State Frame and Truss Co.-Plan Approval--Represented by Rudy McTee. Plans were presented to build a new office and truss assembly building in the Carson Valley Industrial Park. David LaBarbara related that the plans had been reviewed by Bruce Scott and David LaBarbara and meet the district ordinance. There are 2.0 units of capacity available and the project would require 1.4 units of capacity. The Board related that the 2.0 units of capacity would have to be paid for. Fees totaling \$1,200.00 would be due. Motion by Vic Pedrojetti to approve 2.0 units of capacity to be used on parcel 25-151-33 of the Carson Valley Industrial Park. Seconded by William Nelson. Motion carried.

Dick Clark-Plan Approval--Represented by Rudy McTee in absence of Dick Clark. Plans were presented to connect Dick Clark's cabinet shop situated on Parcel #25-152-23 of the Carson Valley Industrial Park line. David LaBarbara related that the plans had been reviewed by Bruce Scott and David LaBarbara and meet the district ordinance, but the line will have to be extended to the third parcel (rear parcel) since Mr. Clark has sold the front two parcels. There is an existing 20 foot easement. The Board felt that the easement should be clarified. Discussion followed concerning line placement and parcel capacity assignment. The available capacity has been assigned to parcel 25-152-22 and therefore it would be necessary for Mr. Clark to request capacity for parcel 25-152-23. Mr. McTee felt that he was not qualified to make any decisions for Mr. Clark. The Board directed that the matter of plan approval for Dick Clark be tabled and put on the January 6, 1987 agenda. David LaBarbara is to provide documentation regarding the 20 foot easement.

Warren Reed Insurance-Discussion--Represented by Alan Reed. Mr. Reed indicated he was present at the request of the Board to answer questions concerning MGSD's insurance. Alan related to the board that he is concerned about the amount of coverage on the buildings and contents vs. replacement costs. Alan indicated that they do have insurance inspectors. However, they do not have the expertise in values concerning sewer plant equipment and the insurance company does not want to put themselves in a libel position in establishing replacement costs and it would probably be desirable if MGSD got an outside opinion. Presently there is a total of \$430,000

of coverage on the buildings and \$970,000 on contents. Discussion followed concerning inflation endorsement and having Rob Williams do an evaluation. The board directed that Alan Reed and David LaBarbara provide a diagram of the buildings indicating insurance coverage on each and Rob Williams provide replacement cost estimates. The matter is to be put on the January 6, 1987 agenda for board review. Alan Reed informed the Board that the bulk of the insurance premium is in liability coverage. The markets are shrinking for municipalities and they are very much concerned about the rising costs. Alan discussed insurance companies and the continued rising costs.

Bob Cook-Annexation Application--Represented by Bob Cook and Bill Majors. An annexation application was presented to the board for annexation of the Bob Cook property on Hwy. 756. The application has been reviewed by John Davis and David LaBarbara and is in order. The annexation application fee has been received. Parcel #27-160-18 is not contiguous to the district and would have to be served by contract. Mr. Majors indicated that they would have to bore the highway to obtain service and discussed adding additional homes in the area to be serviced by the highway bore. The Chairman related that MGSD would set the requirements for line construction and location. The improvement plans would have to be approved by the Board. Motion by Louis Neddenriep to deny the annexation application of Bob Cook for parcel #27-160-18 and to notice the public hearing for contract of service for January 6, 1987. Seconded by Vic Pedrojetti. Motion carried.

Stoddard Jacobsen-Public Hearing for Contract of Service--Represented by Chris Altemueller. Chris Altemueller related to the board that the strip of property between the Carson Valley Industrial Park and Tedsen has been annexed to the Town of Gardnerville. David LaBarbara explained that the strip of property next to the Carson Valley Industrial Park and also the Tedsen property would have to be annexed before the Jacobsen property would become contiguous to the District. Chris requested annexation for the Jacobsen property subject to both intervening properties becoming annexed to the Town of Gardnerville. The Board related that the Jacobsen property cannot annex to MGSD until the other two property owners have annexed to the District. Discussion followed. Mr. Altemueller advised the Board that Mr. Jacobsen now wishes to include the lake property as discussed at the November meeting making a new total of 12.09 acres. John Davis advised that contract of service would have to be re-advertised and public hearing for contract of service for the Jacobsen property. Motion by Louis Neddenriep to refuse contract of service for 7.078 acres for Stoddard Jacobsen on Hwy. 395 South and to accept application for contract of service for 12.096 acres to be noticed for public hearing for contract of service on January 6, 1987. Seconded by Vic Pedrojetti. Motion carried.

Public Hearing for Ordinance Changes--A Subparagraph (6) be added to Section V A3b and Rewording of Paragraph SEC 1 XC. John Davis presented ordinance changes relating to establishing the EDU rate for RV parks at .55 per space and requirement of a preliminary title report for annexation applications. Discussion followed by the board concerning the content of the ordinance changes. Chairman Hellwinkel then called for public commentary. A letter was presented to the Board by Shawn Smyth on behalf of the Carson Valley Inn for RV usage in RV parks. (copy of letter on file) The letter was discussed by the Board. David LaBarbara related the information compiled by the workshop held to arrive at the EDU charge for RV's, including chemical discharge and

and gallonage. Shawn Smyth and Jim O'Reilly discussed gallonage, comparison with other areas and seasonal use. Jim O'Reilly stated that the Carson Valley Inn is asking the board to look beyond the information they have, such as the National Data Base, Uniform Plumbing Code, camp grounds, etc. John Davis advised that if the Board wished to change the EDU charge for RV's that another public hearing would have to be called and the ordinance change renoticed. The Carson Valley Inn representatives related that they feel they are not asking for unreasonable rates and feel that they are being charged for duplication of services. The Chairman related that maybe the whole MGSD rate structure should be reviewed. John Davis advised that the Board appointed Bruce Scott and David LaBarbara to obtain facts for the board which indicate 0.5 is reasonable. The Chairman called for further public commentary. Since there were no replies, the public hearing was closed. The Chairman then called for a motion. Motion by Louis Neddenriep to accept ordinance #49, with the deletion of item 2, subparagraph (6). Seconded by William Nelson. Discussion followed. Louis Neddenriep then withdrew his motion. William Nelson then withdrew his second to the motion. Motion by Louis Neddenriep to adopt Ordinance #49. Seconded by Vic Pedrojetti. Motion carried.

Carson Valley Inn-Annexation Application--Represented by Shawn Smyth, Bill Fergus and Jim O'Reilly. An annexation application was presented to the Board for 5.39 acres for the parking lot located to the side and north of the Carson Valley Inn. The application has been reviewed by John Davis and David LaBarbara and is in order. The annexation application fee has been paid. Motion by Louis Neddenriep to accept the application of Patrick and Jean Mulreany for 5.39 acres. Public hearing for annexation is to be noticed for January 6, 1987. Seconded by William Nelson. Motion carried.

Carson Valley Inn-Plan Approval--Represented by Shawn Smyth, Bill Fergus and Jim O'Reilly. Jim O'Reilly related to the Board that the Carson Valley Inn wished plan approval for the Carson Valley Inn RV Park under protest of RV rate. John Davis suggested approval subject to rate change. Louis Neddenriep suggested continuation of plan approval and to call a special meeting to discuss the rate structure for RV parks. Discussion followed. Motion by Louis Neddenriep to continue plan approval for the Carson Valley Inn until such time as the RV park rate structure has been reviewed. Seconded by Vic Pedrojetti. Mr. O'Reilly requested approval of the sewer improvements in order for the Carson Valley Inn to begin construction. The Board informed them that they would have to wait for plan approval. The Chairman called for the question. Motion carried.

Examination of Document Review Process: The Chairman related that a meeting had occurred between the Carson Valley Inn, David LaBarbara and Daniel Hellwinkel in regard to a complaint by the Carson Valley Inn involving the document review process. Carson Valley Inn felt that the documents were not being reviewed properly in a timely manner. Chairman Hellwinkel feels that maybe MGSD's lead time is not enough and there is a problem in getting the documents to John Davis for review before the meeting. John Davis felt that the Carson Valley Inn problem was an isolated case and that the process is not normally a problem as he and David LaBarbara are in constant contact. John also felt that customers can hire professionals to do accurate work so that problems don't occur. The Board felt that documents need to be reviewed in a timely manner so that customers can be informed of any errors or changes that need to be made prior to the board meeting. Discussion followed. John Davis felt that he and David could work out a review schedule. Motion by William Nelson to require receipt of documents and plans in the MGSD office 10 days prior to the board meeting. Seconded by Louis

Neddenriep. Motion carried.

Attorney's Report: John Davis presented a letter dated November 13, 1986 which had been received from Jeff Rahbeck in regard to the Oxoby easement. John related that it would appear that the letter is going back to Rahbeck's letter of July 21, 1986 and is ignoring MGSD's reply of August 7, 1986. Discussion followed. The Board directed John Davis to reply to the letter and indicate that MGSD will live up to the terms of the August 7, 1986 letter and if not John has been instructed to start document preparation for condemnation. John is also to ask for an answer by December 10, 1986 for the special meeting scheduled that date.

John Davis reported no further developments on the GRGID lawsuit. Chairman Hellwinkel discussed the letter from Bill Petersen dated December 1, 1986.

Engineer's Report: MGSD engineer, Bruce Scott was absent.

Superintendent's Report: David LaBarbara discussed time frame for plan approval for projects in relation to annexation. The Board advised that the covenant had to be signed and acreage fee paid for plan approval. Informal review of plans without signed covenant or receipt of acreage fee would not result in Board approval.

David LaBarbara advised the Board that Bruce Scott had met with Vasey Engineering and the Gardnerville Town Board in regard to the damaged drain pipe during the rehabilitation project on Courthouse Alley. Bruce related to them that MGSD would not build their drain system, but the MGSD Board has not said they would not repair the damaged portion. Bruce related to the Town of Gardnerville that they had been contacted about the drainage problem prior to the sewer rehabilitation project and also when the storm drain was first discovered but had received no reply. Discussion followed. It was suggested that MGSD repair the damage done if the Town of Gardnerville makes the drain functional.

David LaBarbara related to the Board that Wunschel & Small has requested that the retention monies be released with the exception of \$5,000.00 for the rehabilitation project. The engineer agrees that the funds should be released. The board agreed to release the retention funds to Wunschel & Small, withholding \$5,000. The Chairman suggested a letter be sent to the Town of Gardnerville asking if they are happy with the project except for the drain pipe.

David LaBarbara reported that the land application project is complete except for landscaping and some electrical and control work. Effluent was started into the ponds on November 7, 1986. MGSD is now under a State of Nevada permit which is less restrictive as far as BOD and S.S., but allows zero discharge to the Carson River.

David LaBarbara related that the purchase of a computer is in the 1986-87 budget and that he would like to start pursuing the purchase with approval by the Board. David feels a computer will save MGSD money. Discussion followed.

Secretary's Report: Bonnie Sarasola reported a problem with collection of the sewer user fee from the Ritchford Hotel due to a problem in obtaining a proper address and failure to make telephone contract. Discussion followed. David LaBarbara and Vic Pedrojetti will talk to the owner if the problem is not resolved.

Bonnie Sarasola informed the board that Resource Concepts, Inc. has invited the Board and the MGSD staff to lunch at the Overland and to tour the completed land application project. The Board set a date with Resource Concepts for December 17, 1986 at 12:00 Noon. It will be necessary to post an agenda.

Meeting adjourned 12:15 A.M.

Approved: 1-6-87

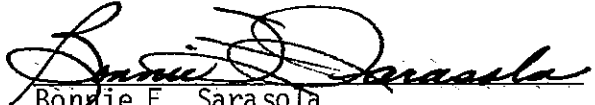
By: 

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, DECEMBER 10, 1986, 7:30 P.M., BOARD ROOM, MGSD
TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

- 7:30 P.M. Call to Order
- 7:35 Western Nevada Properties--Line Oversizing Reimbursement
- 7:55 Consideration of RV Ordinance Modification
- 8:15 Public Commentary
- 8:25 Adjournment


Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL DECEMBER 11, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Wednesday, December 10, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Daniel Hellwinkel, Louis Neddenriep, William Nelson and Vic Pedrojetti

Staff Members Present:

David LaBarbara, Bonnie Sarasola, Bruce Scott and John Davis

Others Present:

Jim O'Reilly, Shawn Smyth, Bill Fergus, Dick Clark, Don Rodabaugh, Bill Hester

Chairman Hellwinkel informed the Board that he had received a call from Jeff Rahbeck in regard to the line rehabilitation through the Oxoby property. It would appear that it will be possible to work with the Oxoby's to proceed with the rehabilitation project. It was suggested that a special meeting be called and ask Mitch Oxoby to attend in order to try to obtain the necessary easement for the rehabilitation work through the Oxoby property. The Board directed that a special meeting be called, Wednesday, December 17, 1986 at 7:30 P.M. Mitch Oxoby is to be sent an agenda by registered mail, return receipt and John Davis is to notify Jeff Rahbeck of the meeting.

David LaBarbara informed the Board that Dick Clark wished to add a storage building to the rear of his building at 1421 Industrial Way which would have no drains. Mr. Clark would require a zero capacity sewer permit before he can obtain his building permit. Discussion followed. Motion by Louis Neddenriep to issue a zero capacity sewer permit for a 19 x 38 foot storage shed to be constructed at the rear of 1421 Industrial Way, Parcel C in the Carson Valley Industrial Park. Seconded by Vic Pedrojetti. Motion carried.

Western Nevada Properties-Line Oversizing Reimbursement--Represented by Don Rodabaugh. Mr. Rodabaugh presented cost estimates compiled by Western Nevada Properties and Rob Williams of CWC-HDR, Inc. for the sewer improvements for the Western Nevada Properties project. Mr. Rodabaugh reviewed the information contained in the cost estimates with the Board. Discussion followed regarding construction costs, time frame, build out and interest. Mr. Neddenriep related to the Board that he was in favor of line oversizing reimbursement, but he was not in favor of paying interest to Western Nevada Properties. Mr. Neddenriep felt that MGSD should not set a precedent of paying interest. Discussion followed. Mr. Nelson related that he felt the same as Mr. Neddenriep. Motion by Louis Neddenriep to settle the line oversizing reimbursement for \$300,000.00 with no interest and a credit limit for 10 years at a credit of \$650.00 per unit to be taken out of the capacity fee. Discussion followed regarding time frame vs. payment of capacity and capacity availability. The 10 year time limit for credit will not guarantee that capacity will be available. Mr. Nelson seconded Mr. Neddenriep's motion. Motion carried.

John Davis was directed by the board to draw up the contract for Western Nevada Properties line oversizing reimbursement.

Consideration of RV Park Ordinance Modification: Jim O'Reilly presented updated information for RV parks which had been compiled and presented to the Board of behalf of the Carson Valley Inn. Mr. O'Reilly discussed the content of the RV park information with the Board. Discussion followed concerning charges and how other towns figure gallons and ratios. Mr. O'Reilly requested that the MGSD Board reexamine the figures for RV parks and consider reduction of charges. Discussion followed concerning price structure. The Chairman felt that perhaps the gallonage structure should be reevaluated for the entire ordinance. David LaBarbara feels only several areas possibly need to be looked at, such as churches, and does not feel the entire ordinance needs to be reevaluated. Discussion followed concerning prices for RV parks vs. residential units. John Davis felt that the undesirable type dumping should carry a factor. Jim O'Reilly requested that MGSD charge .40 per RV park unit. He does not feel MGSD can support a .55 factor. John Davis feels .50 factor can be supported and the dump station should be a separate issue. David LaBarbara related that people do complain about the capacity charges, but not the factors. David LaBarbara also related to the Board how the staff had reached a determination of .50 factor which included peak flows. Jim O'Reilly discussed across the board rate for everything in an RV park. The Chairman felt a study should be made and a special meeting called. Louis Neddenriep felt that a committee meeting should be called to discuss the RV park rate, but he is not in favor of restructuring the whole ordinance. The recommendation of the committee could be brought back to the next regular meeting for discussion. Motion by Louis Neddenriep to table the consideration of RV park ordinance modification and for the Chairman to appoint a committee to review the RV park charges and report their findings at the next regular meeting. Seconded by William Nelson. Motion carried.

Chairman Hellwinkel appointed Louis Neddenriep, David LaBarbara, Bruce Scott and Daniel Hellwinkel to hold a committee meeting concerning RV park charges on Monday, December 22, 1986 at 7:30 P.M., MGSD Treatment Plant.

Meeting adjourned: 10:00 P.M.

Approved: 1-6-87

By: 

Minuen-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, DECEMBER 17, 1986, 12:00 NOON, OVERLAND HOTEL,
HWY. 395, GARDNERVILLE, NEVADA


12:00 NOON Call To Order

12:05 Land Application Project Presentation by Resource Concepts.

12:50 Site Inspection

1:30 Adjournment

*No minutes.
This was lunch
and a tour of
the plant for
Board members*


Bonnie F. Sarasola
Executive Secretary

PLEASE DO NOT REMOVE UNTIL DECEMBER 18, 1986


Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

NOTICE OF SPECIAL MEETING, WEDNESDAY, DECEMBER 17, 1986, 7:30 P.M., BOARD ROOM,
MGSD TREATMENT PLANT, 1790 HWY. 395, MINDEN, NEVADA

AGENDA:

- 7:30 P.M. Call to Order
- 7:35 Oxoby Easement Discussion
- 8:20 Public Commentary
- 8:30 Adjournment


Bonnie F. Sarasola - Executive Secretary

PLEASE DO NOT REMOVE UNTIL December 18, 1986

Minden-Gardnerville Sanitation District

P. O. BOX 568
MINDEN, NEVADA 89423
702 / 782-3546

Minutes of special meeting, Wednesday, December 17, 1986, 7:30 P.M., Board Room, MGSD Treatment Plant, 1790 Hwy. 395, Minden, Nevada

Board Members Present:

Vic Pedrojetti, William Nelson, Louis Neddenriep and Daniel Hellwinkel

Staff Members Present:

Bruce Scott, John Davis, David LaBarbara and Bonnie Sarasola

Others Present:

Robbie Oxoby and Jeff Rahbeck

Oxoby Easement Discussion--Represented by Robbie Oxoby and Jeff Rahbeck. Past correspondence was reviewed which had occurred between John Davis on behalf of MGSD and Jeff Rahbeck on behalf of the Oxoby's in an attempt to rehabilitate the sewer line through the Oxoby property. Jeff discussed possible sewerage routes which would be acceptable to the Oxoby's. Bruce Scott reviewed sewerage alternatives and factors such as insufficient slope, MGSD ordinance, grant participation, EPA approval and other factors which would disallow some of the alternatives. Bruce discussed the plan which has been approved by the EPA and the bid which has been received. The pipe location for the original bid alternative was turning down Oxoby Lane to Hwy. 395 and following Hwy. 395 to the Sierra Motel. Several other alternatives were discussed. The Oxoby's are concerned that they not be left with the old 10" line to maintain, due to apparent tree root problems and possible poor condition. The Oxoby's are also concerned about the lack of flow in a 10" line creating a septic situation. Bruce Scott discussed alternative to sleeving a 6" pipe into the existing 10" pipe. Discussion followed. Jeff Rahbeck discussed the fact that MGSD records indicate 24 hookups vs. 27 visual hookups on the property. Discussion followed i.e. district records and meeting MGSD ordinances. Discussion followed concerning use of existing 10" line, maintenance, tree root problems, and lack of flow to flush line. Bruce Scott questioned if a line down Oxoby Lane would be acceptable to the Oxoby's. Mr. Rahbeck related that the main concern would be lack of flow in the 10" line. Bruce Scott related that there could be no guarantee that the flow in the 10" line would be trouble free. Jeff felt that the Oxoby's should consult other sources concerning the use of a 10" line to decide if they would be satisfied with a 10" line. Discussion followed regarding line size, use of sleeve, meeting ordinance, hookup locations, location of mobile homes and obtaining enough slope. Robbie Oxoby felt that if a 6" line were sleeved into the 10" line, the problems with the flow, tree roots, etc. would be eliminated and felt that it would probably be a satisfactory solution. Robbie asked if a 6" or a 10" line were easier to maintain. Bruce Scott suggested that Roto Rooter Service be contacted to answer Robbie's question concerning maintenance. Discussion followed concerning Oxoby's giving easement to MGSD. Bruce Scott related that he felt the cost would be \$8,000-\$10,000 more if the line is run down Oxoby Lane and down Hwy. 395. Discussion followed concerning conditions in which Oxoby would give MGSD an easement. Jeff Rahbeck related to the Board that he felt that Mitch Oxoby would give MGSD an easement down Oxoby Lane if the 10" line through the Oxoby property were sleeved with a 6" line and 10" to Hwy. 395. Discussion

followed. Jeff Rahbeck agreed to give MGSD an answer from Mitch Oxoby no later than Monday, December 22, 1986, after consulting with Vasey Engineering. The Board instructed that Resource Concepts, Inc. would have to come up with engineering costs and Jeff Rahbeck and John Davis would have to work out a contract with MGSD and Oxoby. Discussion followed concerning engineering and construction costs. The Board asked if MGSD could obtain a bid, pay the Oxoby's to have the line sleeved and let Oxoby reimburse the contractor for the sleeving project. Robbie Oxoby related that they did not want to get involved with the construction and the contractor. Jeff Rahbeck asked the board if they would still agree to give the Oxoby's two weeks notice before construction begins, complete all work in one year and pay Oxoby's \$400.00 in legal fees, as perviously agreed. The Board related that would stand by their previous commitment. Discussion followed concerning variance in the ordinance for 6" line, creating additional problems, proper function of 6" line, possible variances in the future, designation of Oxoby problem without setting a precedent, clear title on dedicated easement, maintenance included in contract and Sierra Motel lateral. The Chairman felt the District has to take a good look at what they are doing.

Bruce Scott related to the board that Joe Suter Construction would be repairing the Carson Valley Industrial Park line after the first of the year. The Mortimer lateral was discussed and the fact that Mortimer should be noticed that the temporary lateral will have to be removed when the line is repaired by Joe Suter Construction. Bruce related that the one year warranty on the line does not start until all repairs are completed. Bruce discussed the epoxy repair material which Suter has used which seems to be satisfactory and is holding. Suter will use the same epoxy repair material to repair the rest of the line.

Meeting adjourned 10:00 P.M.

Accepted: _____

1-6-87

By: _____

