



**Board of Trustees  
Minutes of Regular Meeting  
Tuesday, December 2, 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  
Daniel Griffith

**Board Members Absent:**

None

**Staff Members Present:**

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

**Staff Members Absent:**

Erik Novak

**Others Present:** Greg Reed, Dorian Faught, Gary Thurm, Nicola Neilon

**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 how long the District will be paying off the CoGen. Staff reported \$308,000 with the final payment July 1, 2030. Vice Chair Shorten asked what the next steps would be with Hansford Economic Services regarding the IGA with GRGID. Peter reported that she would have an analysis and a draft available soon for the Board.

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

**5. Claims Review and Approval:** Trustee Condrón inquired about the revenue reported for October. Staff explained that the billing quarter begins in October, resulting in a higher number of customers paying their bills compared to end-of-quarter months such as August and September. Trustee Griffith asked about the lien filing fee, and LaVonne reported that a large number of liens were filed during that month. Vice Chair Shorten asked about the cost associated with advertising the annexation notice. Staff confirmed that the amount reflected the actual cost, but that it is ultimately billed to the property owner.

**Motion: To approve the claims received in October 2025 in the amount of \$171,279.08 and the payroll-related expenses paid during October 2025 in the amount of \$152,153.17**

Made by: Dan Griffith

Seconded by: Sondra Condrón

**Vote: Motion carried.**

Ayes: Thran, Condrón, Wagner, Shorten, Griffith

Nays: None

Abstain: None

Absent: None



**6. Minutes of November 4th, 2025 Regular Board Meeting:** There were no comments or discussion regarding the minutes.

**Motion: To approve the minutes of the November 4<sup>th</sup>, 2025 Regular Board Meeting.**

Made by: Chris Shorten

Seconded by: Sondra Condrón

**Vote: Motion carried.**

Ayes: Thran, Condrón, Shorten, Wagner

Nays: None

Abstain: Griffith

Absent: None

**7. Dorian Faught Annexation:** Bruce Scott recommended the Board move forward with publishing the legal notice for the next step in the annexation process. Gary Thurm described the project to the Board, stating that the zoning was approved to general commercial. There was a boundary line adjustment and now the two parcels will become a single parcel with a new parcel number.

**Motion:** Motion to accept the petition for annexation from Dorian Faught for the annexation of 5.26 acres located on Highway 395 in Minden, APN 1320-32-101-002 & 1320-32-101-010 with the public hearing date for January 6, 2026 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: Michele Wagner

Seconded by: Sondra Condrón

**Vote: Motion carried.**

Ayes: Thran, Condrón, Wagner, Shorten, Griffith

Nays: None

Abstain: None

Absent: None

**8. Casey Neilon:** Nicola Neilon reviewed the financial statements with the Board and reported that the District's assets increased during the fiscal year. The most significant change was that the District's assets became unrestricted. Operating expenses declined substantially by approximately \$900,000, primarily due to adjustments in employee benefits reflected on the balance sheet. The District's operating loss decreased from \$2.8 million in the prior year to \$1.4 million in the current year. Non-operating revenues, including investment income and ad valorem taxes, further reduced the overall loss. As a result, the District reported a positive change in net position of approximately \$1 million, compared to a negative \$1 million in the previous year.

The independent auditors report stated that nothing came to their attention indicating that the District was not in compliance with statutes. Overall, Nicola stated that it was a good financial year for the District and that the audit results were favorable.



**Motion:** Motion to accept the Financial Statement dated June 30th, 2025 prepared by Casey Neilon, Inc and to direct the Controller to continue discussions with the Auditor to ensure procedures are in place to reconcile the accounts.

Made by: Sondra Condrón

Seconded by: Dan Griffith

**Vote: Motion carried.**

Ayes: Thran, Condrón, Wagner, Shorten, Griffith

Nays: None

Abstain: None

Absent: None

**9. Digester #1 Cleaning:** Peter reported that the Digester hasn't been cleaned in about 9 years and it is overdue. He would like to start the process before the concrete rehabilitation as he believes it will be more cost effective for the District. There are a few points that need to be discussed within the quote, but he will bring the price back to the Board at the January meeting.

**Motion:** Motion to continue the item to the January 6, 2026 Regular Board Meeting.

Made by: Dan Griffith

Seconded by: Chris Shorten

**Vote: Motion carried.**

Ayes: Thran, Condrón, Wagner, Shorten, Griffith

Nays: None

Abstain: None

Absent: None

**10. Attorney-Client Conference:** Bill Peterson reported he will schedule a meeting with Bruce and Staff next week regarding the Bently agreement and the Multimodal Trail.

**11. Engineer's Report:** Bruce Scott did not have anything new to report.

**12. Administrative Report by Staff:** Haley Freeman reminded the Board that their Financial Disclosure Statements are due to the Secretary of State in January.

**13. Board Comment:** There was no Board comment.

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

**15. Meeting adjourned 6:22 p.m.**

Approved by the Board of Trustees as presented on:

1/7/2026

Date

By Haley Freeman  
Haley Freeman, District Secretary