



Wednesday, January 21, 2026, Minutes of Meeting
In person and Video conference via Zoom

Call to Order: The meeting was called to order at 4:00 pm by Chairman Brad Oneto.

Board Members Present: Bradley Oneto, Chairman; Anne Harry, Treasurer; Doreen Andriacchi, Secretary; Kylie Gerken, Trustee; Robert Felton, Trustee.

Others Present: Mike Harry; Bill Zeller; Rob Anderson, Wilson Engineers. Via Zoom: Nackey Scagliotti, Nancy Gilbert.

Approval of agenda: R. Felton **motioned** to approve the agenda. **Seconded** by A. Harry. No Discussion. The vote was **unanimous**.

Public Comment: None

Approval of December 16, 2025 minutes: D. Andriacchi **motioned** to approve the December 16, 2025 minutes. **Seconded** by K. Gerken. No Discussion. The vote was **unanimous**.

Chairman Report: Working on easement for 450 Reno Ave. Backup generator will be located across the street from 450 Reno on Elk Point Country Club (EPCC) common property. The EPCC Board will need to review and approve the new location. Felton and Oneto had a meeting with the EPCC Board regarding the future of the EPCC water system.

Treasurer Report: Andriacchi and A. Harry attended the monthly check-in meeting with United State Department of Agriculture-Rural Development (USDA-RD). Easements need to be in place as soon as possible. Anne reminded the trustees to file their financial disclosures with the state.

Secretary Report: No additional report.

R. Felton **motioned** to table agenda item 8: *Review list of properties with potential additional Dwelling Unit(s) on User's property*. **Seconded** by D. Andriacchi. Discussion: More research is needed to identify potential EDUs. The vote was unanimous.

Legal Update: A. Harry reported that legal counsel hourly rates will increase from \$360 to \$400. Andriacchi delivered the three notarized easement agreements to attorney's office to be recorded.

Website Update: Financials will be posted on the EPSD website under a separate heading labeled "Financials." Sensitive information such as users' names or bank account numbers should be redacted. Felton suggested adding a statement on the financial page to email epsanitationdistrict@gmail.com for additional information.

Note: Section 1 of [AB301](#), which took effect on October 1, 2025. The bill requires general improvement district boards to publish “all records of the board’s actions, including, without limitation, minutes, budgets, audits and financial statements” on a website.

Engineering Update: Engineer Rob Anderson presented an overview of the easement on 450 Reno Avenue for lift station #2. Anderson contacted the homeowner to find an alternative location for the electrical panel. The back up generator will be moved across the street to EPCC property.

The Board had authorized the Engineer to prepare a Nevada Department of Transportation (NDOT) encroachment permit application for installation of the flow meter. Survey documentation showed the location of NDOT’s right-of-way to be twenty-one feet east of the sited location of the flow meter. The sited location of the flow meter falls on US Forest Service land. EPSD has a Special Use Permit with the US Forest Service for the sewer line. Engineer will file an application with US Forest Service to expand the Use Permit for the flow meter and ask USDA to allow EPSD to move forward with bid documents for the two lift stations and an alternate bid item for the flow meter.

R. Felton **motioned** to authorize the Engineer to a) obtain a copy of the US Forest Service Special Use Permit; b) file an application with the US Forest Service to expand the Special Use Permit for the flow meter and ask USDA-RD to allow EPSD to proceed with the project without the flow meter; and c) ask USDA for permission to proceed with the bid documents for the two lift stations and an added bid item for the flow meter in advance of obtaining an expanded Special Use Permit. **Seconded** by D. Andriacchi. Discussion: Anderson advised the Board that the best location for the flow meter is the location sited on Elk Point Road.

No public discussion. The vote was **unanimous**.

Other Updates

Public Comment: EPCC Board member Bill Zeller commented on the meeting with Felton and Oneto regarding the EPCC water system and expressed appreciation for the cooperation with EPSD. Zeller also asked for information on the location of staging areas for the lift station project.

The next meeting will be scheduled as needed.

Adjournment: R. Felton **motioned** to adjourn the meeting. **Seconded** by K. Gerken. The vote was unanimous. The meeting was adjourned at 4:48 pm.

Respectfully submitted:

Doreen Andriacchi
Elk Point Sanitation District Board Secretary

Approved by:



Doreen Andriacchi
Elk Point Sanitation District Board Secretary

Attachment(s):
None