



Solid Waste Management Authority
Hearing Officer Administrative Hearing
MEETING MINUTES

Southern Nevada Health District
280 South Decatur Boulevard, Las Vegas, Nevada 89107
Red Rock Trail Conference Room
9:00 AM – Thursday, January 8, 2026

SNHD STAFF PRESENT:

Donna Houston, Sr. EH Specialist
Edward Wynder, Associate General Counsel
Nancy Cadena, Admin. Specialist
Jennifer Luther, Sr. Admin. Assistant
Jason Garcia, Sr. EH Specialist

Bruno Stephani, EH Supervisor
Brian Northam, EH Manager
William Thompson, EH Supervisor
Nadereh Ghamssari, EH Specialist
Ryan Flors, EH Specialist

PUBLIC PRESENT:

Trevor Steadmen– SW26-169/C6

Robert Bench– SW25-832/C6

Kaylyn Losh– SW26-169/C6

Franco Pacini– SW26-169/C6

I. **CALL TO ORDER:**

The Hearing Officer, Henry Melton, called the meeting to order at 9:03 a.m.

II. **PUBLIC COMMENT:** None

III. **MATTERS REQUIRING HEARING OFFICER ACTION:**

A. APPROVAL OF MINUTES FOR HEARING OFFICER MEETINGS

1. October 7, 2025 SWMA Hearing – *MINUTES APPROVED*

B. NOTICES OF VIOLATION WITH CONTESTED FACTS:

1. **S & A Plumbing LLC** – NOV #SW26-219/D5- For 1) placing, depositing or dumping or causing to be placed, deposited or dumped solid waste upon the property located at 6000 South Eastern Avenue, Clark County, Nevada on or about September 22, 2025.

SNHD and the respondent reached a compromised settlement of the case. The details of the agreement were stated on the record and approved and ordered by Hearing Officer Melton. Hearing Officer Melton found S & A Plumbing LLC in violation of 1) and imposed an administrative penalty of \$500. A Cease and Desist order is issued to stop placing, depositing, or dumping or causing to be placed, deposited or dumped solid waste upon property other than property designated or set aside for such purpose. Failure to comply will result in the original penalty of \$1,000 as initially sought in the Notice of Violation.

2. **Tides on Tropicana Owner, LLC** – NOV #SW26-232/D5- For 1) causing or allowing sewage or accumulation of human excreta to overflow on property located at 4800 East Tropicana Avenue, Clark County, Nevada on or about September 29, 2025; and 2) failure to comply with the Order issued by the Solid Waste Management Authority on September 29, 2025.

SNHD and the respondent reached a compromised settlement of the case. The details of the agreement were stated on the record and approved and ordered by Hearing Officer Melton. Hearing Officer Melton found Tides on Tropicana Owner, LLC in violation of 2) and imposed an administrative penalty of \$1,000. Failure to comply will result in the original penalty of \$2,000 as initially sought in the Notice of Violation.

3. **Luis Alejandro Lopez-Flores** – NOV #SW26-142/C6- For 1) operating a disposal site in Clark County, Nevada, without a permit issued by the Solid Waste Management Authority on or about August 21, 2025; and 2) placing, depositing or dumping or causing to be placed, deposited or dumped solid waste upon the property located at 8070 West Russell Road, Clark County, Nevada on or about August 21, 2025.

SNHD and the respondent reached a compromised settlement of the case. The details of the agreement were stated on the record and approved and ordered by Hearing Officer Melton. Hearing Officer Melton found Luis Alejandro Lopez-Flores in violation of 2) and imposed an administrative penalty of \$500. A Cease and Desist order is issued to stop placing, depositing, or dumping or causing to be placed, deposited or dumped solid waste upon property other than property designated or set aside for such purpose. Failure to comply will result in the original penalty of \$2,000 as initially sought in the Notice of Violation.

4. **Union Pacific Railroad Company** – NOV #SW25-832/C6- For 1) failure to comply with the Order issued by the Solid Waste Management Authority on May 22, 2025, with extensions of the Order deadline to October 18, 2025.

Case called. Respondent Robert Bench was called and sworn in. Respondent Bench stated that cleanup had begun and provided updated photos taken the week of September 22, 2025. SNHD understands that Union Pacific Railroad Company intends to continue cleanup of the area. SNHD, with Union Pacific's agreement, requested the case be continued to allow further cleanup before final resolution. Photos were attached as an exhibit. Hearing Officer Melton ordered the continuance.

5. **2019-1 IH Borrower LP c/o Invitation Homes Realty LLC** – NOV #SW26-169/C6- For 1) failure to comply with the Order issued by the Solid Waste Management Authority on September 8, 2025.

Case called. Environmental Health Specialist Nadereh Ghamssari was called and sworn in. EHS Ghamssari testified to the Notice of Violation related to a sewage overflow complaint at 9434 Fort Concho St. She reviewed the NOV and subsequent order issued on September 8, 2025, requiring immediate remediation. EHS Ghamssari reviewed a series of photos of follow-up inspections conducted on September 9-12, documenting ongoing noncompliance, including remaining solids, lack of barricades or lime treatment, and continued contamination of the area. The order, notice of violation, and photos taken by EHS Ghamassari and Senior EHS Jason Garcia were attached as exhibits. Representatives from Invitation Homes Realty LLC were called and sworn in.

The representatives explained delays in remediation were due to confusion over

responsibility between the HOA and Invitation Homes, vendor response issues, and the need to relocate tenants during repairs. They acknowledged shortcomings in their response and outlined steps taken to improve vendor management and dispatch procedures. Hearing Office Melton found 2019-1 IH Borrower LP c/o Invitation Homes Realty LLC in violation of 1) and imposed a \$1,000 administrative penalty.

6. **ALFT Holdings, LLC** – NOV #SW25-687/G4- For 1) operating a disposal site in Clark County, Nevada, without a permit issued by the Solid Waste Management Authority on or about March 26, 2025; and 2) failure to comply with the Order issued by the Solid Waste Management Authority on April 2, 2025, with an extension of the Order deadline extended to June 9, 2025.

The case was withdrawn by SNHD.

C. NON-CONTESTED NOTICES OF VIOLATION:

1. **Jildardo Sergio Munoz Armas, Andrea Carolina Armas, and Xavier Philup Armas** – NOV #SW26-068/D5- For 1) placing, depositing or dumping or causing to be placed, deposited or dumped solid waste upon the 0.4-acre vacant parcel located south of 4942 Pearlite Avenue, Clark County, Nevada on or about July 21, 2025.

The respondent did not contest the Notice of Violation, agreeing to the facts alleged and accepting the proposed penalty. Hearing Officer Melton found Jildardo Sergio Munoz Armas, Andrea Carolina Armas, and Xavier Philup Armas in violation of 1) and imposed an administrative penalty of \$1,000. A Cease and Desist order is issued to stop placing, depositing, or dumping or causing to be placed, deposited or dumped solid waste upon property other than property designated or set aside for such purpose. Failure to comply will result in additional Notices of Violations seeking additional administrative penalties.

D. NOTICES OF VIOLATION – FURTHER PROCEEDINGS:

None.

IV. REPORT TO HEARING OFFICER

None.

V. Public Comment: None

VI. ADJOURNMENT – *ADJOURNED BY THE HEARING OFFICER AT 10:56 A.M.*