



Board of Trustees  
Minutes of Regular Meeting  
Tuesday, May 3, 2022  
6:00 P.M.  
Board Room  
Minden-Gardnerville Sanitation District  
1790 Hwy. 395  
Minden, Nevada

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Board Members Present:

Barbara Smallwood  
Ted Thran  
Mike King  
Ray Wilson  
Mary Schilling

Staff Members Present:

Peter Baratti  
April Burchett  
LaVonne Ghanavati  
Bruce Scott

Others Present:

Chris Shorten  
Rob Anderson  
Tom Dallaire  
Sondra Condron  
Carlo Luri

Board Members Absent:

None

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**Meeting called to order at 6:00 p.m. by Barbara Smallwood, Chairman.**

**Public Comment:** There was no public comment.

**Chairman's Comment:** Ray reported on the date and time of Bob Allgeier's memorial service, and he noted that Bob was responsible for gaining \$400,000 to MGSD by simply by reading MGSD's contracts.

**Claims Review and Approval:** There were no questions or comments by Board. Chair called for public comment. No public comment. **Motion by Ted Thran to approve the claims received for March, 2022 in the amount of \$97,586.74, and to approve the payroll-related expenses paid during March, 2022 in the amount of \$147,442.09.** Seconded by Mary Schilling. Motion carried [5 ayes (King, Schilling, Smallwood, Thran, Wilson), 0 nays, 0 abstain, 0 absent].

**Minutes of April 5, 2022 Regular Board Meeting:** Barbara noted that an addition to the minutes was done at her request on Page 6, in order to clarify the document and date of the agreement discussed. Mike asked if this was discussed, and Barbara did not recall if the referenced document number was specifically stated. Bruce stated that since the document number is noted in parentheses, the implication is that the information is supplemental to the discussion. **Motion by Ray Wilson to approve the minutes of the April 5, 2022 Regular**



Minutes  
May 3, 2022  
Page 2

**Board Meeting.** Seconded by Mary Schilling. ~~No public comment.~~ Motion carried [5 ayes (King, Schilling, Smallwood, Thran, Wilson), 0 nays, 0 abstain, 0 absent].

**The Village at Monte Vista:** Bruce reported that the mains have not been through final inspection, but the standards appeared to have been met. However, when the camera was done this afternoon, it looks like one of the lines has been damaged. Either the developer can bring the as-builts back for approval after the line is repaired, or the Board can authorize staff to do the final approval. It does not currently meet District standards. Peter stated that he would like to see the field work finished by RCI first and then approve the as-builts. Peter requested that the item be continued. Rob Anderson stated he was not aware of the problem, or he would not have submitted it. They will take care of the repair, and he will get with Peter regarding which segment of pipe. Rob asked if it passed other inspections, and Peter said it did. Barbara asked if we should put a time stipulation on this. Bruce stated that it can be resurveyed in two weeks and he anticipated it can come back to June meeting. Rob stated the supervisor at Santa Ynez Valley Construction is anxious to get this resolved so they can start pulling building permits. **Motion by Ray Wilson to continue the approval of The Village Monte Vista as-builts to the June meeting, unless the developer requests a special meeting.** Seconded by Ted Thran. ~~No public comment.~~ Motion carried [5 ayes (King, Schilling, Smallwood, Thran, Wilson), 0 nays, 0 abstain, 0 absent].

**Douglas County Easement Request for Multimodal Trail:** Peter stated the County is looking for an easement along Muller Ln., adjacent to an area we use for irrigation. He supported granting the easement, as it would support the County's trail plan and would be good for the community. It appears the space can accommodate this, but he would need to look at the regulations for the land application permit, since we apply treated effluent in the vicinity. There are also some other utilities in the area that don't belong to MGSD, but it should not impact the area for use as a trail. Tom Dallaire passed out exhibits showing the proposed easement area, including the Douglas County transportation plan that includes this area as part of a bike trail. He clarified that they are requesting 20 feet along the District's Muller Lane frontage from the south right-of-way. He provided the overall plan for trails to be budgeted for next year and noted that this particular piece is moving up on the priority list. He also provided mapping showing the Martin Slough trail, which is currently being paved from Jake's Wetland to Gilman. The trails plan includes expanding the trail from Monte Vista, through the Dreyer Ranch, to the Martin Slough at Hwy 395. They are looking at how to cross Hwy 395 and are coordinating with NDOT for projects, including installation of a roundabout at Muller Ln. The idea is to connect this area with the Martin Slough trail and have a trail system from Genoa to Muller Ln, and then from Minden to Toler in Gardnerville. The County will provide all the documents to grant the



Minutes  
May 3, 2022  
Page 3

easement. They are also contacting the other owners along Muller Ln for easements. They did receive 15 feet from Park Ranch Holdings adjacent to another 9.5' wide easement previously granted for right-of-way. The Bently property was already listed for sale, and the County will approach the buyer for easement dedication after the sale. The Nature Conservancy path is currently in use, and there are plans to provide a pedestrian crossing. Ted asked if we would need to put up a chain link fence with the increased pedestrian traffic. Peter stated we already have a chain link fence in place. Our property is posted with No Trespassing signs and we have not had any issues with pedestrians on our property. Mike thought it's a good idea, although he had a concern about someone getting off the trail onto MGSD's property and getting hurt. He asked about a safety survey. Tom stated that they will do what needs to be done to put in proper fencing if the need is identified. Mike pointed out that it is marshy out there and he would like to make sure that it doesn't turn into a tragedy. Barbara pointed out that MGSD is needed to complete the easement, other than the short Bently portion. Peter stated that a solution could be to install an additional fence behind our current fence. He emphasized that what MGSD has in the ground at that area is not being used right now, but we need to make sure NDEP's requirements for distance on the land acquisition permit are met. Barbara asked if the County will provide the mapping and easement grant documents, and Tom said they would. Bruce stated that NDEP is not as concerned about effluent access for flood irrigation as for sprinklers. He thought that working with the County on fencing for additional protection would meet NDEP's needs. We are applying effluent on the ground rather than spraying. Barbara felt that facilitating this is good for the community as long as we meet environmental guidelines and safety issues.

The Chair asked for public comment. Carlo Luri supported it and noted that having the option of a separate paved trail from the road is an amenity for the community. Halfway up Muller is the terminus of the West Fork trail, which is popular, and is accessed primarily from Genoa. Barbara asked about trail maintenance and if they would have to be fenced off if they cannot maintain the trails. Tom said the County will have to prove the maintenance as part of the federal funding.

**Motion by Mike King to approve granting a 20-foot-wide easement along MGSD's property frontage on Muller Lane for the purpose of a multimodal trail, subject to the completion of a safety survey to identify and mitigate any unforeseen issues, and to the identification of the exact geographical location in conjunction with MGSD's engineering and staff review and approval.** Seconded by Ted Thran. ~~No public comment.~~ Motion carried [5 ayes (King, Schilling, Smallwood, Thran, Wilson), 0 nays, 0 abstain, 0 absent].



Minutes  
May 3, 2022  
Page 4

**District Manager Annual Review:** Barbara noted that on Page 8 of 10 of the evaluation form, she would like to add “Peter’s participation on the State level with the Nevada Water Environment Association was a great accomplishment.” Peter stated that he was properly noticed. Barbara asked if anyone wanted to add anything for the record, and the Board had nothing else to add. Barbara asked if Peter would like to make any comments. Peter stated he is grateful for the confidence that the Board has placed in him, and the comments give him the opportunity to grow in this position. He thanked the Board for working with him as a team, as well as for their input. Barbara asked about any goals Peter would like to discuss with the Board. Peter stated he would like to pursue state level boards, and others who participate in state boards have administrative leave time given to them for travel. He requested some way to include this in the contract for attendance at events that are out of the area. He has been prudent in not taking MGSD time by attending meetings via Zoom. He has completed all of POOL/PACT’s management and advanced management classes as well as Public Utility management courses. He would also like to see other staff members having the same courses. Ray stated he appreciated everything Peter said, and there is always room for improvement. Peter stated that when he goes to Nevada Water Environment Association events, he uses his personal vacation time while NWEA pays for his travel expenses. Mike pointed that under State policy, he would be considered to be on authorized leave from MGSD and covered for Workers’ Comp. If he was on personal leave, he wouldn’t be covered. Barbara felt that HR should develop a policy in this regard and have it approved by the Board. April Burchett recommended adjustments to Peter’s salary and allowed capacity allocation. She explained that the County Manager received a 3% increase. She also explained that in the past, the Board maintained the data on plant capacity, but over time that was delegated to the District Manager. With increased construction, it would be helpful to staff if the District Manager can approve more capacity purchases administratively. Discussion followed regarding a pay increase versus a bonus. Ray asked Peter his preference, and Peter stated he would prefer a pay increase. The Chair asked for public comment, and there was none. **Motion by Ray Wilson to grant Peter Baratti a 3% salary increase, change the capacity allocation to be administratively approved by the District Manager from 5 to 10 edu’s, and to extend the contract from June 2022 to June 2023.** Seconded by Ted Thran. ~~No public comment.~~ Motion carried [5 ayes (King, Schilling, Smallwood, Thran, Wilson), 0 nays, 0 abstain, 0 absent].

**Attorney-Client Conference:** Bill Peterson was not present.

**Engineer’s Report:** Bruce Scott reported on the following:

Things are continuing to grow, but projects are taking a long time to complete.



Minutes  
May 3, 2022  
Page 5

The updated system map is completed. The blueline streams have not been highlighted since the map was already at the printer when the request was made. That will be added with the next update.

Ray asked about the new fast food restaurant he heard was going in, and Peter stated Firehouse Subs is being proposed across from the new McDonalds, as well as a small commercial strip.

**District Manager's Report:** Peter Baratti reported on the following items:

Peter reported that a letter of fees owing was sent to Chuck Hathoot for his project on Pinenut.

The meetings with HDR listed in the District Manager's report were for applications to the State Revolving fund to see if the projects would qualify for funding. These projects included the GRGID interceptor rehab and the Pine View sewer project. He will have a meeting with the State on these tomorrow. He is hoping the GRGID project will qualify for principal forgiveness loan.

Barbara asked about details on the SmartCover contract. Peter said it is for the flow meter system and is mainly used to determine the flows from the Ranchos. He added a second manhole cover to get more data to determine the actual flow from the Ranchos.

Andrew Marshall is beginning to handle our inspections, and a new position of Inspector has been implemented since there is so much going on. He's a good candidate for leadership training since he is out in the public.

The property on Gilman curve seems to have changed owners, and he has met with the owners regarding the main and easement issues. Any project will come through County's pre-application process.

Barbara stated that there was recently a project brought forward by GRGID that wasn't brought to Douglas County. Peter stated that GRGID meets with Peter for preliminary information, and he has a good rapport with Greg Reed, so we are aware of everything they have going on.



Minutes  
May 3, 2022  
Page 6

Peter discussed the status of various plant projects, as outlined in the District Manager's report, highlighting the gas skid maintenance, the pump station improvements, the flare redeployment, and the plant lighting which will result in a 20% savings in energy costs.

Peter stated we were supposed to have the CMAR contract back from Bill Peterson, and April reported that Bill stated he needed to review it.

Bently Ranch: Peter reported that staff would like to pursue researching avenues of financing to purchase the Bently Ranch. The property is getting ready to be listed and once it is sold, there is no guarantee our biosolids disposal would continue. This purchase would be good for the District as well as the community. The alternative would be to haul our biosolids to Lockwood, which would be very costly and that would not be a permanent solution. The effluent disposal is also going to increase, and we will need to continue to utilize land application. If land application cannot continue, tertiary treatment would need to be implemented. The best way for us to continue our current disposal operations would be to acquire the property. Barbara asked about the number of acres. Peter responded that there are 5,000 acres noted in our contract with Bently, but the entire ranch is up as one unit for a cost of \$100,000,000. Peter also noted that acquiring the biosolids facility would not change MGSD's designation as a sewer fund since we are allowed to dispose of and sell the byproducts of sewage. Barbara clarified that we won't be able to purchase just the portion we utilize. Peter stated that although we don't use all the land included in the ranch now, in the future we may need much more. There are also potential revenue streams with biosolids and water right leasing.

Bruce discussed the reservoir that was built by Bently. As we generate more effluent, Bently takes the excess that Galeppi and Park don't take. If a new owner comes in, they may try to reduce the land application area. There is no contract on the biosolids, and that is critical for several entities. It would be a good money-maker since there is no alternative. There is also the potential of public benefits with the non-irrigated portions of the ranch and with conservation easements. There are a lot of questions, but the concept is intriguing if there is a way to get to some of the money that could be available. It's very preliminary now, but anybody looking at it would most likely be looking at developing it.

Barbara didn't think Don Bently would have supported the breaking up of the Ranch. She was on the County Commissioners when the County was considering purchasing the Slash Bar H Ranch. The County would have had complete control of the ranch. It sounds like something that should be looked into. Ted recommended that Pete study it and come back with a report. Ray asked about how this would impact rates, and Ted stated there would be revenues to offset the



Minutes  
May 3, 2022  
Page 7

cost. Peter stated that we need to look at their operations and review the revenues and costs, and a letter of intent would give us that access. Ted saw it as a revenue-generating conservation easement and thinks people would be willing to pay for it. Peter noted that it is also a green project, so it would qualify for some funding at the state and federal levels. Mike stated that it seems like it's time-sensitive. He likes the idea, but we really need guidance from our legal counsel. He suggested staff do the research and the Board talk with legal counsel, and he is willing to come back for a special meeting.

Ray asked about other agencies who come in with us. Peter has spoken to Bill who said it is within our right to pursue this. We are looking at grants, and HDR asked us to reach out to the other entities. The response from the other agencies has been positive, and they are interested in having a forum on this, and one entity brought up the idea of a coalition to purchase the ranch. Peter felt that it makes more sense for MGSD to initially handle it solely. He has spoken to USDA, and there is no cap on the principal and the loan would be about 2%. The ideal would be to have some funding from grants, as well as some in loans.

Mike asked if it is possible to talk to Chris Bently and let him know that we're trying to do this and ask if can he give us some time to put this together. Barbara stated that under the agenda item, Peter is asking for a Letter of Intent. Peter stated that he has spoken to Bently's representatives and the property will be listed next week. A letter of intent would help. Discussion followed regarding the sale of the distillery before the ranch. Barbara would like to look into this further, and she would like to know what it would cost for each entity to put in tertiary treatment. Ray asked about the possibility of asking Bently to donate the land that we need for land application. Discussion followed regarding the contract being signed with the real estate agent. Matt from Bently recommended a Letter of Intent on the grounds that it would allow us to start looking into their finances, but the contract with the broker has already been signed. Bruce noted that the State Revolving Loan Fund has money available, and they typically ask for a preliminary engineering report and cost. It's potentially a costly study, but if we share with other entities it could help with the cost. The USDA works closely with NDEP, and these would be good funding sources. Bruce suggested to direct staff to look into funding and to bring it back to the Board for further direction.

The Chairman asked for comments from Chris Shorten and Sondra Condrón. Chris thought it was a good idea and asked if the Board has some ability to slow down development if a private buyer purchased the property. Bruce stated that any buyer is going to be concerned about MGSD. According to Bently's representatives, all the contracts have been disclosed so a buyer would be aware of the issues up front. Ted asked about disclosures for hazardous material



Minutes  
May 3, 2022  
Page 8

deposits, and Barbara said that is not required anymore on vacant land. Sondra asked about the contracts that other entities have. Peter stated that none of the agencies has a biolsolids disposal contract with Bently. Sondra felt that Bently will get what he can from the sale. Bruce stated that we can bring up our contract with the broker.

**Controller’s Report:** LaVonne had nothing to report.

**Administrative Report by Staff:** April discussed providing a potluck dish for Bob’s service, and Ray explained that we won’t need to do anything if we are not planning on staying after the service.

**Board Comment:** Barbara reported that Douglas County relocated the ARPA money to the general fund and declared it lost revenue, and one of the things they funded in the CIP was a \$50,000 study to look at funding for a sewer intertie at the south end of Gardnerville.

Mike King congratulated Sondra and Chris who have been declared elected along with Ted Thran. For personal reasons, he has chosen to withdraw his candidacy. He felt both Sondra and Chris are well qualified to serve as trustees.

**Public Comment:** There was no public comment.

***Meeting adjourned 8:30 p.m.***

Approved by the Board of Trustees with the noted corrections on:

6/7/2022 By Ted Thran  
Date Ted Thran, District Secretary

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