



**Board of Trustees
Minutes of Regular Meeting
Tuesday, November 4, 2025**

5:00 P.M. | Board Room
Minden-Gardnerville Sanitation District
1790 Hwy. 395
Minden, Nevada

Board Members Present:

Ted Thran
Sondra Condron
Chris Shorten
Michele Wagner

Board Members Absent:

Daniel Griffith

Staff Members Present:

Peter Baratti
Bill Peterson
Cliff Simpson
LaVonne Ghanavati
Haley Freeman
Jessica Kneefel
Erik Novak
Bruce Scott

Staff Members Absent:

None

Others Present: Greg Reed, Matt Mckinney, Rob Anderson, BLC Builders

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: Peter reported that the District is in the final stretches of finalizing the new breaker following the explosion in February of 2023. Discussion followed.

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

5. Claims Review and Approval: There was no discussion or comments regarding the claims.

Motion: To approve the claims received in September 2025 in the amount of \$120,717.29 and the payroll-related expenses paid during September 2025 in the amount of \$163,650.06

Made by: Chris Shorten

Seconded by: Sondra Condron

Vote: Motion carried.

Ayes: Thran, Condron, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith



6. Minutes of October 7th, 2025 Regular Board Meeting: There were no comments or discussion regarding the minutes.

Motion: To approve the minutes of the October 7th, 2025 Regular Board Meeting.

Made by: Michele Wagner

Seconded by: Chris Shorten

Vote: Motion carried.

Ayes: Thran, Condrón, Shorten, Wagner

Nays: None

Abstain: None

Absent: Griffith

7. Minden RV & Boat Storage: There were no comments or discussion regarding the Contract of Service for Minden RV & Boat Storage.

Motion: Motion to approve the contract of service from Minden RV & Boat Storage of 13.81 acres located on Buckeye Road in Minden, APN 1320-27-002-041. All rules, regulations and requirements of MGSD are to be met and all fees paid.

Made by: Sondra Condrón

Seconded by: Michele Wagner

Vote: Motion carried.

Ayes: Thran, Condrón, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

8. Bently Ranch Effluent Use Agreement: Bruce Scott reported that he had a preliminary meeting with Matt Mckinney and Rob Anderson regarding the proposed zone change for a portion of Bently Ranch's property. Bently is seeking to reduce the area to which the District's effluent can be supplied, and Bruce reported that the District has a significant excess of area to which effluent can be supplied even with the modest reduction proposed by Bently Ranch.

Bill Peterson reported the contract began in 2002, and runs for 50 years with two additional 10-year extensions and a right of first refusal from Bently. Regardless, the contract has many protections for the District. He agreed with Bruce on allowing Bently Ranch to remove the proposed area. Bruce explained that Mr. Bently's investment in the reservoir and pipeline is the reason the effluent is not being paid for currently.

Vice Chair Shorten asked if the remaining acreage would be sufficient for the District's future capacity and Bruce said yes. Bruce concluded by stating the area to be removed isn't suitable for effluent application anyway since it is adjacent to existing development.



Motion: Motion to authorize staff to work with Bently Ranch to develop a proposal to bring back to the Board.

Made by: Chris Shorten

Seconded by: Sondra Condron

Vote: Motion carried.

Ayes: Thran, Condron, Wagner, Shorten

Nays: None

Abstain: None

Absent: Griffith

9. Attorney-Client Conference: Bill Peterson provided an update on the revision of the multimodal trail easement with Douglas County. Discussion followed.

10. Engineer's Report: Bruce and Erik discussed updates with the Board regarding the lining rehabilitation on Highway 395. Erik reported that Q&D completed the camera work and the manholes will be able to be lined in place without the need for excavation. He reported that the reason the pre-construction budget was doing so well was because the original contract included bypass pumping which they did not have to do.

11. Administrative Report by Staff: Haley reported she will be following up with Casey Neilon regarding the audited financial statements. They are anticipated to be reviewed with the Board at the December meeting.

Jessica provided a table to the Board comparing the cost of sewer connections to MGSD vs. Douglas County for the Douglas County Justice Center.

Peter stated he may need to augment the budget to provide cleaning for Digester #1. He believes completing the cleaning now before the concrete rehab will be more cost effective for the District.

Vice Chair Shorten asked if there will be a Christmas Party this year; staff said they would look into having a lunch.

Chairman Thran thanked the operators for the work they did on the landscaping in the front.

12. Board Comment: There was no Board comment.

13. Public Comment: There was no public comment.

14. Meeting adjourned 6:52 p.m.

Approved by the Board of Trustees as presented on:

12/2/2025

Date

By Haley Freeman
Haley Freeman, District Secretary