



Board of Trustees  
Minutes of Regular Meeting  
Tuesday, July 1, 2025  
5:00 P.M. | Board Room  
Minden-Gardnerville Sanitation District  
1790 Hwy. 395  
Minden, Nevada

Board Members Present:

Ted Thran  
Sondra Condrón  
Chris Shorten  
Michele Wagner

Board Members Absent:

Dan Griffith

Staff Members Present:

Peter Baratti  
Bill Peterson  
Claude Church  
LaVonne Ghanavati  
Haley Freeman  
Jessica Kneefel  
Erik Novak

Staff Members Absent:

Cliff Simpson  
Bruce Scott

Others Present: Jeremy Hutchings, Greg Reed

1. Meeting called to order at 5:00 p.m. by Ted Thran.

2. Public Comment: There was no public comment.

3. District Manager's Report: Trustee Condrón asked about Peter's meeting with David Park and RO Anderson. Peter said the meeting was to discuss the separation of David Park's tail water from the main tributary. The meeting with RO Anderson was to discuss excavation material off Muller Parkway to possibly reduce flood zones.

4. Chairman's Comment: There was no Chairman's Comment.

5. Claims Review and Approval: Vice Chair Shorten questioned why the telephone and internet bill line item was over budget. Staff said they would look into whether the rates went up.

Motion: To approve the claims received in May 2025 in the amount of \$119,986.53 and the payroll-related expenses paid during May 2025 in the amount of \$152,301.90

Made by: Chris Shorten

Seconded by: Sondra Condrón

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith



**6. Minutes of June 3<sup>rd</sup>, 2025 Regular Board Meeting:** There were no comments or discussion regarding the minutes.

**Motion:** To approve the minutes of the June 3rd 2025 Regular Board Meeting.

Made by: Sondra Condrón

Seconded by: Michele Wagner

Vote: Motion carried.

Ayes: Thran, Condrón, Shorten, Wagner

Nays: None

Abstain: None

Absent: Griffith

**7. Juice it Up:** The Board motioned to move agenda item 7 after agenda item 9 to allow more time for the public to attend.

Peter Baratti reported that the District has worked with the tenant and their engineering group to reduce the EDU count through valued engineering. He reported there is 0.5 unused EDU's available to move to that suite but the District needs approval from the property owner's, the Curletto Family Trust. Bill Peterson commented that the Curletto's could provide the tenant with a letter of authorization for the tenant to negotiate the EDU transfer on their behalf. Additionally, staff removed the administrative fees from the Capacity Calculation worksheet in order to further reduce the cost to the tenant. The tenant, property owners, and Renea Louie were not present at the meeting. There was no further negotiations.

**Motion:** Motion to approve the discounted revisions to the capacity calculation for Juice it Up, located at 1362 N Hwy 395 STE 101 in Gardnerville, NV 89410.

Made by: Chris Shorten

Seconded by: Michele Wagner

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith



**8. Belly Acres Annexation:** RCI reviewed the annexation petition and found some deficiencies but it was complete enough to continue forward with noticing requirements. If they receive the revisions from Wilson Engineers then the petition may be able to be approved at the Regular Board Meeting in August. The applicant was not present at the meeting.

**Motion:** Motion to accept the petition for annexation from Belly Acres LLC for the annexation of 4.45 acres located on Giles Lane in Gardnerville, APN 1320-33-402-079 with the public hearing date for August 4, 2025 and to direct staff to publish the notice of public hearing. All rules, regulations and requirements of MGSD are to be met and all fees paid.

Made by: Chris Shorten

Seconded by: Sondra Condrón

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

**9. Muller Lane Multimodal Trail:** Jeremy Hutchings asked the Board to allow more time to review Bill Peterson's revisions to the contract and to reschedule for the Regular Board Meeting in September.

**Motion:** Motion to continue item 9 to the September 2, 2025 Regular Board Meeting.

Made by: Chris Shorten

Seconded by: Michele Wagner

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

**10. Attorney-Client Conference:** Bill Peterson reviewed the history of AB301 which referred to the compensation for Trustees of special districts. He clarified that in order for the Board to qualify for the increase in compensation, MGSD would have to provide not only sewer services but trash and water as well. Staff suggested that the Board could potentially hire a lobbyist for the next legislative session as the District does have a lobbying budget.

Greg Reed commented that the legislature was written that way to allow the special districts protection from Douglas County intercepting their reserve funds.



11. Engineer's Report: The Gardnerville Maverik contacted the District in order to alter one of the District's manholes, but Peter suggested an alternative that was completed in accordance with District standards.

Erik said the Minden Boat and RV storage plan review was approved, and the CMAR project should be completed by the end of July.

12. Administrative Report by Staff: Vice Chair Shorten asked how the BLM collected their gray water. Discussion followed.

13. Board Comment: There was no board comment.

14. Public Comment: There was no public comment.

15. Meeting adjourned 5:52p.m.

Approved by the Board of Trustees as presented on:

8/5/2025

Date

By Haley Freeman  
Haley Freeman, District Secretary