NOTICE OF REGULAR MEETING

TUESDAY, JULY 7, 2026 5:00 PM.
BOARD ROOM, MGSD TREATMENT PLANT,
1790 HWY. 395, MINDEN, NV 89423

Wastewater Treatment for a Healthy Community and Environment

"Caring for the public health and safety by reliably collecting, treating, and disposing of sewage and wastewater through efficient, cost-effective, and eco-friendly means."

~ MGSD

AGENDA

1. **CALL TO ORDER**

2. **Public Comment** -- Discussion Only, Not For Possible Action
   - Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.
   - Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

3. **Chairman's Comment** – Discussion Only, Not For Possible Action
   - Discussion may include comments and/or status of projects not covered under an agenda item.
     (No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

4. **District Manager's Report** – For Possible Action
   - Discussion includes monthly report of activities, personnel matters, and progress of various projects.
   - Action Items may include matters needing immediate attention or resolution related to plant repairs, sewer line repairs, and any other matter of impact to public health and safety.

5. **Claims Review and Approval** – For Possible Action
   - Review and Approval of bills paid and claims received for May 2026.

6. **Minutes Approval** – For Possible Action
   - Approval of Minutes from the June 2, 2026 Regular Board Meeting.

7. **Town of Minden Annexation** – For Possible Action
   - Public Hearing for the annexation for 6.68 total acres located on Buckeye Rd (APN 1320-29-301-005).

8. **Pineview HOA** – For Possible Action
   - Discussion and Possible Action regarding a letter from Francis C. Flaherty on behalf of the Pine View Estates HOA requesting consideration of the original Capacity Fee as listed in the contract between MGSD and Pineview Estates HOA.

9. **Attorney-Client Conference** – For Possible Action
   - Status Report of Ongoing Matters and Requests from District Staff and Board of Trustees

Note: The Board of Trustees reserves the right to interrupt the open meeting during this time and adjourn to a closed session for the purpose of having an attorney-client discussion regarding potential or existing litigation, pursuant to NRS 241.015(3)(b)(2). No action will be taken on an item discussed during a closed session.

10. Engineer's Report – For Possible Action

- Action Items may include matters needing immediate attention or resolution related to line rehabilitation, line cleaning, and progress of various projects.

11. Administrative Report by Staff – For Possible Action

- Action Items may include correspondence requiring immediate action or response by the Board.

12. Board Comment – Discussion Only, Not For Possible Action

- Discussion may include comments and/or status of projects not covered under an agenda item.

(No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

13. Public Comment -- Discussion Only, Not For Possible Action

Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.
Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

14. ADJOURNMENT

The MGSD Board reserves the right to hear any agenda item out of order, to combine two or more agenda items for consideration, and remove an item from the agenda or delay a discussion relating to any item on the agenda. Copies of supporting material are available online at www.mgsdistrict.org or can be requested from the Minden-Gardnerville Sanitation District Office located at 1790 Hwy. 395, Minden, NV 89423, by calling Haley Freeman or Jessica Kneefel at (775) 782-3546, or by email at Staff@mgsdistrict.org or at haley@mgsdistrict.org or at jessica@mgsdistrict.org. Any agenda item represented by an attorney must give written notice to the Minden-Gardnerville Sanitation District at least fifteen days prior to the meeting. **All persons attending the meeting are required to sign the guest register.** All meetings are recorded pursuant to NRS 241.035. NOTICE TO PERSONS WITH DISABILITIES: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the MGSD office at (775) 782-3546 in advance of the meeting, so that arrangements may be conveniently made. This meeting notice is posted at the following locations: the Minden-Gardnerville Sanitation District; Douglas County Historic Courthouse Building; Gardnerville Post Office; Minden Post Office; and at https://notice.nv.gov

PLEASE DO NOT REMOVE UNTIL: 7/8/2026

CHECK REGISTER-OPERATING
5/1/26 - 5/31/26

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
1	5/1/2026	Chevron and Texaco Business Card Services	ACH-5/1/26-01	111966163	51500-010	Truck & Auto Expense	Fuels	$ 51.06
2	5/1/2026	PACIFIC SHREDDING	ACH-5/1/26-03	5309647	64310-010	Statement Billing Supplies	Shredding Service	$ 65.27
3	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0583	71200-010	Engineering	District Business	$ 3,698.05
4	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0584	55100-010	Reservoir Repairs & Maintenance	Effluent	$ 880.00
5	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0598	71200-010	Engineering	CMAR Contract	$ 4,355.00
6	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0599	71200-010	Engineering	Bently Muller Zone Change	$ 360.00
7	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0602	71200-010	Engineering	Belly Acres Annexation	$ 1,300.00
8	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0603	71200-010	Engineering	Faught Annexation District Map	$ 1,215.55
9	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0605	71200-010	Engineering	Washoe Tribe Dump Station	$ 917.50
10	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0604	71200-010	Engineering	Buckeye Farms PR	$ 890.00
11	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0601	71200-010	Engineering	Minden Boat & RV PR	$ 762.50
12	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0600	71200-010	Engineering	Heybourne Storm & Sewer Ext	$ 308.75
13	5/1/2026	RESOURCE CONCEPTS, INC.	ACH-5/1/26-02	26-0597	71200-010	Engineering	Monte Vista Townhomes PR	$ 912.50
14	5/6/2026	Peter Baratti	ACH-5/6/26	50626	50900-010	Operators Education/Training	Plant Maint Technologist Reimb	$ 130.00
15	5/11/2026	BENTLY RANCH	6233	214300	50800-010	Sludge Removal	Biosolids	$ 320.04
16	5/11/2026	BENTLY RANCH	6233	214355	50800-010	Sludge Removal	Biosolids	$ 203.28
17	5/11/2026	THE PARTS HOUSE	6234	239565	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 4.39
18	5/11/2026	SoniClear	6235	75807	65300-010	Office Equipment/Hardware	Meeting Minutes	$ 360.00
19	5/11/2026	USA BLUEBOOK	6236	INV00793039	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 118.08
20	5/13/2026	CINTAS	ACH-5/13/26-01	5326626612	50300-010	Safety Equipment & Supplies	First Aid Supplies	$ 228.65
21	5/13/2026	DOUGLAS COUNTY VEHICLE MAINT	6237	50826	50600-010	Repairs & Maintenance	Vehicle Maintenance	$ 2,536.61
22	5/13/2026	DTS	ACH-5/13/26-02	17646	71500-010	IT/Tech Professional Services	Monthly IT Managed Services	$ 881.29
23	5/13/2026	DTS	ACH-5/13/26-03	33723	64400-010	Telephone	VOIP / Fiber	$ 468.04
24	5/13/2026	Environmental Resource Associates	ACH-5/13/26-04	144032	52400-010	Lab Testing	Lab Test	$ 388.78
25	5/13/2026	AT&T MOBILITY	ACH-5/13/26-19	50126	64400-010	Telephone	CoGen Monitoring Line	$ 108.10
26	5/13/2026	Flyers Energy, LLC	ACH-5/13/26-05	CFS-4594553	51500-010	Truck & Auto Expense	Fuels	$ 1,510.00
27	5/13/2026	Gardnerville Water Company	ACH-5/13/26-06	4453	51400-010	Collection System - Cleaning/TV/Repair	Construction Water	$ 5.60
28	5/13/2026	HANSFORD ECONOMIC CONSULTING LLC	ACH-5/13/26-07	952	71100-010	Legal	IGA Services	$ 4,100.00
29	5/13/2026	JOANA PEREZ	6238	957033	64330-010	Cleaning & Kitchen Supplies	Cleaning Services	$ 520.00
30	5/13/2026	LEAF	ACH-5/13/26-08	20223853	65300-010	Office Equipment/Hardware	Copier Lease	$ 439.02
31	5/13/2026	NWEA	6239	260513	50700-010	Other Plant Expense	Operator Renewal	$ 130.00
32	5/13/2026	NV Energy	ACH-5/13/26-09	1790260508	50500-010	Utilities	Plant Energy	$ 12,498.47

RETURN TO AGENDA

CHECK REGISTER-OPERATING
5/1/26 - 5/31/26

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
33	5/13/2026	NV Energy	ACH-5/13/26-10	800260508	55300-010	Reservoir & Pump Utilities	Pump Station Energy	$ 101.17
34	5/13/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-5/13/26-11	1770	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 3,600.00
35	5/13/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-5/13/26-11	1770	15600-030	Plant PLC & Infrastructure Replacement	Repairs and Maintenance	$ 900.00
36	5/13/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-5/13/26-11	1771	50600-020	R&M Main Breaker Failure Repair Costs	Breaker Failure Repair & Maint	$ 4,380.00
37	5/13/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/13/26-12	RN341610	52400-010	Lab Testing	Lab Analysis	$ 66.00
38	5/13/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/13/26-12	RN341611	52400-010	Lab Testing	Lab Analysis	$ 100.00
39	5/13/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/13/26-12	RN341797	52400-010	Lab Testing	Lab Analysis	$ 43.00
40	5/13/2026	SNELL & WILMER, LLP	ACH-5/13/26-13	3084074	71100-010	Legal	Legal Services	$ 1,575.00
41	5/13/2026	SOUTHWEST GAS CORP	ACH-5/13/26-14	260514	50500-010	Utilities	SW Gas	$ 697.51
42	5/13/2026	Thatcher Company of Nevada, Inc.	ACH-5/13/26-15	2026400101501	50400-010	Processing Chemicals	Chemicals	$ 11,886.03
43	5/13/2026	TOWN OF MINDEN	6240	051326	50500-010	Utilities	Water and Trash	$ 773.81
44	5/13/2026	Tractor Supply Credit Plan	ACH-5/13/26-16	100934289	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 319.98
45	5/13/2026	Velosio	ACH-5/13/26-17	IN100-00170016	15600-040	New ERP Software SAAS/Implementation	BC Implementation	$ 4,468.75
46	5/13/2026	Warren Averett Technology Group, LLC	ACH-5/13/26-18	85351	71500-010	IT/Tech Professional Services	Out of Scope	$ 138.75
47	5/13/2026	WESTERN NEVADA SUPPLY	6241	102243123	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 1,198.00
48	5/13/2026	WESTERN NEVADA SUPPLY	6241	102246457	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 6.39
49	5/14/2026	Spectrum Business	ACH-5/14/26	157628042726	64400-010	Telephone	Internet Service	$ 215.00
50	5/18/2026	D's Trucking School	6242	0025	50900-010	Operators Education/Training	CDL Class	$ 4,500.00
51	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM041226	50700-010	Other Plant Expense	iPhone Storage	$ 2.99
52	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM041426	50300-010	Safety Equipment & Supplies	Gas Monitor Competence Class	$ 1,300.00
53	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM041526	50900-010	Operators Education/Training	Project Management Class	$ 299.00
54	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM042026	65200-010	Filing Fees & Permits	County Filing Fee	$ 164.00
55	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM042126	71100-010	Legal	Poster Compliance	$ 96.34
56	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM042426	50900-010	Operators Education/Training	Tri State Registration	$ 99.00
57	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM042426-2	64700-010	Travel & Per Diem	Tri State Flights x4	$ 1,820.16
58	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AM042426-3	64700-010	Travel & Per Diem	Tri State Hotel	$ 107.35
59	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AW040826	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 41.99
60	5/22/2026	Nevada State Bank	ACH-VISA-5/26	AW041626	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 78.87
61	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JW040326	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 50.72
62	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JW042726	50900-010	Operators Education/Training	Tri State Registration	$ 99.00
63	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JW042726-2	64700-010	Travel & Per Diem	Tri State Flight	$ 424.80
64	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JW042726-3	64700-010	Travel & Per Diem	Tri State Hotel	$ 107.35

RETURN TO AGENDA

CHECK REGISTER-OPERATING
5/1/26 - 5/31/26

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
65	5/22/2026	Nevada State Bank	ACH-VISA-5/26	EB040926	52300-010	Lab Supplies	Lab Supplies	$ 803.69
66	5/22/2026	Nevada State Bank	ACH-VISA-5/26	LG041426	64500-010	Postage	Postage	$ 47.46
67	5/22/2026	Nevada State Bank	ACH-VISA-5/26	LG042826	64500-010	Postage	Postage	$ 20.99
68	5/22/2026	Nevada State Bank	ACH-VISA-5/26	NQ042326	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 302.34
69	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM040226	51500-010	Truck & Auto Expense	Fuels	$ 24.83
70	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM040326	64300-010	Office Supplies & Expense	Office Supplies	$ 99.04
71	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM040426	64300-010	Office Supplies & Expense	Toner	$ 94.24
72	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM040926	64300-010	Office Supplies & Expense	Tent Budget Meeting Lunch	$ 302.04
73	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM041026	64300-010	Office Supplies & Expense	Office Supplies	$ 148.81
74	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM042426	65400-010	Training/Education Admin	Tri State Registration	$ 99.00
75	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM042426-2	64700-010	Travel & Per Diem	Tri State Hotel	$ 107.35
76	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM042726	65310-010	Software Services	Adobe	$ 69.99
77	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM043026	64300-010	Office Supplies & Expense	Office Supplies	$ 122.20
78	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JK040926	64300-010	Office Supplies & Expense	Office Supplies	$ 50.88
79	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JK042426	65400-010	Training/Education Admin	Tri State Registration	$ 99.00
80	5/22/2026	Nevada State Bank	ACH-VISA-5/26	JK042426-2	64700-010	Travel & Per Diem	Tri State Hotel	$ 107.35
81	5/22/2026	Nevada State Bank	ACH-VISA-5/26	CC041826	64300-010	Office Supplies & Expense	Office Supplies	$ 107.79
82	5/22/2026	Nevada State Bank	ACH-VISA-5/26	CC042326	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 291.60
83	5/22/2026	Nevada State Bank	ACH-VISA-5/26	CC042426	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 1,606.00
84	5/22/2026	Nevada State Bank	ACH-VISA-5/26	CC042426-2	50900-010	Operators Education/Training	Tri State Registration	$ 99.00
85	5/22/2026	Nevada State Bank	ACH-VISA-5/26	CC042426-3	64700-010	Travel & Per Diem	Tri State Hotel	$ 107.35
86	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM041126	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 87.99
87	5/22/2026	Nevada State Bank	ACH-VISA-5/26	HM041626	64300-010	Office Supplies & Expense	Office Supplies	$ 188.55
88	5/26/2026	BENTLY RANCH	6243	#214388	50800-010	Sludge Removal	Biosolids Disposal	$ 232.26
89	5/26/2026	BENTLY RANCH	6243	#214415	50800-010	Sludge Removal	Biosolids Disposal	$ 265.72
90	5/26/2026	BENTLY RANCH	6243	#214430	50800-010	Sludge Removal	Biosolids Disposal	$ 429.94
91	5/26/2026	Liberty Process Equipment	6244	113182	50600-010	Repairs & Maintenance	Repairs and Maintenance	$ 1,274.14
92	5/26/2026	LOU'S GLOVES, INC.	6245	61997	50300-010	Safety Equipment & Supplies	Nitrile Gloves	$ 477.00
93	5/26/2026	R F MACDONALD CO.	6246	388862	50600-010	Repairs & Maintenance	Boiler Maintenance	$ 26,750.00
94	5/26/2026	SDBX STUDIO	6247	15863	71500-010	IT/Tech Professional Services	Annual Website Hosting	$ 384.00
95	5/26/2026	Sunbelt Rentals	6248	183992049	50600-010	Repairs & Maintenance	Manlift Rental	$ 320.00
96	5/27/2026	Chevron and Texaco Business Card Services	ACH-5/27/26-01	112613982	51500-010	Truck & Auto Expense	Fuels	$ 164.77

RETURN TO AGENDA

CHECK REGISTER-OPERATING
5/1/26 - 5/31/26

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
97	5/27/2026	Flyers Energy, LLC	ACH-5/27/26-02	CFS-4612202	51500-010	Truck & Auto Expense	Fuels	**$ 291.62**
98	5/27/2026	INTEGRITY DATA	ACH-5/27/26-03	CB53747	15600-040	New ERP Software SAAS/Implementation	Payroll Implementation Downpmt	**$ 11,475.00**
99	5/27/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-5/27/26-04	1773	50600-010	Repairs & Maintenance	Repairs and Maintenance	**$ 3,629.00**
100	5/27/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-5/27/26-04	1773	15600-030	Plant PLC & Infrastructure Replacement	Repairs and Maintenance	**$ 840.00**
101	5/27/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/27/26-05	RN342299	52400-010	Lab Testing	Lab Analysis	**$ 72.00**
102	5/27/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/27/26-05	RN342300	52400-010	Lab Testing	Lab Analysis	**$ 72.00**
103	5/27/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/27/26-05	RN342219	52400-010	Lab Testing	Lab Analysis	**$ 43.00**
104	5/27/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-5/27/26-05	RN341981	52400-010	Lab Testing	Lab Analysis	**$ 43.00**
105	5/27/2026	Thatcher Company of Nevada, Inc.	ACH-5/27/26-06	20026400101843	50400-010	Processing Chemicals	Chemicals	**$ 15,509.05**
106	5/27/2026	Warren Averett Technology Group, LLC	ACH-5/27/26-07	85448	65310-010	Software Services	Azure	**$ 1,342.15**
		Total Amount of ACH/Checks (48 ACH/Checks)						**$ 148,929.63**

Legend: Capital

RETURN TO AGENDA

MINDEN-GARDNERVILLE

ACCOUNT SUMMARY STATEMENT

For the Eleven Months Ending, May 31, 2026

Corrected

Line #	General Account	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
1	Balance 1st day of Month	$ 34,125.79	$ (3,624.51)	$ (15,550.11)	$ (36,256.54)	$ (10,561.37)	$ 1,210.91	$ (42,961.47)	$ 14,870.39	$ 414.75	$ 2,571.12	$ 12,365.71		
2	**Cash Receipts**													
3	User Fees	$ 441,975.14	$ 329,386.31	$ 16,794.69	$ 150,156.44	$ 204,170.62	$ 183,993.87	$ 757,098.53	$ 253,534.01	$ 73,070.07	$ 285,111.18	$ 176,469.41		$ 2,871,760.27
4	Connection Fees													$ -
5	Capacity Fees	$ 2,288.00	$ 29,655.85	$ 9,451.75	$ 247,683.75	$ 1,316.00	$ 35,312.00	$ 23,720.00		$ 104,234.00	$ 93,702.00	$ 5,875.00		$ 553,238.35
6	Permit Fee Income													$ -
7	Acreage Fees/Annexation Fee								$ 4,065.98			$ 58,875.00		$ 62,940.98
8	Consolidated Tax (SCCRT)	$ 11,221.62	$ 11,221.62	$ 11,221.62	$ 22,443.24	$ 11,221.62	$ 11,221.62	$ 11,221.62	$ 11,221.62	$ 11,221.62	$ 11,221.62	$ 11,221.62		$ 134,659.44
9	Ad Volorem	$ 464.52	$ 29,120.36		$ 220,066.43	$ 106,730.16	$ 10,119.23	$ 35,553.88	$ 99,602.70	$ 78,476.39	$ 41,183.03	$ 5,968.30		$ 627,285.00
10	Pass-Through Reimbursement	$ 8,848.75			$ 3,986.25					$ 4,713.75	$ 13,978.50	$ 6,485.00		$ 38,012.25
11	Pineview Pass-Through				$ 698,528.40		$ 815,298.31					$ 95,193.30		
12	GRGID	$ -	$ 160,414.97	$ 117,468.00			$ 125,475.60	$ 16,063.80		$ 178,543.54				$ 597,965.91
13	Health Ins Reimbursement	$ 83.47	$ 83.47	$ 83.47		$ 166.94	$ 83.47	$ 83.47	$ 83.47	$ 83.47	$ 83.47	$ 83.47		$ 918.17
14	Finance Charge Increase/(Decrease) Accrued													$ -
15	**Wells Fargo Investment Interest**	**$ 16,883.84**	**$ 17,007.90**	**$ 17,671.24**	**$ 17,393.65**	**$ 18,225.82**	**$ 18,172.80**	**$ 18,996.64**	**$ 18,022.51**	**$ 16,572.31**	**$ 19,146.16**	**$ 18,906.55**		**$ 196,999.42**
17	**Total Cash Receipts**	**$ 481,765.34**	**$ 576,890.48**	**$ 393,281.85**	**$ 1,360,258.16**	**$ 506,386.62**	**$ 1,199,676.90**	**$ 862,737.94**	**$ 386,530.29**	**$ 466,915.15**	**$ 464,425.96**	**$ 379,077.65**	**$ -**	**$ 7,077,946.34**
18														
19	**Cash Paid Out**													
20	Capital Expenses	$ 124,328.81	$ 4,000.00	$ 48,796.50	$ 11,027.00	$ 61,843.97	$ 39,798.00	$ 40,241.60	$ 10,073.00	$ 23,507.50	$ 11,922.50	$ 16,713.75		$ 392,252.63
21	Plant Expenses	$ 69,222.32	$ 56,681.78	$ 36,226.17	$ 77,510.23	$ 75,780.54	$ 43,092.79	$ 90,992.15	$ 51,007.34	$ 68,873.30	$ 60,013.91	$ 76,250.49		$ 705,651.02
22	Collections Expenses	$ 2,217.88	$ 3,976.60	$ 1,263.15	$ 1,045.00	$ 1,694.86	$ 1,194.21	$ 1,880.41	$ 1,792.65	$ 696.93	$ 6,861.19	$ 1,631.87		$ 24,254.75
23	Lab Expenses	$ 4,311.08	$ 1,472.50	$ 1,972.00	$ 1,748.18	$ 1,801.11	$ 4,915.07	$ 3,350.47	$ 1,261.95	$ 6,854.21	$ 1,444.47	$ 3,224.37		$ 32,355.41
24	Reservoir/Effluent Expenses	$ 86.56	$ 711.69	$ 1,567.81	$ 1,134.93	$ 1,790.77	$ 155.37	$ 19,771.31	$ 8,177.86	$ 1,363.85	$ 15,334.88	$ 101.17		$ 50,196.20
25	General & Administrative	$ 30,153.99	$ 33,342.81	$ 23,039.66	$ 28,823.63	$ 41,575.65	$ 26,055.42	$ 37,517.49	$ 34,059.90	$ 28,234.26	$ 28,198.11	$ 34,945.83		$ 345,946.75
26	Payroll-Related Expenses				$ 20,621.38									$ 20,621.38
27	Pineview Pass-Through				$ 698,528.40		$ 815,298.31					$ 95,193.30		$ 1,609,020.01
28	Professional Fees	$ 1,786.30	$ 7,153.25	$ 16,575.75	$ 9,577.00	$ 17,708.25	$ 3,369.12	$ 28,248.00	$ 38.19	$ 54,338.67	$ 18,031.85	$ 14,616.71		$ 171,443.09
29	**Total Expenses**	**$ 232,106.94**	**$ 107,338.63**	**$ 129,441.04**	**$ 850,015.75**	**$ 202,195.15**	**$ 933,878.29**	**$ 222,001.43**	**$ 106,410.89**	**$ 183,868.72**	**$ 141,806.91**	**$ 242,677.49**	**$ -**	**$ 3,351,741.24**
30														
31	Prepaid Claims Increase/(Decrease)	$ (12,591.30)	$ (18,522.55)	$ (15,452.76)	$ (15,452.76)	$ (7,580.81)	$ 9,970.99	$ (17,095.35)	$ (5,424.96)	$ (19,109.94)	$ (17,175.54)	$ (17,175.54)		$ (135,610.52)
32	Accrued Expenses													$ -
33														
34	Transfer to Other Accounts (Decrease)	$ (150,000.00)	$ (250,000.00)	$ (150,000.00)	$ (150,000.00)	$ (150,000.00)	$ (150,000.00)	$ (300,000.00)	$ (150,000.00)	$ (150,000.00)	$ (165,000.00)	$ (175,000.00)		$ (1,940,000.00)
35	**Wells Fargo Investment Sweep**	**$ 5,016,756.35**	**$ 5,239,030.81**	**$ 5,186,645.06**	**$ 5,876,192.08**	**$ 5,836,980.12**	**$ 6,005,286.02**	**$ 6,098,719.67**	**$ 6,008,078.28**	**$ 6,459,173.19**	**$ 7,057,709.46**	**$ 4,943,468.18**		
37	**Per G/L 10000-111**	**$ (3,624.51)**	**$ (15,550.11)**	**$ (36,256.54)**	**$ (10,561.37)**	**$ 1,210.91**	**$ (42,961.47)**	**$ 14,870.39**	**$ 414.75**	**$ 2,571.12**	**$ 12,365.71**	**$ (9,058.59)**		

RETURN TO AGENDA

MINDEN-GARDNERVILLE

ACCOUNT SUMMARY STATEMENT

For the Eleven Months Ending, May 31, 2026

Corrected

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
39	**Payroll Account**													
40	Balance 1st of Month	$ 54,990.52	$ 33,621.07	$ 55,383.01	$ 41,797.45	$ 19,077.98	$ 39,112.32	$ (13,051.07)	$ 44,968.74	$ 24,448.65	$ 6,588.02	$ (5,319.24)		
41	Transfer from Checking	$ 150,000.00	$ 250,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 300,000.00	$ 150,000.00	$ 150,000.00	$ 165,000.00	$ 175,000.00		$ 1,940,000.00
42	**Interest**	**$ 74.15**	**$ 112.15**	**$ 64.50**	**$ 55.08**	**$ 48.28**	**$ 40.77**	**$ 35.71**	**$ 48.23**	**$ 40.78**	**$ 48.73**	**$ 54.01**		**$ 622.39**
43		$ -												$ -
44	Payroll Expenses	$ (171,443.60)	($228,350.21)	$ (163,650.06)	$ (172,774.55)	($130,013.94)	($202,204.16)	($242,015.90)	($170,568.32)	($167,901.41)	($176,955.99)	($104,891.29)		$ (1,930,769.43)
45	**Balance Last day of Month**	**$ 33,621.07**	**$ 55,383.01**	**$ 41,797.45**	**$ 19,077.98**	**$ 39,112.32**	**$ (13,051.07)**	**$ 44,968.74**	**$ 24,448.65**	**$ 6,588.02**	**$ (5,319.24)**	**$ 64,843.48**	**$ -**	
48	**LGIP POOL Account**													
49	**Balance 1st of Month**	**$ 1,266,139.62**	**$ 1,232,113.01**	**$ 1,236,645.39**	**$ 1,236,645.39**	**$ 1,245,594.14**	**$ 1,249,994.51**	**$ 1,254,189.01**	**$ 1,219,780.98**	**$ 1,223,641.73**	**$ 1,227,198.29**	**$ 1,231,140.89**		
50	Transfer from Checking			Interest Not Available										
51	**Interest Earned**	**$ 4,556.71**	**$ 4,532.38**	**$ -**	**$ 8,948.75**	**$ 4,400.37**	**$ 4,194.50**	**$ 4,175.28**	**$ 3,860.75**	**$ 3,556.56**	**$ 3,942.60**	**$ 3,841.53**		**$ 46,009.43**
52	ARRA Payment	$ (38,583.32)						($38,583.31)						($77,166.63)
53	Transfer to Other Accounts													
54	**Balance Last day of Month**	**$ 1,232,113.01**	**$ 1,236,645.39**	**$ 1,236,645.39**	**$ 1,245,594.14**	**$ 1,249,994.51**	**$ 1,254,189.01**	**$ 1,219,780.98**	**$ 1,223,641.73**	**$ 1,227,198.29**	**$ 1,231,140.89**	**$ 1,234,982.42**	**$ -**	
56	**ARRA Bond Restricted**													
57	**Balance 1st of Month**	**$ 94,494.92**	**$ 94,835.00**	**$ 95,183.85**	**$ 95,183.85**	**$ 95,872.63**	**$ 96,211.32**	**$ 96,534.17**	**$ 96,855.54**	**$ 97,161.79**	**$ 97,444.19**	**$ 97,757.25**		
58	Transfer from Other Accounts			Interest Not Available										$ -
59	**Interest Earned**	**$ 340.08**	**$ 348.85**	**$ -**	**$ 688.78**	**$ 338.69**	**$ 322.85**	**$ 321.37**	**$ 306.25**	**$ 282.40**	**$ 313.06**	**$ 305.03**		**$ 3,567.36**
60	Transfer to Other Accounts													
61	**Balance Last day of Month**	**$ 94,835.00**	**$ 95,183.85**	**$ 95,183.85**	**$ 95,872.63**	**$ 96,211.32**	**$ 96,534.17**	**$ 96,855.54**	**$ 97,161.79**	**$ 97,444.19**	**$ 97,757.25**	**$ 98,062.28**	**$ -**	
64	**MEEDER Investments**													
65	**Balance 1st of Month**	**$ 5,432,967.17**	**$ 5,453,291.56**	**$ 5,473,598.96**	**$ 5,493,524.14**	**$ 5,513,855.34**	**$ 5,533,636.86**	**$ 5,553,992.27**	**$ 5,574,213.28**	**$ 5,593,347.06**	**$ 5,613,577.85**	**$ 5,633,441.59**		
66	**Earned on Investments**	**$ 21,191.98**	**$ 21,174.84**	**$ 20,792.84**	**$ 21,164.53**	**$ 20,684.13**	**$ 21,223.53**	**$ 21,088.15**	**$ 20,000.35**	**$ 21,098.59**	**$ 20,729.81**	**$ 25,205.11**	**$ -**	**$ 234,353.86**
67	Net Realized Gain/Loss													
68	Investment Fund Fees	$ (867.59)	$ (867.44)	$ (867.66)	$ (833.33)	$ (902.61)	($868.12)	($867.14)	($866.57)	$ (867.80)	$ (866.07)	($866.16)		$ (9,540.49)
69	Transfer to Other Accounts											**$ 2,000,000.00**		
70	**Balance Last day of Month**	**$ 5,453,291.56**	**$ 5,473,598.96**	**$ 5,493,524.14**	**$ 5,513,855.34**	**$ 5,533,636.86**	**$ 5,553,992.27**	**$ 5,574,213.28**	**$ 5,593,347.06**	**$ 5,613,577.85**	**$ 5,633,441.59**	**$ 7,657,780.54**	**$ -**	
72	**Petty Cash**													
73	Balance 1st of Month	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00		
74	Expenses													$ -
75	Reimbursements													$ -
76	**Balance Last day of Month**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ -**	
77														
78	**TOTAL CASH ALL ACCOUNTS**	**$ 11,827,492.48**	**$ 12,084,791.91**	**$ 12,018,039.35**	**$ 12,740,530.80**	**$ 12,757,646.04**	**$ 12,854,488.93**	**$ 13,049,908.60**	**$ 12,947,592.26**	**$ 13,407,052.66**	**$ 14,027,595.66**	**$ 15,990,578.31**	**$ -**	
	Total Interest All Accounts	**$ 43,046.73**	**$ 43,176.12**	**$ 38,528.58**	**$ 48,250.79**	**$ 43,697.29**	**$ 43,954.45**	**$ 44,617.15**	**$ 42,238.09**	**$ 41,550.64**	**$ 44,180.36**	**$ 48,312.23**	**$ -**	**$ 481,552.43**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual **Fiscal 2026**	Budget **2026**	Remianing Budget $ **Variance**	Budget Spent % **Fiscal 2026**	Remaining Budget % **Fiscal 2026**
1	**PAYROLL**					
2	Salaries	$1,267,871.69	$1,392,502.00	$124,630.31	91.05%	8.95%
3	Payroll Taxes & Employee Benefits	$768,670.18	$951,598.00	$182,927.82	80.78%	19.22%
4	**TOTAL PAYROLL**	**$2,036,541.87**	**$2,344,100.00**	**$307,558.13**	**86.88%**	**13.12%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual Fiscal 2026	Budget 2026	Remianing Budget $ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
5	**OPERATIONAL EXPENSES**					
6	**PLANT EXPENSES**					
7	Safety	$18,347.26	$16,500.00	($1,847.26)	111.20%	(11.20%)
8	Plant Supplies (Processing Chemicals)	$183,413.21	$162,750.00	($20,663.21)	112.70%	(12.70%)
9	Utilities	$148,253.50	$195,750.00	$47,496.50	75.74%	24.26%
10	Repairs & Maintenance	$323,208.13	$300,000.00	($23,208.13)	107.74%	(7.74%)
11	Mosquito Abatement		$5,000.00	$5,000.00	0.00%	100.00%
12	Other Plant Expense	$4,562.50	$6,500.00	$1,937.50	70.19%	29.81%
13	Sludge Removal	$17,730.30	$18,000.00	$269.70	98.50%	1.50%
14	Education	$10,136.12	$15,000.00	$4,863.88	67.57%	32.43%
15	**TOTAL O & P EXPENSES**	**$705,651.02**	**$719,500.00**	**$13,848.98**	**98.08%**	**1.92%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual **Fiscal 2026**	Budget **2026**	Remianing Budget $ **Variance**	Budget Spent % **Fiscal 2026**	Remaining Budget % **Fiscal 2026**
16	**COLLECTION EXPENSES**					
17	Collection System - Supplies	$273.34	$8,000.00	$7,726.66	3.42%	96.58%
18	Collection System - Cleaning/ TV / Repair & Maintenance	$8,825.07	$10,000.00	$1,174.93	88.25%	11.75%
19	Truck & Auto Expense (Fuels)	$12,813.88	$15,000.00	$2,186.12	85.43%	14.57%
20	Other Collection System Expense	$2,342.46	$2,000.00	($342.46)	117.12%	(17.12%)
21	**TOTAL COLLECTION EXPENSES**	**$24,254.75**	**$35,000.00**	**$10,745.25**	**69.30%**	**30.70%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget $ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
22 LAB EXPENSES					
23 Lab Supplies	$9,623.21	$9,000.00	($623.21)	106.92%	(6.92%)
24 Lab Testing	$13,098.11	$22,000.00	$8,901.89	59.54%	40.46%
25 Lab Permitting	$4,167.06	$3,000.00	($1,167.06)	138.90%	(38.90%)
26 Lab Repairs & Maintenance	$5,467.04	$13,500.00	$8,032.96	40.50%	59.50%
27 Other Lab Expenses		$1,500.00	$1,500.00	0.00%	100.00%
28 Pretreatment Testing		$8,000.00	$8,000.00	0.00%	100.00%
29 TOTAL LAB EXPENSES	**$32,355.42**	**$57,000.00**	**$24,644.58**	**56.76%**	**43.24%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

	YTD Actual **Fiscal 2026**	Budget **2026**	Remianing Budget $ **Variance**	Budget Spent % **Fiscal 2026**	Remaining Budget % **Fiscal 2026**
30 RESERVOIR/EFFLUENT EXPENSES					
31 Effluent Management - Repairs & Maintenance	$9,349.95	$18,000.00	$8,650.05	51.94%	48.06%
32 Effluent Management - Utilities	$40,846.25	$50,000.00	$9,153.75	81.69%	18.31%
33 TOTAL RERVOIR/EFFLUENT EXPENSES	**$50,196.20**	**$68,000.00**	**$17,803.80**	**73.82%**	**26.18%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual Fiscal 2026	Budget 2026	Remianing Budget $ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
34	**GENERAL & ADMINISTRATIVE EXPENSES**					
35	Office Supplies & Expense	$3,071.73	$9,000.00	$5,928.27	34.13%	65.87%
36	Training/Education Expense	$4,269.71	$6,000.00	$1,730.29	71.16%	28.84%
37	Cleaning &Kitchen Supplies	$9,394.21	$11,000.00	$1,605.79	85.40%	14.60%
38	Statement Billing Supplies	$7,017.75	$8,000.00	$982.25	87.72%	12.28%
39	Bank Charges	$54,438.82	$25,000.00	($29,438.82)	217.76%	(117.76%)
40	Telephone & Internet	$23,267.20	$25,000.00	$1,732.80	93.07%	6.93%
41	Postage	$10,240.89	$6,000.00	($4,240.89)	170.68%	(70.68%)
42	Advertising & Publication	$11,182.99	$4,000.00	($7,182.99)	279.57%	(179.57%)
43	Software Services	$69,891.73	$80,000.00	$10,108.27	87.36%	12.64%
44	Travel & Per Diem	$6,228.12	$10,000.00	$3,771.88	62.28%	37.72%

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual **Fiscal 2026**	Budget **2026**	Remianing Budget $ **Variance**	Budget Spent % **Fiscal 2026**	Remaining Budget % **Fiscal 2026**
45	Bad Debts		$1,000.00	$1,000.00	0.00%	100.00%
46	A/R Collection Expense	$2,147.01	$2,000.00	($147.01)	107.35%	(7.35%)
47	Insurance & Bonding	$120,848.64	$154,318.00	$33,469.36	78.31%	21.69%
48	Other Administration Expense	$4,565.97	$4,000.00	($565.97)	114.15%	(14.15%)
49	Filing Fees & Permits	$13,534.71	$12,000.00	($1,534.71)	112.79%	(12.79%)
50	Office Equipment (Hardware)	$5,847.27	$11,000.00	$5,152.73	53.16%	46.84%
51	**TOTAL G&A**	**$345,946.75**	**$368,318.00**	**$22,371.25**	**93.93%**	**6.07%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

		YTD Actual **Fiscal 2026**	Budget **2026**	Remianing Budget $ **Variance**	Budget Spent % **Fiscal 2026**	Remaining Budget % **Fiscal 2026**
52	**PROFESSIONAL FEES**					
53	Legal	$32,185.29	$60,000.00	$27,814.71	53.64%	46.36%
54	Engineering	$91,921.10	$75,000.00	($16,921.10)	122.56%	(22.56%)
55	IT/Tech Professional Services	$18,436.70	$30,000.00	$11,563.30	61.46%	38.54%
56	Accounting & Audit	$28,900.00	$31,500.00	$2,600.00	91.75%	8.25%
57	**TOTAL PROFESSIONAL FEES**	**$171,443.09**	**$196,500.00**	**$25,056.91**	**87.25%**	**12.75%**
58	**TOTAL ALL OPERATIONS EXPENSES**	**$1,329,847.23**	**$1,444,318.00**	**$114,470.77**	**92.07%**	**7.93%**

RETURN TO AGENDA

MINDEN-GARDNERVILLE SANITATION DISTRICT
Expenses versus Annual Budget
For the Eleven Months Ending Sunday, May 31, 2026

			JUL	AUG	SEP	OCT	NOV
1	**CAPITAL EXPENSES**						
2	Collection System Rehab	15400-020			$35,164.50		
3	Semi Truck	16600-050					6,428.00
4	Two New Work Trucks	16600-030	117,728.81				
5	Rehab Concrete in Primary Clarifier	16800-070	5,009.00		14,200.00		
6	Trickling Filter Pump Replacement	16800-080					46,995.97
7	Plant PLC & Infrastucture Replacement	15600-030					
8	Office Addition Design	15600-020					
9	New ERP Software SAAS/Implementation	15600-040					
10	Breaker Emergency Repair Reclass 25/26 FY	15500-020	6,600.00	4,000.00	13,632.00	11,027.00	8,420.00
11	ARRA Reimbursement	22500	38,583.32				
12	**TOTAL**		**167,921.1**	**4,000.00**	**62,996.50**	**11,027.00**	**61,843.97**

RETURN TO AGENDA

Agenda Item 4

District Manager's Report

Items in this Section Include:

- ✓ ***July 2026 District Manager's Report***

RETURN TO AGENDA

Minden Gardnerville Sanitation District
District Manager's Report
July 7, 2026

CAPACITY ALLOCATIONS/PURCHASES:

- None

WILL SERVES LETTERS ISSUED:

- None

VENDORS AND CONTRACTS:

- None

STAFF/OFFICE ITEMS:

- Two new employees have started: Joshua Stone and Kurtis Dimitri
- David has completed his CDL training.

MEETINGS ATTENDED AND SCHEDULED:

6/3 Meeting with Bruce about the easement around the holding ponds.
6/4 PlanetBids kick-off meeting with Jessica and HDR representatives.
6/5 Internal CIP review meeting
6/9 NDEP plant inspection
6/10 Permit discussion with Q&D for lining project.
6/11 Meeting with HDR on Digester #1 take down and transfer piping replacement.
6/15 Meeting with Q&D, NDOT permitting staff, RCI, and MGSD Staff for lining project Phase II.
6/16 Meeting with Peter Katz from Wells Fargo regarding changing account from sweep to interest bearing.
6/17 Meeting with area agency heads.
6/17 Monthly Pineview Estates sewer installation project meeting.
6/23 Pineview Estates pre-con meeting for construction within the housing area.
6/24 MGSD Phase II lining project meeting with Q&D, RCI, Town of Minden, and MGSD Staff.
6/25 PlanetBids site review meeting with Jessica and HDR
6/25 Funding opportunity meeting with NIFS Staff and MGSD Staff
6/26 Pre-con meeting with Washoe Development Corp for the RV Dump Station
6/26 Meeting with representatives from Cortez Masto Office for potential capitol project funding.
6/29 Meeting with Jill (RCI) and Katlyn (RCI) on the Reclaimed Water Master Plan required by NDEP.

ONGOING PROJECTS IN THE DISTRICT:

- Monte Vista Townhomes
- Sierra Buckeye Industrial Park (off of Vector Dr)
- Pineview Estates sewer installation

RETURN TO AGENDA

LINE REHABILITATION AND PLANT IMPROVEMENT PROJECTS:

- Digester #1 cleaning completed
- Concrete rehab project goes out to bid in July
- Gravity Belt transfer pump replacement is moving forward
- The VFD installation on the new trickling filter pump is underway.
- Odor control rebuild for Blower #1 is moving forward.

ENGINEERING/LEGAL

- Bill is reviewing the Justice Center contract of service.

OTHER:

- None

Respectfully Submitted,
Peter V. Baratti, District Manager

RETURN TO AGENDA

Agenda Item 6

Minute Approval

Items in this Section Include:

- ✓ ***June 2nd, 2026 Regular Meeting Minutes***

RETURN TO AGENDA

Board of Trustees
Minutes of Regular Meeting
Tuesday, May 5, 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	None	Peter Baratti	Erik Novak
Daniel Griffith		Bruce Scott	
Chris Shorten		Jessica Kneefel	
Michele Wagner		LaVonne Ghanavati	
Sondra Condron		Haley Freeman	
		Bill Peterson	
		Cliff Simpson	

Others Present: Greg Reed

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 what PlanetBids is. Peter explained that it is a software platform the District will be using to manage public bidding processes.

5. Claims Review and Approval: Trustee Griffith asked about the District's financial status during the final two months of the fiscal year. Peter reported that, although the District experienced some unforeseen expenses, it remains within the approved budget.

Motion: To approve the claims received in April 2026 in the amount of $164,253.97 and the payroll-related expenses paid during April 2026 in the amount of $176,955.99

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

RETURN TO AGENDA

6. Minutes of May 5, 2026 Regular Board Meeting & May 28, 2026 Special Board Meeting: There were no comments or discussion regarding the minutes.

Motion: To approve the minutes of the May 5th, 2026 Regular Board Meeting.

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

Motion: To approve the minutes of the May 28th, 2026 Special Board Meeting.

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

7. Buckeye Farms Annexation: Bruce Scott recommended the Board approve the annexation subject to the conditions in the letter from RCI.

Motion: Motion to approve the concept petition for annexation for Buckeye Farms for 149.69 acres located on Buckeye Road APN 1320-28-000-051 & -052 & -053 & -054 with the condition that parcel APN 1320-28-000-054 be included in the annexation. All rules, regulations and requirements of MGSD are to be met and all fees paid.

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

RETURN TO AGENDA

8. Town of Minden Annexation: Bruce Scott informed the Board that the Town of Minden is purchasing a portion of the Seeman Ranch property located on the south side of Buckeye Road. He recommended that the Board approve the annexation request, subject to the conditions outlined in the RCI letter.

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 with the public hearing date for July 7th, 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: Dan Griffith
Seconded by: Sondra Condron
Vote: Motion carried.
Ayes: Thran, Wagner, Shorten, Griffith, Condron
Nays: None
Abstain: None
Absent: None

9. HDR Concrete Rehabilitation: Craig Olson of HDR reported that the concrete rehabilitation project began in 2025 but has experienced several delays due to operational changes and project change orders. He stated that the project is now ready to be advertised for bid using the PlanetBids software. Craig reviewed the proposed contract amendment, including the estimated scope of work and associated costs. Discussion followed.

Motion: Motion to approve the amendment to the contract for the concrete rehabilitation project.

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

10. Hansford Economic Services : Catherine presented her findings and reviewed a draft Intergovernmental Agreement with the Board regarding the District's agreement with Gardnerville Ranchos General Improvement District. Discussion followed.

Greg Reed expressed his hope that the billing process can be further simplified and stated that he believes both the MGSD Board and the GRGID Board will be able to reach an agreement. He indicated that he would like to present the draft agreement to the GRGID Board and, if appropriate, move forward with establishing a committee consisting of representatives from both boards.

RETURN TO AGENDA

Motion: Motion to accept the presentation from Hansford Economic Services regarding the draft Intergovernmental Agreement between MGSD and GRGID and to direct staff to continue working with Hansford Economic Services, legal counsel, and GRGID regarding the proposed terms.

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

11. Warren Reed Plant Insurance: Alan Reed reviewed the plant insurance package with the Board. Discussion followed.

Motion: Motion to approve the Plant Insurance Package for FY 2026-2027.

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

12. Attorney-Client Conference: Bill Peterson did not have any updates for the Board.

13. Engineer's Report: Bruce Scott discussed details with the Board regarding a construction trial with Q&D Construction. There was no further discussion.

14. Administrative Report by Staff: Trustee Griffith asked whether Bill and District staff were still working on the Employee Handbook. Staff confirmed that the review is ongoing and that they are working with an employment law specialist recommended by Bill.

15. Board Comment: There was no Board comment.

16. Public Comment: There was no public comment.

17. Meeting adjourned 7:06 p.m.

Approved by the Board of Trustees as presented on:

_____ By_____.
Date Haley Freeman, District Secretary

RETURN TO AGENDA

Agenda Item 7

Town of Minden Annexation

Items in this Section Include:

- ✓ ***Letter of Recommendation from RCI***

RETURN TO AGENDA

Resource Concepts Inc

July 02, 2026

Via Email: peter@mgdistrict.org

Mr. Ted Thran, Chairman
and Members of the Board of Trustees
Minden Gardnerville Sanitation District
1790 U.S. Hwy 395 N
Minden, NV 89423

RE: MGSD – Town of Minden Petition for Annexation, Assessor Parcel 1320-29-301-005 (RCI Job # 26-002.4)

Dear Chairman Thran and Members of the Board:

On **May 18, 2026,** Resource Concepts, Inc. (RCI) received a Petition for Annexation of Assessor Parcel 1320-29-301-005, from the Town of Minden which was signed on **May 18, 2026**. The petition is to annex to MGSD approximately 6.68 acres of land located north of Seeman Ranch Park, east of Buckeye Road.

There is one parcel involved, totaling approximately 6.68 acres. The parcel is within MGSD's service area boundary, is contiguous to the existing District boundary, and is eligible to be annexed to MGSD. A notice for public hearing regarding the requested annexation to MGSD has been published on June 13, June 20, and June 27, 2026, per the Annexation Ordinance.

RCI has reviewed the petition and recommends that the Board find that this request is suitable for annexation of Assessor Parcel 1320-29-301-005 and confirm that the chairman be authorized to sign the required documents when they are approved by legal counsel. RCI recommends the approval of the annexation be subject to the following condition:

1. Payment of all fees and costs associated with the annexation process and reimbursement to the District for legal and engineering fees involved, including subsequent preparation and recording of the annexation map with the Douglas County Recorder.

Please feel free to contact RCI at (775) 883-1600 should you have any questions, or we can discuss at the July 2026 meeting of the Board.

Sincerely,

Erik Novak, P.E. for/ Bruce R. Scott, P.E.
District Engineer

EN/

Attachment: Town of Minden – Petition for Annexation

cc: Peter Baratti – MGSD (*Via Email: peter@mgdistrict.org*)
Bruce Scott, P.E. – RCI (*Via Email: bruce@rci-nv.com*)
John Frisby, P.E. – Manager, Town of Minden (*Via Email:* jfrisby@douglasnv.us*)*

Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

Petition for Annexation/Contract of Service

- *Submit this application to request annexation of property located outside of the District's boundary at least 15 days prior to a Regular Board Meeting (first Tuesday of every month).*
- *Complete the application and submit with all required attachments to the District via mail or email.*
- *The information you provide must be complete and accurate. If you have any questions please contact the District.*

1. PROPERTY INFORMATION:

Assessor Parcel No. of Property: 1320-29-301-005
Total Acreage to be Annexed/Contracted: 6.68
Address of Property (if known): N/A
Property Nearest to: ☒ Town of Minden ☐ Town of Gardnerville

2. PROPERTY OWNER:

Name(s): Town of Minden
Address: 1604 Esmeralda Av
City: Minden State: NV Zip Code: 89423
Phone: 775 782 5976 Email: Town of Minden@douglasnv.us

OR:

Owner's Representative:

Name(s): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

RETURN TO AGENDA

Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

3. ANNEXATION REQUIREMENTS:

☐ APPLICATION FEE: $1,316 for annexation of property, to be paid via check to the District at the time this application is submitted.

☑ PROOF OF OWNERSHIP: A preliminary title report concerning said property issued within the past 60 days ***and*** a written statement from the owners that there has not been a change since that date.

☑ LEGAL DESCRIPTION: An accurate legal description of the property stamped and signed by a surveyor or engineer licensed in the State of Nevada. The legal description must also include the acreage of the parcel.

☑ VICINITY MAP: A vicinity map showing the area to be annexed in relation to existing district boundaries. Assessor's map is acceptable.

☑ ACKNOWLEDGEMENTS: ***Notarized*** signatures of the acknowledgements of fees (see page 3).

N/A ☒ OWNER'S REPRESENTATIVE: An Authority to Represent form ***must*** be signed by the owner(s) if a representative is filing for the Petition of Annexation/Contract of Service (see page 4).

☐ ACREAGE FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay $773.00 per acre for the entire area to be annexed.

N/A ☒ CAPACITY FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay the capacity fee of $5,875.00 per EDU in addition to an account setup fee of $56 within 9 months of allocation, or upon approval of the final map, whichever occurs first.

I am the owner of the described property and hereby petition the MINDEN-GARDNERVILLE SANITATION DISTRICT for annexation to the District.

I certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and ability.



5/18/26

Property Owner Date

Property Owner's Representative Date

RETURN TO AGENDA

Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

4. ACKNOWLEDGEMENTS:

If it is necessary for the District to obtain professional services, including but not limited to, attorneys; engineers; planners; architects; surveyors or other consultants, and/or to incur costs related to any required notices or recordations, in connection with this Petition for Annexation/Contract of Service, then the Owner/Owner's Representative shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the District.

BY SIGNING BELOW, THE OWNER/OWNER'S REPRESENTATIVE ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPH AND UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. THE OWNER/OWNER'S REPRESENTATIVE AGREE THAT BOTH SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF THE FEES REFERRED TO ABOVE.

5/18/24

Property Owner Date

Property Owner's Representative Date

RETURN TO AGENDA

STATE OF NEVADA
COUNTY OF Douglas

On this 18th day of May, **20**, before me, the undersigned Notary Public, personally appeared John Frisby, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Date 5/18/26

John Frisby

Notary Public for the State of Nevada

DANIELLE WHALEN
Notary Public - State of Nevada
No: 09-10313-5 - Expires June 23, 2026

Printed Name: Danielle Whalen

My Appointment Expires: 6/23/26

RETURN TO AGENDA

Minden-Gardnerville Sanitation District
1790 Hwy 395 N
Minden NV 89423
Phone: (775) 782-3546
Email: Staff@MGSDistrict.org
Website: www.MGSDistrict.org

5. AUTHORITY TO REPRESENT:

AUTHORITY TO REPRESENT

I, _____, hereby authorize _____ to act as my representative at all Minden-Gardnerville Sanitation District (MGSD) Board Meetings related to the information contained within this Petition for Annexation/Contract of Service. This authorization grants the named representative full power and authority to speak, make decisions, and take any actions on my behalf at such meetings, as if I were personally present. This authorization is strictly limited to the above-named individual and does not extend to any other person.

This authority to represent shall commence upon the date of execution herein and shall continue up to the completion of the Petition for Annexation/Contract of Service unless otherwise revoked by written notice from me.

_____ _____

REPRESENTATIVE (Print Name) REPRESENTATIVE (Signature)

STATE OF _____)

: SS

COUNTY OF _____)

On _____, 20___, personally appeared before me, a Notary Public, _____, who acknowledged that they executed the above instrument.

_____ SEAL

Notary Public

RETURN TO AGENDA

CONDITION OF TITLE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee Number:

TTR2604160-SK

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Ticor Title of Nevada, Inc.
5340 Kietzke Lane, Suite 101
Reno , NV 89511

Countersigned By:

Steve Schiller
Authorized Officer or Agent

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Shelly Saltz
Ticor Title of Nevada, Inc.
5340 Kietzke Lane, Suite 101
Reno , NV 89511
Phone: 775-824-3240 Fax: 775-324-7402
Main Phone: 775-324-7400
Email: ssaltz@ticortitle.com

SCHEDULE A

Amount of Liability	Fee	Title Officer
$5,000.00	$500.00	Shelly Saltz

Date of Guarantee: June 18, 2026 at 07:30 AM

1. Name of Assured: Town of Minden, an unincorporated town

2. The estate or interest in the Land which is covered by this Guarantee is:

   FEE

3. The Land referred to in this Guarantee is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. ASSURANCES:

   According to the Public Records as of the Date of Guarantee,

   a. Title to the estate or interest in the Land is vested in:

      Town of Minden, an unincorporated town

   b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1320-29-301-005

All that certain real property situate in the County of Douglas, State of Nevada, decribed as follows:

That portion of Section 32, Township 13, Range 20, M.D.B.&M., described as follows:

Parcel 1 of that certain Parcel Map recorded November 30, 2011 in Book 1111, Page 6260 as Document No. 793410 of Official Records.

APN: 1320-29-301-005

SCHEDULE B

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

8. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:
   Assessor's Parcel No.: 1320-29-301-005
   Fiscal Year: 2025-2026
   Total Taxes: $14.95

9. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, are exempt. However, upon the conveyance to a non-exempt entity, taxes for the remainder of the fiscal year will become due. Assessor's Parcel No. 1320-29-301-005

10. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

11. Any liens, charges or assessments levied by the Minden Gardnerville Sanitation District by reason that the Land is located within said district.

12. Water rights, claims or title to water, whether or not disclosed by the Public Records.

13. The Land lies within the boundaries of an Agricultural or Open Space Use Assessment District and is potentially subject to deferred real property taxes, the amount is undetermined until the time of conversion.

14. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.

15. Rights of way for Martin Slough, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.

SCHEDULE B
(continued)

16. Rights of the public to any portion of the Land lying within the area commonly known as Buckeye Road.

17. Terms, provisions and easements as contained in an instrument
Entitled: Irrigation Ditch Easement and Maintenance Agreement
Executed by: Nevada Banking Company, a Nevada banking corporation and Galeppi Land and Livestock, Inc., a Nevada corporation, Joan Dryer and Roland Dryer and Dean Seeman
Recording Date: May 18, 1984
Recording No.: Book 584, Page 1608, as Document No. 101016, Official Records

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: County of Douglas, a political subdivision of the State of Nevada
Purpose: a perpetual right-of-way for the location, construction, and maintenance of a public road and necessary incidents thereto
Recording Date: April 13, 1998
Recording No: Book 498, Page 1993, as Document No. 437082, Official Records
Affects: Northerly and Westerly portions of said land

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: County of Douglas, a political subdivision of the State of Nevada
Purpose: a perpetual right-of-way for the location, construction, and maintenance of a public road and necessary incidents thereto
Recording Date: April 13, 1998
Recording No: Book 498, Page 1998, as Document No. 437083, Official Records
Affects: Northerly and Westerly portions of said land

20. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map for Buckeye Road
Recording Date: April 3, 2003
Recording No.: Book 403, Page 1618, as File No. 572334, Official Records

21. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map for Judy Keele, Trustee of the First Amended Dean Seeman Trust Agreement Dated Oct. 2, 1990
Recording Date: November 30, 2011
Recording No.: Book 1111, Page 6260, as Document No. 793410, Official Records

22. Terms, provisions, restrictions and conditions as contained in an instrument
Entitled: Deed Restriction
Executed by: Judy S. Keele, as Trustee of the First Amended Dean Seeman Trust Agreement Dated October 2, 1990
Recording Date: November 30, 2011
Recording No.: Book 1111, Page 6262, as Document No. 793411, Official Records

23. Terms, provisions and easements as contained in an instrument
Entitled: Irrigation and Access Agreement-Seeman Ranch
Executed by: Judy S. Keele, Trustee of the First Amended Dean Seeman Trust Agreement Dated October 2, 1990 as amended and Dean Seeman Foundaton and Douglas County
Recording Date: November 30, 2011
Recording No.: Book 1111, Page 6322, as Document No. 793417, Official Records

SCHEDULE B
(continued)

24. Terms, provisions and easements as contained in an instrument
Entitled: Transmission Use Agreement
Executed by: Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy and Judy Keele, Trustee of the First Amended Dean Seeman Trust Agreement Dated Oct. 2, 1990
Recording Date: October 17, 2012
Recording No.: Book 1012, Page 4352, as Document No. 811027, Official Records

25. The Land was approved for agricultural use assessment for taxation purposes by the county assessor and is subject to a potential lien for any deferred taxes which may be levied against said Land by reason of a change in use of said Land for purposes other than agricultural, as evidenced by document:
Recording Date: July 10, 2025
Recording No.: 2025-1022672, Official Records

26. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

END OF SCHEDULE B

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.

(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.

(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.

(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.

(g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.

(b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.

(f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4 (a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

(continued)

5. PROOF OF LOSS OR DAMAGE

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.

(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

(continued)

11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is Two Million And No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of Two Million And No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. CHOICE OF LAW; FORUM

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

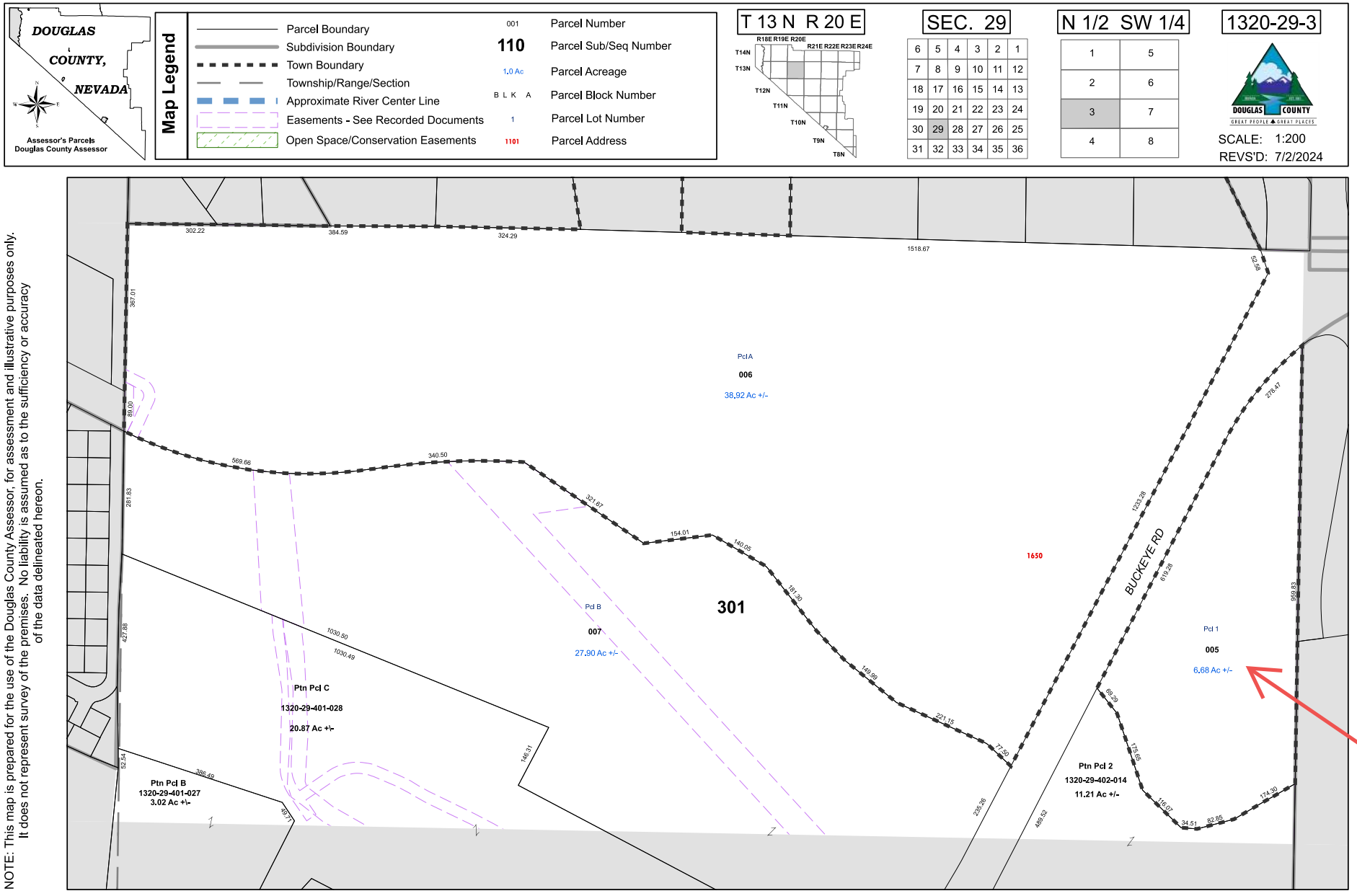
(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Minden
NEVADA

May 18, 2026

Minden-Gardnerville Sanitation District
1790 US Hwy 395 N
Minden, NV 89423

RE: Petition of Annexation for Town of Minden APN 1320-29-301-005

Dear Minden Gardnerville Sanitation District,

The Town of Minden has recently acquired a property located at APN 1320-29-301-005 on May 12, 2026, and acknowledges that there have been no changes in ownership of our property since then.

Please call me at (775)782-5976 with any questions or comments.

Sincerely,

John D Frisby, P.E.
Town Manager
Town of Minden

RETURN TO AGENDA

SEEMAN RANCH PROPERTY
LEGAL DESCRIPTION

All that certain real property situate in a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, Carson City, Nevada, being more particularly described as follows:

Being all of Parcel 1 as said parcel is shown on that certain Parcel Map, recorded November 30, 2011, in Book 1111, Page 6260, as Document No. 793410, Official Records of Douglas County, being more particularly described as follows:

BEGINNING at the north corner of said Parcel, being a point on the southeasterly right-of-way line of Buckeye Road;

Thence leaving said southeasterly right-of-way line, along the easterly line of said Parcel 1, South 00°51'44" West, 959.83 feet;

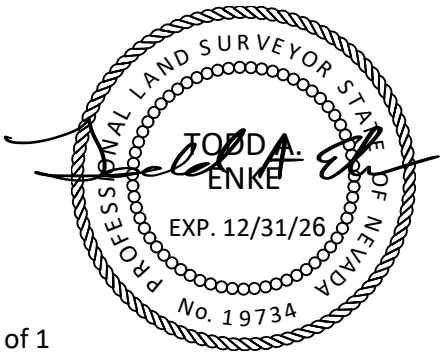
Thence leaving said easterly line and along the southerly line of said Parcel 1, the following six (6) courses and distances:

South 59°07'41" West, 174.30 feet;
South 74°28'38" West, 82.85 feet;
North 85°43'31" West, 34.51 feet;
North 45°08'20" West, 116.07 feet;
North 18°02'56" West, 175.65 feet;
North 38°16'24" West, 69.29 feet to said southeasterly right-of-way line of Buckeye Road;

Thence along said southeasterly right-of-way line the following two (2) courses and distances:

North 27°19'29" East, 619.28 feet to the beginning of a tangent curve to the right;
Along said curve, have a radius of 690.00 feet, through a central angle of 23°07'25", for an arc length of 278.47 feet to the **POINT OF BEGINNING.**

Containing an area of 6.68 acres of land.



Prepared by: Todd A. Enke, PLS 19734
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600

RETURN TO AGENDA

Agenda Item 8

Pineview HOA

Items in this Section Include:

- ✓ ***Letter from Francis Flaherty dated June 29, 2026***

RETURN TO AGENDA

Messing Adam Jasmine&Shore

SACRAMENTO
SAN RAFAEL
SAN JOSE
CARSON CITY, NV
LAS VEGAS, NV

Francis C. Flaherty
flaherty@majlabor.com

June 29, 2026

Via email to peter@mgsdistrict.org

Peter Baratti
District Manager
Minden Gardnerville Sanitation District
1790 U.S. Highway 395 N.
Minden, Nevada 89423

Re: Pine View Estates Home Owners Association; Capacity Fee

Dear Mr. Baratti:

The Pine View Estates Home Owners Association ("HOA") is prepared to pay the "Capacity Fee" set forth in Section 1(c) of the Contract for Providing Sewer Services entered into between the HOA and the District on August 19, 2022 (the "Agreement"). Per the Agreement, a Capacity Fee of $832,200 must be paid to the District prior to issuance of a connection permit. The Capacity Fee was determined by utilizing the then per Equivalent Dwelling Unit fee of $3,800 multiplied by the 219 lots at Pine View Estates. Although the Agreement states that the $3,800 fee is subject to revision, for the reasons set forth below, the HOA respectfully requests that the District accept $832,000 as payment in full.

As an initial matter, as documented in the Recitals of the Agreement, the gravity main was oversized to 12 inches at the request of the District. The HOA was happy to accommodate this request by the District, and it shares the District's goal of making sanitary sewer service available to property owners between Pine View Estates and the MGSD connection point, but the request did result in increased construction costs for the HOA.

More broadly, as you may recall, the pipeline connecting the HOA to MGSD is the culmination of a long and arduous process described below.

The parcel at the location of Pine View Estates was a portion of an individual allotment and was held in trust by the United States of America, more specifically, the BIA for Leon Mark Kizer, a member of the Washoe Tribe. On October 8, 1997, Mr. Kizer entered into a Master Lease with a now defunct developer, PTP, Inc., for PTP to build a residential subdivision. The Master Lease provided for individual subleases with individuals who leased the lots and constructed homes thereon. All of the sub-lessees were subject to the terms and conditions of the Master Lease, to include mandatory membership in the HOA and compliance with CC&Rs recorded in the Douglas County Recorder's Office. The HOA is the successor to PTP and enforces the CC&Rs. PTP subsequently subdivided the allotment into 219 lots for single-family

homes. The HOA currently collects monthly fees from over 200 home/lot owners for water, sewer, street maintenance, landscaping, general repairs, administrative costs and miscellaneous expenses.

Please forgive any technical inaccuracies, but in simple terms the wastewater disposal system was supposed to consist of three broad components: (1) individual septic tanks on each lot to settle solids; (2) a system for the collection and treatment of the remaining liquid waste; and (3) community leach fields for the disposal of the treated effluent, permitted by the U.S. Environmental Protection Agency ("EPA") by way of an Underground Injection Control permit. But that system has not been functioning properly for nearly two decades and has been subject to numerous enforcement actions by the EPA. Ultimately, following an administrative appeal by Mr. Kizer and the HOA, in June of 2016, the EPA issued an administrative compliance order to the HOA, Mr. Kizer and PTP to cease injection and repair the system. Mr. Kizer and the HOA filed appeals regarding the administrative compliance order in U.S. District Court in Reno, which in the case of the HOA allowed it to continue to utilize the wastewater system. Subsequent to the resolution of the other, more complicated lawsuit described below, the EPA settled with both Mr. Kizer and the HOA. The HOA has assumed full responsibility for the wastewater system, relieving Mr. Kizer of the compliance obligation, and the HOA continues to utilize the wastewater system based on an agreement with EPA that it will bring the wastewater system into compliance with federal regulations. The pipeline connecting Pine View Estates to MGSD ("Pipeline Project") is how the HOA is fulfilling that agreement with EPA.

Returning to the Master Lease, which was putatively approved by local BIA officials (now retired or deceased) in the Carson City office, it provided for a 50-year term with an automatic extension for 49 years. The lease, as amended, also provided that individual sub-lessees could purchase their lots for $1,000, and upon presentation of that amount to Mr. Kizer, the BIA would transfer the lot from trust status and issue a fee patent to the sub-lessee, who would then own the land outright. In addition to the problems created by the failing septic system, disputes arose among Mr. Kizer, the BIA, the HOA and the sub-lessees (home/lot owners) regarding the administration of the terms of the Master Lease, and ultimately, the legality of that document.

After several years of unsuccessful efforts among the parties to resolve these disputes, in February of 2015 Mr. Kizer filed an action in U.S. District Court in Nevada against the HOA, PTP and over 200 individual sub-lessees in Pine View Estates, seeking a declaration that the Master Lease was invalid because applicable sections of the U.S. Code and Code of Federal Regulations limited duration of the lease to 25 years and a single 25-year extension on terms approved by the Secretary of the Interior; and, seeking to quiet title to the entire subdivision. Upon motion from the HOA, the BIA was joined as a defendant in that suit.

The parties agreed to mediate the matter with U.S. Bankruptcy Judge Gregg Zive serving as the mediator. In September of 2017, the parties reached a mediated settlement agreement with Judge Zive's assistance. The primary components of the settlement were as follows:

- Mr. Kizer received substantial compensation from the title insurance companies who provided title insurance for the subleases and directly from uninsured lot/homeowners.

- Each of the lot/homeowners received title to their lots in a two-step process: The HOA received a fee patent for Pine View Estates from the BIA/BLM; and, the HOA then executed quitclaim deeds to individual lot owners, with the HOA retaining possession of all the common areas and all of the water rights for Pine View Estates.

RETURN TO AGENDA

- Utilizing the common areas, utility infrastructure and HOA dues collections as collateral, the HOA applied for a loan-grant package from U.S. Department of Agriculture Rural Development ("USDA") to replace the failed septic system.

The engineers retained by the HOA–Resource Concepts, Inc., in Carson City ("RCI"), in consultation with USDA, determined that the appropriate replacement for the failing wastewater system is a pipeline to the MGSD treatment plant. The HOA's loan-grant application was approved in a total amount of $5,281,000. Also, MGSD applied for and received a principal forgiveness loan from the Nevada State Revolving Loan Fund to be used for the project. The HOA will make monthly payments for 40 years regarding the loan portion it received from USDA.

The HOA has been working diligently to complete the Pipeline Project. Unfortunately, as you may recall, substantial time was lost during unsuccessful right-of-way negotiations with the Washoe Tribe before the HOA's engineer ultimately located an alternative route for the Pipeline Project to the east of the Tribe's property. The HOA's situation was further complicated and exacerbated by the COVID-19 pandemic and a spike in the cost of construction costs for the Pipeline Project. USDA and the State Revolving Fund have been very accommodating and have managed to increase the amount of funds available for the Pipeline Project; however, those additional funds are limited, and the HOA is very concerned that it may not be able to pay a Capacity Fee in excess of the $832,200 already in the project budget.

It has been a long, difficult and expensive administrative and judicial journey for the HOA and the homeowners, and the HOA remains grateful to the District for its assistance throughout the process. If you require additional information or wish to discuss, please do not hesitate to contact me.

Thank you for your attention and careful consideration in this matter.

Sincerely,

Sincerely,

MESSING ADAM JASMINE & SHORE LLP

Francis C. Flaherty

Francis C. Flaherty

FCF/kg

cc: Denise Beronio, HOA Pres.
William E Peterson, Esq.

RETURN TO AGENDA

Agenda Item 14

Administrative Report

Items in this Section Include:

- ✓ ***Administrative Report for July 2026***

RETURN TO AGENDA

Minden Gardnerville Sanitation District
Administrative Report
July 7, 2026

STAFF ITEMS:

- Staff will be out of the office during the August 4, 2026, Regular Board Meeting. As there are currently no items requiring Board action, **staff is recommending cancellation of the meeting.**

FOR YOUR INFORMATION:

- During the legal review of the GRGID Agreement conducted with Hansford Economic Services' analysis, it was identified that the District has historically not billed GRGID for eligible capital improvement projects. We have since completed a review of qualifying projects and are now pursuing cost recovery in accordance with the Agreement.

THINGS KEEPING US BUSY RIGHT NOW:

- Jessica and Haley are researching and grant opportunities for the District for FY 27–28. Potential funding sources include programs administered by the Nevada Division of Environmental Protection (NDEP) and Community Project Funding requests.

- LaVonne is continuing to work on the BC software implementation. We expect it to go live in November.

UPCOMING ITEMS:

- None

RETURN TO AGENDA