Board of Trustees
Minutes of Regular Meeting
Tuesday, July 7, 2026
5:00 P.M. | Board Room
Minden-Gardnerville Sanitation District
1790 Hwy. 395
Minden, Nevada

Board Members Present:	*Board Members Absent:*	*Staff Members Present:*	*Staff Members Absent:*
Ted Thran	Dan Griffith	Peter Baratti	Bruce Scott
Chris Shorten		Erik Novak	
Sondra Condron		Jessica Kneefel	
Michele Wagner		LaVonne Ghanavati	
		Haley Freeman	
		Bill Peterson	
		Cliff Simpson	

Others Present: Greg Reed, Michelle Brown, Frank Flaherty

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

2. Public Comment: There was no public comment.

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

4. District Manager's Report: Trustee Condron asked why the District changed from a sweep account back to a regular account. LaVonne Ghanavati explained that the regular account offered a better interest rate. She also noted that Wells Fargo had previously been subject to restrictions on the amount of cash it could hold, which required the District to utilize the sweep account. Those restrictions on Wells Fargo's asset management have since been lifted, allowing the District to maintain a regular account. Additionally, the sweep account balance reset to zero each night, which created an administrative burden for accounting and financial reporting.

Vice Chair Shorten asked for clarification regarding PlanetBids. Peter explained that PlanetBids is a procurement and bidding software platform used by entities managing projects to facilitate and manage bidding activities.

5. Claims Review and Approval: Vice Chair Shorten commented on the increase in processing chemical costs and also asked about the boiler maintenance performed by R.F. MacDonald. Peter explained that the work involved repairs to the boiler's inner walls and outer skins, which had deteriorated due to digester gas. The deterioration was unexpected, but the repairs were necessary to maintain the boiler's condition and operation.

Motion: To approve the claims received in May 2026 in the amount of $148,929.63 and the payroll-related expenses paid during May 2026 in the amount of $106,603.54

Made by: Chris Shorten
Seconded by: Sondra Condron
Vote: Motion carried.
Ayes: Thran, Wagner, Shorten, Griffith, Condron
Nays: None
Abstain: None
Absent: None

6. Minutes of June 2, 2026 Regular Board Meeting: Vice Chair Shorten noted an error in the June meeting minutes, stating that the meeting dates were incorrect and that he had been absent from the meeting. Staff acknowledged the error and confirmed that the dates and his attendance would be corrected.

Motion: To approve the minutes of the June 2nd, 2026 Regular Board Meeting with the noted corrections.

Made by: Sondra Condron
Seconded by: Michele Wagner
Vote: Motion carried.
Ayes: Thran, Wagner, Griffith, Condron
Nays: None
Abstain: Shorten
Absent: None

7. Town of Minden Annexation: Erik Novak recommended that the Board accept the petition of annexation.

Motion: Motion to accept the petition for annexation from Town of Minden for the annexation of 6.68 acres located on Buckeye Road in Minden, APN 1320-29-301-005. All rules, regulations and requirements of MGSD are to be met and all fees paid.

Made by: Michele Wagner
Seconded by: Sondra Condron
Vote: Motion carried.
Ayes: Thran, Wagner, Shorten, Griffith, Condron
Nays: None
Abstain: None
Absent: None

9. Pineview Estates HOA: Frank Flaherty, representing the Pineview Estates HOA, addressed the Board regarding Pineview Estates' request that the District accept the capacity fee for 219 lots in the amount of $832,200, as specified in the contract. Mr. Flaherty explained that the requested fee reflects the District's capacity rate in effect at the time the contract was executed, rather than the current capacity rate.

Mr. Flaherty also noted that Pineview Estates is funding the construction of the interceptor line, stating that this arrangement is advantageous to the District, as the District will ultimately own the infrastructure.

Bill Peterson stated that the matter was not a legal issue and that the Board has discretion to accept the capacity fee amount specified in the contract, as the circumstances could be considered a practical difficulty. Peter commented that the District will receive significant infrastructure as a result of the project and that accommodating Pineview Estates' request would be appropriate under the circumstances.

Vice Chair Shorten expressed concern about establishing a precedent but acknowledged that the request appeared to be made in good faith. Chairman Thran stated that the circumstances were unique and supported honoring the capacity fee amount specified in the contract. Mr. Peterson confirmed that the Board's decision to do so would be legally defensible.

Motion: Motion to approve the capacity fee for Pineview Estates in the amount of $832,200, as specified in the contract.

Made by: Sondra Condron
Seconded by: Michele Wagner
Vote: Motion carried.
Ayes: Thran, Wagner, Shorten, Griffith, Condron
Nays: None
Abstain: None
Absent: None

9. Attorney-Client Conference: Bill Peterson did not have anything to report.

10. Engineer's Report: Erik Novak reported on various project statuses in the district.

14. Administrative Report by Staff: There were no comments or discussion regarding the administrative report.

15. Board Comment: There was no Board comment.

16. Public Comment: There was no public comment.

17. Meeting adjourned 5:57 p.m.

Approved by the Board of Trustees as presented on:

9/1/2026 By Haley Freeman.
Date Haley Freeman, District Secretary