

Notice and Agenda Regular City Council Meeting

City Council Chambers - City Hall 10 E Mesquite Blvd. TUESDAY, MAY 24, 2022 - 5:00 PM

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

Ceremonial Matters

- INVOCATION
- PLEDGE OF ALLEGIANCE

1. Public Comments

During the Public Comment portion of the agenda, comments are to be limited to matters not appearing on the agenda or do not provide for specific public comment under another agenda item. Public Comment will be provided on each agenda under each specific item of business. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a view point of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

1.1. Public Comment Cover Page

2. Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.

- 2.1. Consideration for approval of the Tuesday, May 24, 2022 Regular City Council Meeting agenda; the April 12, 2022 City Council Meeting minutes; the May 3, 2022 Technical Review Meeting minutes and the May 3, 2022 RDA Meeting minutes.
 - Public Comment
 - Discussion and Possible Action

Cover Page

m04-12-22 RCC.docx

m05-03-22 TRM.docx

m05-03-22 RDA.docx

- 2.2. Consideration of approval of:
 - a) Notification of Budget Transfers
 - b) Notification of Budget Amendments
 - c) Notification of Bills Paid
 - d) Purchase Orders
 - Public Comment
 - Discussion and Possible Action

Cover Page

Check Register - City Council Agenda 4.25.22 to 5.08.22.pdf

City Council - Budget Trsfrs & POS 05.24.22.pdf

- 2.3. Monthly Financials.
 - Public Comment
 - Discussion and Possible Action

3. Special Items

- 3.1. Consideration for adoption of the City of Mesquite Tentative Budget, Either as Presented, or with Modifications, for Fiscal Year 2022-2023.
 - Public Hearing
 - Discussion and Possible Action

Cover Page

Tentative State Budget Forms FY 2023 (1).pdf

- 3.2. Presentation and status update on the American Rescue Plan Act (ARPA) funded projects and Possible Discussion and Direction on overall project listing.
 - Public Comments
 - Discussion and Possible Action

Cover Page

- 3.3. Presentation by Mike Jackson of Silver Rider.
 - Public Comment
 - Discussion and Possible Action

Cover Page

4. Department Reports

- 4.1. Mayor's Comments and Reports
- 4.2. City Council and Staff Comments and Reports
 Cover Page

5. Real Properties

- 5.1. Consideration for approval of Resolution R22-019 of the City Council of the City of Mesquite finding that the sale of approximately 318 acres of City-Owned Property consisting of a portion of current Clark County Assessor's Parcel No. 002-232-11-002, this is designated for Economic Development purposes and is in the best interest of the City of Mesquite.
 - Public Comment
 - Discussion and Possible Action

Cover Page

R22-019.docx

- 5.2. Consideration for approval of Resolution R22-020 finding that the sale of approximately 318 acres of City-Owned Property consisting of a portion of current Clark County assessor's parcel No. 002-232-11-002, designated as Parcel 1-1 of that certain record of survey filed on February 24, 2017 in file 122, page 7 of official records, Clark County, Nevada, is consistent with all Ordinances and Resolutions adopted by the City Council regarding the disposal of real property for the purposes of Economic Development or Redevelopment, in accordance with Mesquite City Charter Section 2.340.
 - Public Comment
 - Discussion and Possible Action

Cover Page

R22-020.docx

Letter of Intent. May 16 2022 (1).pdf

Appraisal. 318 acres.pdf

Rendering (1).pdf

Parcel Map (1).pdf

Section 2.340.docx

6. Administrative Items

- 6.1. Consideration of Tentative Map Case No. TM-22-005 (The Wingate/Kensington subdivision at Mesquite Estates) to subdivide 21.17 acres into 83 single-family residential lots plus common open space areas. The site is located on the north-east corner of the intersection of Wingate Drive and Kensington Avenue.
 - Public Hearing
 - Discussion and Possible Action

Cover Page

TM-22-005 Wingate Kensington Staff Memo.doc

2022-05-09 Wingate & Kensington Updated Tentative Map.pdf

AWingate Kensington Address map.pdf

Wingate-Kensington HOA Approval Email-Beazer Homes 04.2022.pdf

Engineer letter 03212022 Wingate Kens (1).pdf

TM-22-005 Application and Map.pdf

- 6.2. Consideration for approval to Lease the city owned property at 700 Hardy Way between The City of Mesquite as landlord and CROWN Cork & Seal USA as tenant.
 - Public Comment
 - Discussion and Possible Action

Cover Page

CROWN Lease 5.5.22. Final Draft.docx

Former Baptist Church Utilities.docx

- 6.3. Consideration for approval of the Virgin Valley Schools FY 22-23 Proposals.
 - Public Comment
 - Discussion and Possible Action

Cover Page

Summary.pdf

JL Bowler ES.pdf

Virgin Valley ES.pdf

Hughes Middle School.pdf

Virgin Valley HS.pdf

- 6.4. Consideration for approval of an Acting City Manager effective May 24, 2022.
 - Public Comment
 - Discussion and Possible Action

Cover Page

6.5. In conjunction with Governor Sisolak and all the Mayors of Clark County, the Declaration of Emergency has ended effective Friday, May 20, 2022.

- Public Comment
- Discussion and Possible Action

Cover Page

7. Public Comments

After all council business has concluded, the final Public Comment portion of the agenda shall be open to all viewpoint comments, including agendized items. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Lawhave been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

7.1. Public Comment Cover Page

8. Adjournment

8.1. Adjournment Cover Page

Note: Please be advised that the Standing Rules of the City Council are available for your information and posted in the bulletin board on the first floor of City Hall. The Standing Rules govern the conduct of City Council Meetings.

These Standing Rules may be acted upon and utilized by the Mayor and City Council at any City Council Meeting.

To obtain any or all supporting materials for this Agenda, please contact the Clerk's Office at 702-346-5295.

Members of the public who are disabled and require special assistance or accommodation at the meeting are requested to notify the City Clerk's Office -City Hall in writing at 10 E. Mesquite Blvd., Mesquite, NV, 89027 or by calling 346-5295 twenty-four hours in advance of the meeting.

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 AM ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

- 1. Mesquite City Hall, 10 E. Mesquite Blvd., Mesquite, Nevada
- 2. Mesquite Community & Senior Center, 102 W. Old Mill Road, Mesquite, Nevada
- 3. Mesquite Post Office, 510 W. Mesquite Blvd., Mesquite, Nevada

4. Mesquite Library, 121 W. First North, Mesquite, Nevada

The agenda is also available on the Internet at http://nv.gov and http://nv.gov

RULES OF PROCEDURE

1. Authority:

1.1 The Mesquite City Charter Article II, Section 2.060(2), Provides that the City Council may adopt rules for the government of its members and its meetings; These Rules of Procedure shall be in effect upon their adoption by the Council and until such time as they are amended or new rules are adopted in the manner provided by these Rules of Procedure.

2. General Rules:

- 2.1. **PUBLIC MEETINGS**: All meetings of the Council shall be open to the public, expect those provided in NRS 241 and 288. The agenda and backup material shall be open to public inspection in the City Clerk's Office.
- 2.2 **QUORUM:** A majority of the members of the Council shall constitute a quorum and be necessary for the transaction of business. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.
- 2.3 **MINUTES:** A written account of all proceedings of the Council shall be kept by the City Clerk and shall be entered into the official records of the Council.
- 2.4 **RIGHT TO FLOOR:** Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.
- 2.5 **CITY MANAGER:** The City Manager or his/her designee shall attend all meetings of the Council. The City Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council, but shall have no vote.
- 2.6 **CITY ATTORNEY**: The City Attorney or Deputy City Attorney shall attend all meetings of the Council and shall, upon request, given an opinion, either written or verbal, on questions of the law.
- 2.7 **CITY CLERK**: The City Clerk or Deputy City Clerk shall attend all meetings of the Council and shall keep the official minutes and perform such other duties as required by the Council.
- 2.8 **OFFICERS AND STAFF:** Department heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings upon request of the City Manager.
- 2.9 **RULES OF ORDER:** "Roberts Rules of Order Newly Revised" 11th Edition shall govern the proceedings of the Council in all cases, provided they are not in conflict with these rules.

3. <u>Types of Meetings:</u>

- 3.1 **REGULAR CITY COUNCIL MEETINGS**: The City Council shall meet in regular session at 5:00 p.m. on the second and fourth Tuesday of each month. The City Council may, as it deems necessary, schedule a regular meeting on a date other than the second and fourth Tuesday of each month, in accordance with Article II, Section 2.040 of the Mesquite City Charter and the provisions of Nevada Revised Statutes ("NRS") chapter 241.
- 3.2 **TECHNICAL REVIEW MEETINGS**: Pursuant to Article II, Section 2.040(2) of the Mesquite City Charter, the City Council shall hold Technical Review Meeting at 1:30 p.m. on the first and third Tuesday of each month. The purpose of

Technical Review Meetings shall be to establish the business to be heard for only the next relevant Regular City Council meeting and other matters properly related thereto.

- 3.3 **ROLE OF MAYOR:** The Mayor shall preside over both Technical Review Meetings and Regular City Council Meetings. The Mayor may decide in what order to take business from the Agenda. In the Mayor's absence, the Mayor Pro Tem shall fulfill the role of the Mayor. If both the Mayor Pro Tem and the Mayor are absent, the City Council shall choose by majority vote a temporary chair who shall fulfill the administrative duties of presiding over the City Council Meeting. Nothing in this provision shall either abridge or delegate the duties of the Mayor, Mayor Pro Tem or the City Council as provided in Article III of the Mesquite City Charter, except as to the sole issue of fulfilling administrative duties and conducting and directing business during a meeting.
- 3.4 **PLACE OF MEETINGS**: The City Council herewith designates as its Council Chambers, for the conduct of all regular meetings, the Council Chambers in City Hall located at 10 East Mesquite Boulevard, Mesquite, Nevada, or such other place as the City Council may from time to time determine.
- 3.5 **SPECIAL MEETINGS**: Special meetings of the City Council include any meeting other than its regular meetings of a quorum of the City Council not exempted from the requirements of NRS Chapter 241. Special meetings of the City Council may be called by the Mayor or a majority of the City Council in compliance with Article II, Section 2.050 of the Mesquite City Charter and the provisions of NRS chapter 241.
- 3.6 **ADJOURNED MEETINGS**: Any meeting of the City Council may be continued or adjourned from day to day by a call of the Mayor or Councilmember and ratified by a majority vote, and in accordance with an agenda noticed pursuant to NRS chapter 241, but not beyond the next scheduled regular meeting.
- 3.7 **EXECUTIVE SESSIONS**: Executive sessions, closed meetings or non-public meetings may be held in accordance with the provisions of NRS chapters 241 and 288.220.

4. Duties of Presiding Officer and Meeting Decorum

- 4.1 **PRES IDING OFFICER:** The Mayor, when present, shall preside as Chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tern shall preside; in the absence of the Mayor and Mayor Pro Tern, the quorum of present Councilmembers shall choose a presiding officer. The Presiding Officer of any meeting of the City Council shall have the same right as any other member of the City Council to initiate a motion, question or debate. The Presiding Officer shall preserve order and decorum, and confine Councilmembers in debate to the question under discussion.
- 4.2 **COUNCIL VOTE**: Unless a roll call vote is requested or necessitated due to a malfunction of the electronic vote system, the vote on any motion, resolution or ordinance shall be cast electronically and displayed for public view.
- 4.3 **DECORUM OF THE DAIS:** During meetings, all persons present shall assist in preserving order and decorum by limiting conversation and the use of cellular devices that may delay or interrupt the proceedings.
- 4.4 **POINTS OF ORDER:** Any Councilmember may at any time raise a point of order objection as appropriate by stating the phrase "Point of Order." The Councilmember shall be afforded the opportunity to explain his or her point of order objection to the Mayor. The Mayor shall rule on the point of order. The Mayor may seek advice from the City Clerk in ruling upon any point of order. If the Mayor's ruling is against the Council member's call for the Point of Order, a vote of the Council may be requested.

5. Order of Business and Agenda

5.1 **AGENDA:** The order of business of each meeting shall be as contained in the agenda in accordance with NRS 241 prepared by the City Clerk and approved by the City Manager. The agenda shall be delivered to members of the Council at least three (3) working days preceding the meeting to which it pertains.

5.2 **SPECIAL INTERES T/PRES ENTATION ITEMS**: Unless otherwise approved by the City Manager, and in order to provide for the effective administration of City Council business, a maximum of four (4) items of special interest or presentation shall be scheduled on one agenda. Special Interest/Presentation items must appear on the agenda and it is not appropriate for presentations to be made during the public comment portion of the meeting.

6. Voting

- 6.1 All voting procedures shall be in accordance with Parliamentary Authority.
- 6.2 **POINT OF INFORMATION:** This is a request by a Council member, directed to the Presiding Officer or appropriate individual for information relevant to the pending item. A Point of Information takes precedence over a main motion, is not debatable, is not amendable, is not superseded by other motions, and is ruled on for appropriateness by the Presiding Officer.
- 6.3 **ABSTENTIONS:** A member may abstain from voting for any reason s/he deems appropriate.
- 6.4 **FAILURE OF AFFIRMATIVE MOTION:** The failure of a motion calling for affirmative action is not the equivalent of the passage of a motion calling for the opposite negative action. The failure of such affirmative motion constitutes no action.
- 6.5 **FAILURE OF NEGATIVE MOTION**: The failure of a motion calling for a negative action is not the equivalent of the passage of a motion calling for the opposite affirmative action. The failure of such a negative motion constitutes no action.
- 6.6 **LACK OF PASS AGE OF A MOTION:** In some instances (maps in particular, per NRS) lack of passage of a motion may result in the item being "deemed approved." In other instances no action may result in confusion and complication for the applicant. In all cases the City Council will strive to achieve a decision or action.

7. <u>Citizens' Rights</u>

- 7.1 **ADDRES SING THE CITY COUNCIL:** Any person desiring to address the Council by oral communication can do such during Public Comments (at the beginning and closing of the meeting), or on a particular item on the agenda.
- 7.2 **TIME LIMIT:** Each person addressing the Council shall step to the microphone, shall give his/her name in an audible tone of voice for the record and, unless further time is granted by the Presiding Officer, shall limit the time of his/her comments to three (3) minutes.
- 7.3 **PUBLIC COMMENT CONTENT:** The presiding officer or the majority of City Council may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.
- 7.4 **DIS RUPTIVE CONDUCT:** Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the Presiding Officer or majority of the City Council. A person willfully disrupts a meeting when s/he (1) uses physical violence, threatens the use of physical violence or provokes the use of physical violence, or (2) continues to use loud, boisterous, unruly, or provocative behavior after being asked to stop, which behavior is determined by the Presiding Officer or a majority of the City Council present to be disruptive to the orderly conduct of the meeting, or (3) fails to comply with any lawful decision or order of the Presiding Officer or of a majority of the City Council relating to the orderly conduct of the meeting.

7.5 WRITTEN COMMUNICATIONS:

- a. In General: Interested parties or their authorized representatives may address the Council by written communication in regard to any matter concerning the City's business or over which the Council has control at any time by direct mail to Council members, email, or by addressing it to the City Clerk and copies will be distributed to the Council members.
- b. At City Council Meetings: Except as provided in subsection c, written communications will not be read at City Council meetings, but will be attached to the item as part of the record, tallied, and reported by the City Clerk as generally in favor of or against the proposition.

c. Exceptions: A written communication to the City Council may be read by City staff at a City Council meeting when (1) the person making the written communication has asked it be read aloud, (2) the person is unavailable to be at the meeting due to emergency or illness, (3) the written communication can be read in an ordinary cadence within three minutes, and (4) the person's name appears on the written communication and will be read into the record.

8. Suspension and Amendment of These Rules

- 8.1 **SUSPENSION OF THESE RULES**: Any provision of these rules not governed by law may be temporarily suspended by a majority vote of the City Council.
- 8.2 **AMENDMENT OF THESE RULES:** These rules may be amended, or new rules adopted, by a majority vote of all members of the City Council, provided that the proposed amendments or new rules have been introduced into the records at a prior City Council meeting.



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022 Submitted by: Tracy Beck

Submitting Department: City Clerk

	Public Comments
Public Comment	
PETITIONER: Tracy E. Beck, City Clerk DEPARTMENT: City Clerk	
RECOMMENDATION:	
Background:	
Fiscal Impact: None. Budgeted Item: No	
Attachments:	



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Tracy Beck Submitting Department: City Clerk

Consent Agenda

Consideration for approval of the Tuesday, May 24, 2022 Regular City Council Meeting agenda; the May 3, 2022 Technical Review Meeting minutes and the May 3, 2022 RDA Meeting minutes.

- Public Comment
- Discussion and Possible Action

PETITIONER: Tracy E. Beck, City Clerk DEPARTMENT: City Clerk

RECOMMENDATION:

Approve the Tuesday, May 24, 2022 Regular City Council Meeting agenda; the May 3, 2022 Technical Review Meeting minutes and the May 3, 3033 RDA Meeting minutes.

Background:

Fiscal Impact: None.

Budgeted Item: No

Attachments:

- m04-12-22 RCC.docx
- m05-03-22 TRM.docx
- m05-03-22 RDA.docx



Mesquite City Council

Regular Meeting
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, April 12, 2022 – 5:00 PM

Minutes of a scheduled meeting of the City Council held Tuesday, April 12, 2022 at 5:00 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger (Via Phone), Karen Dutkowski, George Gault, Sandra Ramaker and Brian Wursten. Also in attendance Deputy City Manager Martine Green; City Attorney Bryan Pack; Finance Director Nikki Thorn; City Clerk Tracy E. Beck, other city staff and approximately 80 citizens.

Mayor Litman called the meeting to order at 5:00 PM. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

Invocation was offered by Pastor Michael Quinton, Mesquite Baptist Church and followed by the Pledge of Allegiance.

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

1) Public Comments

1.1 Public Comment

Minutes:

Mayor Litman opened the meeting to Public Comment.

Minutes:

Cathy Schiring: I live at 224 Pebble Creek Heights. I would like to respectfully request that the city council postpone the administrative matter 7.3 Consideration of tentative map case #TM-22-003, Sycamore Glenn at Mesquite Estates to approve an 89 single family subdivision located at 110 Paradise Parkway and the Mesquite Estates Planned Unit Development. I was one of the recipients of the hearing notice and the hearing notice that we received had incorrect map details on it.

Minutes:

Tracy Beck: We have an item just for this.

Cathy Schiring: How can I ask that the matter postponed after the matter is already being taken up?

Minutes:

Mayor Litman: It will be a public hearing item.

Minutes:

Jeff Hoyt: I live in Sun City in Mesquite and I own some properties here in Mesquite and I've got a couple of points that I want to make, one is more a general nature that I met this week. I own residential and commercial property; I met this week with Lucy at Jensen's property management to go over what leases I've got that are coming up, that have rent adjustments and it is getting pretty difficult for people be able to afford rent in this town. There's been a lot of talk about getting more housing units in here, but I consistently keep my rents below market, but I am to the point now where I just hope people move out, so I can raise the rents up to get them to market. I have got good tenants in and try to take care of them. So, anyway, so that's just a general comment about the state of rental property in town. So, anyway as I think a lot of you know, probably a lot of people don't know is that I've been in negotiations with Big 5 Sporting Goods Store, to locate a store where the Dollar Tree moved out of. I just got a revised lease. We have been going back and forth. I talked with them last week. I've got a lease in hand, that I got probably a half an hour ago from them. We are ready to go on that, except that we got a few things that we've got to work through. One is in two weeks, there is going to be a hearing here regarding, I don't know if there's zoning variance or something to allow sale of firearms and then in two weeks after that is their conditional use permit, so I want to encourage you guys approving that and encourage everybody in town that maybe is concerned that they might not vote, to let people know. I've talked to: at this point it is hundreds of people. They are very, very excited about getting a Big 5 Sporting Goods Store here, I think it would be great for Mesquite; and then part of that is, it is costing me a lot of money to get them here, and I have submitted for RDA funds. I was told that I was not going to be able to get those funds; I was disappointed in that response. In my opinion, the response should always be, hey, here is what we need to do to make that happen. That should be the response. That's what the money is there for. Anyway, I was told that all the City Council people were apprised of my request and I was told that all the City Council people opposed that. I've come to find out that that really wasn't a factual thing that I was told. Anyway, I have, for each of you, I've made up a good summary of why I think it should be approved with attachments of statutes and so anyway I want to pass those out. I've got a copy for each person on the City Council.

Minutes:

Warren Dorman: I live in a dog pound up in Sun City, Mesquite, and I have two beagles on one side of me, two Chihuahuas on the other side of me that just yap like crazy, and a German Shepherd in back of me. I have noticed that some of the ordinances for the noise should be written more in detail, more exact. Sometimes your animal control officers get confused as well as I do. Animal Control came over to my house because of a barking dog next door, the people had gone to the doctor's office, they left the dog there for well over an hour, the dog could come and go as it wanted. When the Animal Control people came over, they observed the dog, I gave them a video of the best I could, it was a very short video. They looked at the dog and said you're not in violation, that there was no violation; and I asked him, what about a reset, in other words, if the dog goes in the house and comes back in, is there is a reset? He said, yes, one minute. That is not in the ordinance or in the code. Anyway, there are a lot of things that I

am just concerned about. They assumed that the reset is every time that the dog goes in the house and comes back out, when the dog goes in it resets and the dog can come back out and bark again for 30 more minutes. I don't agree with that. That idea of a reset is also not in the code. Now, I also mentioned to the officers that I was awakened one time at 3:30 a.m. and at 4:30 a.m. by the same dog on two different days. It barked once each time and they said, hey, sorry, you're out of luck, it is not 30 minutes. So, I have to get up at 3:30 in the morning to go out and videotape the dog for 30 minutes because it is a violation. I think there should be something more such as if the dog, during certain hours such as 10:00 p.m. to 8:00 a.m., if it barks one time or a 100 times, there is a violation. I also asked the officers a couple of questions. One of them was, did they ask the dog owner the very first time they went out in person to consider a dog collar. The answer they gave me this morning was no. Did they ask the dog owner when they left for well over an hour on April 7th to go to the doctor's office to let the dog run freely in the backyard, if the dog owner asked a neighbor or friend to watch the dog for them, answer this morning was no. They also could have suggested Bark daycare, where the people could have taken the dog to the daycare rather than I had to listen to all the annoyance of the barking dog.

Minutes:

Toby Urick: I present today not as a citizen of Mesquite, but as a citizen and a member of Assembly District 19. I wanted to just take a quick moment and introduce myself as a Republican candidate that's running for Assembly District 19 and just to let you know that I am excited to sit in and listen about the business of Mesquite as well as to open my ears to hear issues that might well be addressed also at a State legislative level. So, I am here today and available to answer any questions. I also would like to let an extended invitation to all of you and let you know that I will be having a meet and greet tomorrow night at the 1880 from 5 to 7 o'clock at night and I would welcome any of you or certainly any members that are in attendance today to join there and help inform me of the issues that I might be able to help with if I am so lucky to get elected. Thank you.

Minutes:

Anihya and my name is Ganina: We are representatives of JL Bowler Elementary School. We serve of the Junior White House team, which is the student council at our school. Our purpose for visiting you today is to invite you to our leadership day that we will be conducting on May 4th. During this day we invite community members to visit our school and see what skills we growing as leaders and to celebrate our achievements and learning. We would love to invite each and every one of you to attend this celebration. We have learned skills that will make us valuable leaders, community members, and good citizens. A few examples of what you will see when you visit include students practicing their communication skills to welcome you as you arrive, students who have learned better ways of dealing with emotions and behaviors, students who have organized events and students who have learned to track data and set goals. These skills and more will help us be productive citizens and we would love to show them to you. Please join us on May 4th, 2022, at 1:15 p.m. to see what we have learned this year. Thank you for your time.

Minutes:

Dana Long: I followed the same format as these two young ladies and I agree, they are going to be great future leaders. Good afternoon, my name is Dana Long. I help run a nonprofit here in town, by the name of Love Family. I just wanted to stop in and invite all of you to our upcoming event, the Time of Your Life prom, on Saturday April 30th. Prom will be a 21 and up event as a

direct fund raiser for our 2022 Mesquite Pride weekend. Mesquite Pride is going to be held at the end of June, just so you guys have a heads up on that. As some of you may know, prom hasn't always been the most inclusive to our queer community. As recent as 2008, when I graduated high school, my alma mater would not allow same sex couples to purchase tickets for prom. You had to go about it as buying them individually. Our school policy did not condone that type of thing. I am happy to say that we have come a long way, but we still have a long way to go. As you can imagine, the concept of an inclusive prom is something that's very near and dear to us to Love Family, which is why everyone over the age of 21 is welcome to come just as they are. Our theme this year will be the Time Of Your Life, celebrating all eras of prom from the 20s to present day. Along with some amazing raffle prizes, contests, and other fun things. You will be able to take your classic prom photos, visit our student store and even throw your favorite delinquent into detention and Litman if you're planning on going, I will make sure you have a hall pass for that, don't worry. I just want to thank everybody for their attention tonight. I also want to thank our incredible sponsors. We have a lot of support in the community, which is awesome. Our sponsors are included but not limited to ERA Brokers. Adrian Lo Tattoo, Mortgage Mate, Mesquite Self Storage, _____ best tacos in town, Deep Roots Harvest, and Mesquite Pro Glass and Door. Of course, our amazing local businesses and owners have to be included in that as well, which includes Mad Mike's and Envy Nightclub and Lounge. Prom dinner is going to be held at Mad Mike's from 5:00 to 7:00 p.m., and actual prom will be from 8:00 p.m. to midnight at Envy Nightclub and Lounge. We hope to see all of you there. Ticket information is going to be available on the table outside. Thank you very much.

2) Consent Agenda

- 2.1 Consideration for approval of the Tuesday, April 12, 2022 Regular City Council Meeting agenda; the February 22, 2022 City Council Meeting minutes; the March 8, 2022 City Council Meeting minutes; the March 15, 2022 Technical Review Meeting minutes and the March 22, 2022 City Council Meeting minutes.
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- Discussion and Possible Action
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- a) Notification of Budget Transfers
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- 2.3 Monthly Financials.
- Public Comment
- Discussion and Possible Action

- 2.4 Consideration for approval of the Agreement for Paradise Amusements, an Independent Contractor for Carnival Rides, Food, and Games during Mesquite Days 2022, 2023, 2024, and 2025.
- Public Comment
- Discussion and Possible Action

Mayor Litman asked Council if they had any comments or questions regarding Items 2.1, 2.2, 2.3, 2.4 on the Consent Agenda.

Minutes;

Adam Leverenz: The minutes of the March 22, 2022 regular meeting are included in the consent agenda tonight and they were additionally on the Tech Review agenda for last week's meeting. They contained a number of errors. I have communicated with the City Clerk's office and corrections have been made to most, but not all of the ten or so mistakes that had been made in transcribing my comments from that night. Reviewing tonight's version of those minutes though, I have noticed some other things that concern me. The minutes indicate that council member Ramaker was "in attendance" at that meeting; however, Mayor Litman had stated "councilman" Ramaker is on the phone and is not in present with us tonight, but on the line" The Mayor's statement, though, isn't included in the meeting minutes. As Ms. Ramaker wasn't actually at the meeting and attended via telephone, I wonder is it somewhat inaccurate or misleading to say that she was in attendance and not include Mayor Litman's commentary identifying that she wasn't physically here. Also following my remarks during opening public comment, there was some remarks made by the next speaker and then the Mayor about my comments and they are left out of the minutes as well. I just want to make note that the minutes that are being approved don't actually reflect what one hears on the City's website and I think it is important that people know that. Thank you.

Council member Wursten moved to approve Items 2.1, 2.2, 2.3, and 2.4 of the Consent Agenda. Council Member Gault seconded the motion.

Passed For: 4; Against: 0; Abstain: 0; Absent: 1 Council member Ramaker

3) Special Items

- 3.1 Presentation of the NDOT Sustainable Transportation Funding Alternative Study.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title

Minutes:

Jeff LaRue: I am Deputy Director of the Department of Transportation. I am pleased to be here tonight to present to you an update on the Nevada Sustainable Transportation funding study. So, in this presentation tonight, I will go over Nevada's transportation funding situation, the

status of the funding study and advisory working group, the guiding revenue principles and revenue options and then the next steps for the advisory working group. Before we talk about possible funding options, first let's look at what's draining our state's transportation system today. Nevada's population is more than double the national average in just the last 10 years. The demand for transportation, here measured in vehicle miles travelled or VMT, has increased 34% during the same timeframe, which is three times the national average. And just in the last year that we have the data, construction costs have increased 15% and unfortunately that trend is expected to continue for some time. So, we really have a lot of pressure on our roadway system as do transit systems that have similar pressures to provide increased services. These next two slides here show that the gas tax is still a major source of funding for our roadways. Here, you can see that fuel taxes on both gasoline and diesel fuel remain our largest single source of funding for the state. This slide here is a similar breakdown, but for the counties. So, this slide here is a similar breakdown but for the counties. Although not its largest source of funding it is close, so the counties need gas tax revenue to keep coming in just like the state does. So, couple of slides ago. I mentioned that the vehicle miles traveled has gone up three times as fast as the national average, that's reflected in this green line on the chart. So, even though more miles are being driven on Nevada roadways, fuel taxes are now starting to turn downward, as shown by the red line in this chart. The gas tax is now eroding in real dollar terms as vehicles become more fuel efficient and use less gasoline, and that is a problem that the legislature was concerned with when they directed the department to perform this study. So here is another way to look at the issue. Ten years ago, the gas tax generated about 1.26 cents per mile driven in Nevada; now, the gas tax in 2020 is barely generating even 1 cent per mile. This doesn't sound like much when we are talking about cents per mile, but it represents about an 18% decrease in revenue per mile from the gas tax. Nevada is not alone in this issue. All states in the Federal Government included are now exploring what to do for roadway funding in the future, where cars use much less gas or in the case with electric vehicles, none at all. I will discuss the status of the funding study and advisory working group in these next few slides. So, the legislature originally explored this topic back in 2019, when Senate Concurrent Resolution 3 or SCR3 directed a working group to look into how electric and high mile per gallon vehicles are affecting gas tax revenues now and into the future. The recommendation was to investigate the issue more deeply and to pull together a broad based stakeholder committee to identify ways to stabilize funding for state highway funding into the future. In response in 2021, the legislature passed assembly bill 413, which directed NDOT to convene a special committee to investigate future funding options. The legislature directed that this stakeholder committee, known as the advisory working group or as I will be calling them later, the AWG, also take into account other issues related to a more sustainable and fair funding system for the future. These include the needs for greater social and user equity, reducing transportation related greenhouse gas emissions, and examining the role of man use and smart growth can play in improving system efficiency. Back at their September 2021 meeting, the AWG crafted this transportation funding mission statement based on AB 413 to help guide working group efforts moving forward. The legislature specifically directed that this study examine two alternative transportation funding approaches, one that is already in law in Utah and collecting revenue. It is called Utah's road usage charge program, which is a pay by the mile for a high mile per gallon and EVs, and a variation of Utah's program that would vary the per mile tax rates based on the vehicles miles per gallon. The AWG has 29 members that have been meeting almost monthly since last summer. AWG members represent the various public civic business and social sectors throughout Nevada and includes entities and individuals with specific interests in managing a sustainable statewide multimodal transportation network. The membership also has representation from geographic areas and ethnic groups of Nevada. In January 2022, the AWG met and reviewed financial and qualitative analysis on dozens of options where only a small

number were removed from the list. The remaining funding options were researched in more depth and presented back to the AWG on March 8th for further deliberations. In a few slides you will see the comprehensive list of all the possible options that the AWG analyzed and the outcome of the March 8th meeting. So, these next few slides I will go over the guiding revenue principals and the revenue options. So, to help the AWG decide which future revenue options would work best for Nevada, they first developed a set of guiding principles. These principles are used as the initial basis for determining which options to study further and which options to eliminate. As you can see here, there are seven measures or eight if you break the last one into two separate measures that the AWG is using to help decide what to recommend for the future. I won't read them all to you, but generally they measure whether the revenue mechanisms can do one of the following. Is it going to raise at least enough revenue in the future to help offset the erosion of gas tax? If the mechanism is fair, that is, are those using the roadways actually paying for what they use while making sure that lower income folks aren't paying disproportionately more, also whether the future revenue mechanism can be implemented in a way that doesn't set back the state's greenhouse gas reduction goals and can some of the money raised be used for more than just roadways; and finally, how complicated will the new mechanism be, not only for the government to implement, but for the drivers to understand it and to pay their fair share. So, here is the original list of all possible transportation funding options. AWG members had lots of questions and concerns about many of these options and after a few months of analysis followed by deliberations at the March 8th meeting, the AWG advanced ten of the original 25 options for a more in-depth analysis. The goal for the upcoming April meeting, which was actually today, all day, was to reduce the ten remaining options to a smaller number of revenue mechanisms that in combination can meet the guiding principles and accomplish the mission from the legislature. I don't know what was eliminated yet. I wasn't in attendance at the meeting and I think it was actually ongoing when I was driving here. So, we will have to stay tuned for that. So, I am really excited to see what came out of the Bill. But anyway, 10 options were looked at today and hopefully they reduce them down to about three or four. So, the next steps. So, like I said, today was the meeting that they were going to reduce it down from 10 options, with the idea that we settle on an ideal combination to recommend to the legislature. If the AWG isn't finished with its work, additional meetings could be added if needed, but the goal is to finish most of their work by this June. There will likely be a follow up meeting later in the summer or early fall to formerly adopt the final report. All of the information and data will be complied and the final report will be drafted over the summer and early fall for an on-time delivery to legislature in fall of 2022. A final note about this project. This is only a study. This is overseen and guided by a diverse group of stakeholders. It will be up to the legislature to decide what to do with the study recommendations. They might agree with all of them, they might agree with some of them, or they might not agree with any of them at all, but the legislature is the ultimate decision maker and that is the place where folks advocate for or against moving forward with certain options or recommendations. This AWG study process is trying to stay focused on an unbiased analytics not trying to or not on the politics or policy information, process that lies ahead. For more vou www.NVTransportationFuture.org or send an email to info@NVTransportationFuture.org, and that concludes my presentation.

Minutes:

Mayor Litman: Any comments from Council.

Minutes:

Council member Wursten: I think this will come up with some problems along these lines. We talked about it some time ago as far as going and I think it is a fair shake, I mean, we went

through this pretty quickly and I kind of went over it, but everybody uses the road, whether it is a gas vehicle or one that's charged, do we currently, and forgive me but I have been over to... my vehicle isn't plug in, do we charge a fee for that part for taxes that are on the road right now?

Minutes:

Mr. LaRue: Right now, I don't think that we get anything from electric vehicles.

Minutes:

Council member Wursten: They still use the road. Is that something that's even been looked at?

Minutes:

Mr. LaRue That is part of the study. That's definitely part of the study, correct.

Minutes:

Council member Wursten: I think it is interesting that they are going after a multitude of different things because it is something that's going to become a problem. There is no question about it. So, thank you for your presentation today.

Minutes:

Mayor Litman: The other day I registered two vehicles with the DMV and I was asked to provide the mileage on the vehicles to pay my registration fee. Is this part of the study? It is the first time I have ever been asked to provide mileage on a vehicle when I registered it. Not registering it new, but registering for the new plates, the yearly registration.

Minutes:

Mr. LaRue: Your specific thing that you had dealt with today doesn't have to do with this study yet. It could in the future, but the reason for them asking for your mileage right now has nothing to do with this study today.

Minutes:

Mayor Litman: With Nevada being the 3rd highest gasoline prices in the country, including Hawaii by the way, which we are on an average is 27 cents a gallon less than prices in Honolulu right now, what are we going to do in this situation when we are talking about raising taxes potential. In other words, at the rate we are going we are going to find ourselves the highest priced gasoline in the country.

Minutes:

Mr. LaRue: The reason for the study is we are going to be going more and more towards electric vehicles and whether gas costs 10 dollars or 5 dollars, if people aren't buying gas, we are not going to get the gas tax from that gas. So, the reason for the study is to find other options to getting that funding source for future transportation projects that impact our roads.

Minutes:

Mayor Litman opened up this item to Public Comment.

Rosio Delgidio: I had this idea for a while concerning what you guys were talking about, electric vehicles and gas vehicles, since we are leaning more toward electric vehicles lately, especially now that gas prices are going up so high. Although it may be an unpopular opinion, if we look at other countries, they toll on the freeways, on the highways I guess, and that way people who are actually using the road are getting charged for the road, because a lot of people, especially in town, I know a lot people that pay a lot for registration and like their license fees and they don't ever get on the freeway, for one reason or another, maybe they don't need to leave town, maybe they can't afford to leave town and I don't think it is fair to raise their prices just because other people use the roadways more and just to pay for that and electric vehicles, like he was saying, they don't use gas, and they could be on the road all the time and not cooperating towards the price like the cost of the road development and that would be everything, thank you.

Minutes:

Mr. LaRue: That is an excellent point. Currently, we do not have legislation in place to toll vehicles, but that's definitely something that we are looking into, whether it gets passed at this legislature for that specific reason like next year or anything like that. What we would like to do is just have that flexibility in place. So, I think we will be trying to approach the legislature to somehow enable future towing options so we have that in our toolbox.

4) Resolutions & Proclamations

- 4.1 Consideration of Approval of Resolution No. R22-012, adopting Interlocal Contract (No. 3028) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for Mesquite Roadway Improvement Project Thomas Edison Court.
- Public Comments
- Discussion and Possible Action

Minutes;

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment. There were no speakers.

There were no eComments submitted for this item.

Council Member Gault moved to Approve Resolution No R22-012, condition upon RTC Board approval on April 14, 2022. Council member Ramaker seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0 None

4.2 Proclamation - April 2022 - Child Abuse Prevention Month.

Mayor Litman read this item and read the Proclamation.

Proclamation making April 2022 child abuse prevention month and I will read the proclamation. Whereas the Exchange Club of Mesquite is celebrating its 25th anniversary working to make the communities in the Virgin Valley better places to live through programs of service and Americanism, community service, youth activities and its national project of prevention of child abuse and whereas the City of Mesquite applauds the Exchange Club for its dedicated work in the prevention of child abuse in our community and whereas the City of Mesquite commends the Mesquite Exchange Club for its tireless promotion of ongoing programs in our community which are designed to help prevent child abuse; and whereas the City of Mesquite stands firmly on the side of prevention of any type of abuse and believes no child should endure verbal, emotional or physical abuse for any reason; and whereas the National Exchange Club adopted the prevention of child abuse as it's national project in 1979 in response to requests by the national president, who as a physician noticed an increase in abuse cases in his medical practice, since then April has been designated as child abuse prevention month and the City of Mesquite supports and encourages all of the residents and community leaders to be mindful. alert, caring, and responsive in their observance of child abuse prevention month. therefore, I Alan S Litman, mayor of the City of Mesquite, Nevada, hereby proclaim the month of April to be child abuse prevention month in the City of Mesquite and recognition of commitment to healthy, happy children and to help eradicate child abuse in our community and to support the efforts of the Exchange Club of Mesquite and all others who observe this important cause in their mission to bring awareness of this tragic problem to the forefront and to help make our community a stronger and more loving City where children will be able to grow and thrive without fear or harm and given this date and Mr. Benedict is here, I believe to receive.

Minutes:

Mayor Litman: For those of you who would sometimes like to get involved in a very, very wonderful community organization you might speak with Mr. Benedict from the Exchange Club, it is a great, great organization.

5) <u>Department Reports</u>

5.1 Mayor's Comments and Reports

Minutes;

Mayor Litman: Nothing specific tonight, but Mesquite Days is coming and we are going to have all sorts of activities I want you to be aware of with March 7th being our parade, mayor's breakfast that morning, and a number of activities going on that weekend and it has been a long time or it seems like a long time since we have had anything for Mesquite Days because of COVID, but it is coming soon and there are tickets available for the carnival and so forth.

5.2 City Council and Staff Comments and Reports

Minutes:

Mayor Litman read this item by its title.

Council member Wursten: I was down at my LVCVA meeting today and a couple of really, really fun events. If you have ever wanted to go to the NFL draft, it is free this year, it is the April 28th through the 30th and it is free to go down to this and they're going to have a big area set up with a lot of different things for youth and for adults, and the stage is going to be open air, so if you get a chance and you are interested in that, you can go to NFL.com/OnePass, if you are interested in going to the NFL draft. It looks like it is going to be just a lot of fun. And then something else, I evidently don't watch enough TV or sporting events, but Las Vegas just got Formula One racing, which is interesting because you know you think the track and that's where they are going run this Formula One now. If you may run through the City of Las Vegas including the strip, 3.8 miles through the strip and around in Las Vegas, that is going to happen November 2023, the amount of publicity that is going into this is just amazing and helping to fill some of those hotel rooms and help with C-tax. Anyway, if you're interested in finding out more about that, it is under F1LasVegasGrandPrix.com and I am telling you that ought to be really really fun if you can get down and watch the Grand Prix running down the strip of Las Vegas. I just can't imagine that. In talking to them too, Las Vegas is still down on visitors, they were talking as much as 30% down, they attribute that to be international travel more than anything else and part of the problem with that is that it is taking 304 days right now to get a visa, so something to keep in mind if you have some people that are trying to travel internationally from other places. So, just to give you a little bit of information that we got today and a couple of events that might be a lot of fun if you're interested in going down to those.

Minutes:

Council member Dutkowski: I would like to take a few minutes to thank our grant writer Carol Hollis and our finance director, Nikki Thorn, as well as all the departments and their staff who have gathered grant information to answer my requests of information. I applaud these departments or their efforts to supplement this City's budget, that's a lot of work to do. I would also like to congratulate our dispatchers during National Public Safety Telecommunications week. They are unseen to us, but their skills in providing assistance and assurance are so valuable to Police, Fire Departments, and to you the public. I would also like to recognize our Animal Control employees as it is also National Animal Care and Control week. They protect the welfare of our helpless animals, find our wandering pets and help us understand and educate to be better pet owners. I applaud their skills, their dedication, their hard work, and a whole lot of patience. Thank you.

Minutes:

Council member Gault; I was able to visit by phone with Bill Brewer who is the director of the Nevada Rural Housing Authority this last week. Some of you may have heard that the state received 500 million dollars for affordable housing. Bill was at the meeting of the senate finance committee where that money was divvied up and assignments were made for responsibility for getting housing actually built. Bill and the Nevada Rural Housing Authority was able to get over a million dollars for phase 1 of the Hafen property of the 5 acres that we sold to rural housing authority, so hopefully that's going to mean phase 1 is going to proceed pretty quickly and phase 1 is 60 units.

Minutes:

Mayor Litman asked staff if they had any.

Mayor Litman: It can't be quarterly already.

Minutes:

Jean Battaglia: The quarter is already over for this year. We have 25 police volunteers for a total of 1384 hours; 12 victim advocate volunteers for a total of 549 hours, 2 watchdog volunteers for 102; total volunteer hours 2035 to a value of 55,000 dollars or almost 56,000; Animal Control has 1486 hours for a value of almost 41,000 dollars, total volunteer hours 96,475. Total police volunteer hours were 1384 with a breakdown of 304 for administration, 453 for patrol, 127 for meetings, 39 for training, quartermaster 17, we didn't do any crossing guard substitution that's for the paid crossing guards; special events we had 365 hours, other hours 66, staff hours which is the volunteers and the records department 104, victim advocates 549, and watchdogs 102. Our activities we had over 2300 miles on our cars, we have two vehicles with inaccurate odometers, so we put in a little more miles than that. We had 92 house vacation checks, 45 school checks, 3 business alerts, 9 handicap citations, and 29 warnings, 17 police assists and no private property accidents; citizen assist 20, subpoenas attempted 10 with 6 served, radar trailer deployment 18, code enforcements and regular parking violations, we didn't do any of those, 126 VIN inspections, 6 events including January, which is the killer for the car show and balloon fest and one callout. That's our activities for this quarter. Thank you.

6) Zoning Items

- 6.1 Consideration for approval of Resolution R22-009 for the Application #ZCM-22-001, V 22-001, and CUP 22-001. Proposal by Mr. Rod Kershaw to change the zoning on 2.28 acres from General Commercial (CR-2) to RV/ Motor Home (RV), and construct a 48-space Recreational Vehicle Park. The site is located at 850 Smokey Lane.
- Public Hearing
- Discussion and Possible Action

Minutes:

Mayor Litman: This next item is a Public Hearing item. When we have public hearing items sometimes they can get a little bit testy, because there is some personalities involved, so I would appreciate strongly if we don't have booing, applauding an item; it's just presentation of an item and we will discuss these items.

Minutes:

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Dan Catron: This is a request by Mr. Rod Kershaw who owns the property as 850 Smokey Lane on the south side of Smokey Lane across from where the Oasis Hotel used to be. The request for an RV park will require three things. First a change in the zone to RV, which is kind of a

specialized zone and that's pretty much the only thing that it allows is RV parks and that zone requires a 3 acre minimum and this property is only like 2.3 acres and so the second element of their application is a variance from that 3 acre requirement to allow it on the 2.3 acres, and then finally there is a requirement for a conditional use permit to allow the density in excess of 8 dwelling units per acre and they are proposing 48 spaces on that property, which should be approximately 21 dwelling units per acre, and the property there is in red, it is zoned general commercial and property to the north is zoned tourist resort that allows casinos and such, property to the west is a multifamily apartment complex, property to the south is actually zoned for 2 family dwellings, but it is being developed with single family residential, and then properties to the east in a larger lot residential with some home occupations, and so the request is to change the zone, the first thing that has to happen, and there is some findings that the Council would need to make in order to change the zone. I have outlined them in the staff report and if you want me to go into in any depth, but you can read them there and ask me questions; and the same for the variance, there is some specific findings required for a variance, the main one being that there is special circumstances that apply to the property and in this case it is simply that that's as big as the property is and that's as big as it was when it was created and so the applicant is asking for a variance to be allowed to propose a recreational vehicle park there and then finally there is a conditional use permit required whenever the density of an RV park would exceed 8 dwelling units per acre and there are 21, so they have asked for that variance as well. One of the things that I guess I will point out is that the property will need to have a significant amount of grading, filling in the rear of the property, probably about 5 feet. So, we are going to have a 5-foot retaining wall, and then they are required to have a solid block wall around the property so on that south side on top of the retaining wall. Looking at it from the south side, it probably would be more likely to see about a 10-foot wall on that side, from looking at it from the properties to the south, and so finally staff is recommending that the council hold public hearing this evening and adopt resolution 22-009 to approve plan amendment, variance, and conditional use permit.

Minutes:

Mayor Litman: Dan before I open up to public hearing, which will just be in a moment, could you define for the general public what a recreational vehicle park is and the limitations that are in a park like that.

Minutes:

Dan Catron: There are some specific operational requirements such as non-site manager, the accessory building out there with a meeting room and bathrooms and laundry facilities and I don't know what else.

Minutes:

Mayor Litman: In other words, can I park my RV there for the next two years?

Minutes:

Dan Catron: If you pay them, yeah you could.

Minutes:

Mayor Litman: In other words, you could have a permanent space?

Minutes:

Dan Catron: Yes.

Mayor Litman: Okay. Versus one that you stay for a weekend or and then you...

Minutes:

Dan Catron: If you are there on less than 20, I believe it is 28 days and you have to be a subject to the lodging taxes, like a hotel or motel, if you are there for longer then you are not subject to those taxes.

Minutes:

Mayor Litman opened this item public hearing.

Minutes;

Greg Sydell: I live at Smokey Ln Condos. We had a neighborhood meeting where the architects that drew out this plan were there and Rod was there and there was about 30-40 people, I'm guessing, that were there. Near the end of the meeting, the engineer asked for a show of hands for voting for this project to go on and no one raised their hands, so that tells me that they didn't want it. So, I talked to at least 20 people with an idea I heard from someone that owns in Smokey Lane condos and what they said was we need affordable housing for seniors, 50 and older, such as cottage type one-bedroom homes with a car port and they all agreed, and the rest I will leave up to you, but that's what they would like to have. Thank you.

Minutes:

Merlin Geockeritz: I live in Santa Theresa. If you look at the map that gentleman put up there, my house is less than 750 feet away from their proposed development. I have done some studying, I have been up and down Smokey Lane several times, I have lived in my home over there for about 13 years. I know that Smokey Lane is a very, very, very busy road, it is narrow and a lot of the Smokey Lane residents park on that road because they are not allowed two cars in Smokey Lane, the other car sits out on the curb. On the other side of the street, near the old Oasis Apartments there, they are usually semis and other cars, so if you take that consideration and think about it, the width between the semis and the cars that are parked there is limited. You cannot or at least if I am going down Smokey Lane and I want to go all the way, I have to stop if another car is coming the other way. I don't feel like there is enough room to do it. Now, we had a meeting here about a week or two ago with a gentleman that wants to build this, he told us that he'd have to elevate the property, which that gentleman already said, but he also said that as far as the wall goes, it is there now, there is about a 4-foot wall, it was put in when Santa Theresa was developed, we were told that may or may not be under code, the city may or may not allow that wall to be added to, it may have to be torn down. When we mentioned that, the gentleman said, oh, well, we're not going to do that, we're going to build a wall 5 feet in and then I will take care of the grass and the manicuring of it between your old wall and the wall I am going to put in, that won't work. The lot is very small anyway, the 2.2 acres; and perfect example is over on the west side of the Casablanca, there is a huge wall there, about 12 feet tall and there is a grow strip that's been there for years, it is not maintained by the Casablanca even though I know it has to be. it looks terrible, and I don't believe that this gentleman is going to do that for that 5-foot space in there and he says he'd take care if he builds the other wall. He told us at the meeting that these are only going to be RV slots for people that come in overnight and leave the next day, or for short periods of time, not long term; what I just heard a minute ago was that they could stay there as long as they wanted, they want to fill out a certain form. So, that tells me it is going to turn into a mobile home park. That's what I am seeing. If that's wrong mayor, I will stand corrected.

Minutes:

Jennifer Levins: And I do reside in the Smokey Ln Condos. I will admit I am very unprepared for this and I will be short and sweet, but I do feel that any improvement considering we are tourists town and we do take care of this town so well and it is so immaculate is better than an empty dirty lot with sand blowing around and I am sure there are codes that has to be followed in order for this project to go through. I don't think there is going to be a big mess or I mean, as long as things are taken care of in the proper order, I don't see there being a problem. Thank you.

Minutes:

Jennifer Vincent: And I live in Santa Theresa my backyard directly backs up to this lot. As Merlin said, this gentleman said he was going to... we asked him about the back, the back wall, he is going to go 5 feet out and leave a gully. He says he is going to take care of it, I sincerely doubt that. 10 feet up, is that 10 feet up from where? I would like to know how high that's going to be. I have children who are in that backyard. I've seen people come across and jump over that back gate, over that brick wall, that's a concern for me. That neighborhood has tons of children, people coming and going, now they're saying they're going to be able to stay there all the time, that's concerning. So...

Minutes:

Brandon Park: I personally am in favor of the project. I don't see there being a problem per se with the parking or like the street, I own properties at Smokey Lane, so I am there quite often and see that, especially where this is; now towards the Smokey Lane side, there is a little bit more parking that people do use as secondary parking for extra vehicles; however, when you get down to where this lot is, I don't think I have ever seen vehicles parked in front of this lot or across from this lot, myself, and other than that I think I would rather see something like this project go on verse having a 2-story or a 3-story something else that's going to bring in even more traffic potentially down the road. I just think it's time that it gets developed, everything else around it has been developed, I think it's time.

Minutes:

Ron Nice: I know Rod and I have seen him complete a lot of projects; whatever he said he was going to do, he has always followed through. When he owned property in Smokey Lane Condos, he always made sure that everything he did was to perfection. Also working down there, the parking is not a problem for the RV park, number one, the RV, the tow vehicle will be in the park, not on the street. The street parking problem is Smokey Lane, not this, so I am for the RV park.

Minutes:

Kathleen Currie: I own the lot east of this project. My concern is you have 48 sites, you've got dumpsters, you have to have a clean out, it is electricity coming in and coming out at night, all times of the day, what have you, on top of the fact that I believe there is a limit to vehicles on that road and I am sorry but there is people parked in front of my property regularly and when you have the balloon festival and car show, there is not a place. People know now that we live there, so they don't park in front of our two driveways, but other than that there is not a spot. They drive over, they are everywhere and there is a limit of where people can live here in Mesquite, but I see that if you move in and you have a trailer and you've got a job in Mesquite,

you're going to stay, they're going to walk to work and they're going to stay there and it's going to be a trailer park, not a residential area which it has been so far and I want a 10-foot wall if you're going to put this in my...

Minutes;

Jim Mower; I also live where the wall butts up, next to Jennifer, and I also don't agree with that 5-foot variance in between, the guy don't know how to take care of the weeds there are now, so who is going to get back in there to take care of these weeds and whatever else is growing back there. There is foxtail, there is green tumbleweeds that are going to turn brown and roll away and why can't they put add on to our wall to make it a 10-foot wall there and bring us 5-foot of fill right up to our wall, is a question I have for them; and right now if I stand in my backyard in the lower step I got to step up my wall, it's right to here right now. So, I mean, these people in these RVs, they can look right in our backyard basically, that's after the 5-foot of fill. We need that wall in our backyard 10 feet high. It is just like the same wall that's on the west end next to the apartment buildings, that's 10 feet. If they bring that same wall, the same height, all the way through our property, that would take care of... but if that don't get done, I'm not in favor of it.

Minutes:

MaryAnn Chacon: You guys don't know the traffic that goes through that road on Smokey Lane, especially when there is events. You can't even sleep because there is so many noise and then it is a street that's made for speeders and that's clear into the night, that you see these cars coming 100 miles an hour. We have always talked about they should put something there that should protect the people that have gone because there's people walking back and forth there all the time, that place would be better off for low-income apartments, I think. I am not in favor of that park at all.

Minutes;

Joe Schuman: I live here in Mesquite. I am just south of the proposed site. What I am really concerned with is we already have a lot of RV places going on in the area. We have two of them on Mesquite Boulevard and they are trashy looking. Are we going to end up with something like that, that's what I'm mainly concerned with and I thank you for your time.

Minutes:

Nicholas Tameskas: I am the project manager for_____ Engineering. When we held the public hearing a couple of days ago, the main concerns that we heard were basically similar to these, the traffic and some concern about the crime potential or the back wall that's from the Santa Theresa to the back of the property. There have been some misconceptions about that back wall. Obviously, there is going to have to be, in order for everything to drain out into Smokey Lane, there is going to be a 5-feet of fill. There is an existing wall, which we are not touching. There is going to be a 5-foot retention wall, which that 5-foot of fill is going to necessitate as well as decorative wall on top of that additional 5-feet. So, it is a going to be a 10-foot wall, which is going to be basically running parallel to the wall that they already have in their backyards and then there is just going to be a drainage in between the two. In terms of the traffic, we did our own internal traffic analysis and took several pictures. This is the front, as you guys can see, of Smokey Lane right here where the property in question, this is the empty lot. There are never cars around that lot in terms of speeding traffic and the concerns that they had about people speeding. Generally, we find it is not people in RV parks that are speeding to and from places with their large trucks to tow these RVs, and we try to address all their concerns and say, look, there is obviously going to be some issues. As you get down closer to Pulsipher, there is a lot more traffic that's on Smokey Lane, but that section, which is closer to the Riverside, it just is not there, it is not going to be a concern, so these two concerns we tried to address in the meeting and I think that we've hopefully addressed them here tonight.

Minutes;

Brian Biaji: I happen to know Mr. Kershaw. I am a tenant of his. I've just come to say my experience with his living situations and projects that he does is they are first class and I have nothing but great things to say about my living situation here in Mesquite. So, I have heard some people are concerned about landscaping and things like that and that he is very open minded with landscaping, but he is also going to do an outstanding job with that. He uses Mesquite's best landscapers and it is pretty impressive stuff, so anyway just want to say thank you and yeah, I think you ought to consider Mr. Kershaw's project.

Minutes:

James Ireland: I am the secretary of Smokey Lanes HOA and I am here to represent many of our residents. I do not want this project. The traffic is there. I have a picture of two tractor trailers right in front of Rod's property at this time. The weeds are over there, it is not being taken care of. I understand everybody's concerns and as for the 200 residents that live out that way, the majority of them do not want this to go through.

Minutes:

Rod Kershaw: I am the one that they are speaking about tonight and I recently purchased this property and I just took these photos last week, there is not a weed on it, there is nothing there. So, as you can see, it is done correctly, it is cleaned, and I am a builder here and when I landscape, I do everything perfectly and as far as Smokey Lane is concerned, I have been involved with Smokey Lane Condos for 10 years. The only time that we ever had any problems there is before I became a board member and the president of the board and after I was off the board. So, while I was on it, we never had any problems at Smokey Lane and now there is a quite a few problems there at Smokey Lane Condos and I am the guy that went in there and remodeled 18 units in there and made them absolutely beautiful and then I found a lot of people went, oh, I'm going to do the same thing, so here's the thing, they love what I do in there, the homeowners do. Thank you very much.

Minutes:

Manuel Lewan: I live at 835 Santa Theresa. My back wall faces that lot and I am against this, just because of my children, you know, transit people come and go and there's RV parks already in Mesquite and they already sit half empty, so what's going to make this one even better than the other ones, so I'm against it. So, thank you guys.

Minutes;

Vickie Durzo: I just want to say after the herd of comments, you know the agony of change is hard, but you know, what I know of Rod Kershaw is he says he is going to do something, he does it right and he is very conscientious and I think it would be maybe like a breath of fresh air over there if they are going to build a 10-foot wall to protect the children, the children should be supervised anyway, you know, where they wouldn't go over a wall, and I have some friends that RV and come into town and stay close to the Casablanca and that would just be another nice change instead of like small units or somebody had mentioned before like two or three people are concerned about views and different things like that around this area and if they're just RV parking, we have a lot travelers now, people want to get back on the road. Thank you.

Ken Kapas: Snowbird resident, since everyone else is speaking, I am going to add my two cents, just issues that nobody else has spoken up yet. I am a part-time resident in the Old Mill Lane, East Old Mill resident area and I just want to add my two cents. There is an RV park there and they have been better neighbors than we would have expected over the past 10 years. So whatever good, _____ was done and I believe a 10-foot wall was there. The new project should envision everything, leading edge that they're done there, definitely a wall and also something no one mentioned yet, definitely they should go with the leading edge if the development does go forward, and lighting, whether it is amber or LED, so it doesn't disturb the neighbors. That's the only thing that I see might have been a distraction there on the East Old Mill Lane, but I think that's a 48 unit and most of the people there, it seemed like they have been there for quite a long time, it isn't massively transient of RVs coming in and out all the time, and it has not been as big a problem as we thought it might be.

Minutes:

Mayor Litman Closed Public Hearing.

Minutes:

Council member Ramaker: I want to make a couple comments. When I first saw this, I was surprised at the location and where, you know, that kind of gave me some concerns and it's because I know several of the people who live in Smokey Lane, I've heard from several of them, and they really are not wanting this there. I have to admit that I was very happy with Mr. Kershaw. He happened to call me and did tell me about and asked me about some of the amendments that he wants to put in there and how they plan on taking care of things and I really appreciated that, but I am just not real comfortable with where this is and the fact that so many people there have sent me emails that live in Smokey Lane that really don't want it. So, you know, I just need to give some thought to that and there is a lot of traffic on there, I've been over there and especially and when they spoke about when there is an event, it's true, the traffic is terrible over there. So, those are just my thoughts at the moment. Thank you.

Minutes:

Council member Wursten: What we are looking at is not necessarily, you know, the height of the walls and things provided, they're within code, what we're looking at is the acreage and the unit number and that's what they're asking for. As far as traffic goes, I am sure that we are going to be okay with that, because you know, Travis looks at it and makes sure and I also know that if they go general commercial, I think Mr. Secrist will absolutely agree that that is always a higher traffic than if we have this in RV, but that seems like an awfully... and I guess the question I would ask of Mr. Secrist is 8 to 21, that's a big jump, is do we have precedent in that that we've had some of those that are that dense, that we've gone from 8 to 21 units?

Minutes;

Richard Secrist: In our code, Mr. Wursten, the RV Park allows up to 20 units per acre. The conditional use permit for going over 8 units per acre is kind of an old carry-over from the multifamily zones when the City used to require a conditional use permit to exceed that density, so the project could be reviewed and the location was being proposed and look at traffic and so forth. The recent project that the City just approved down on Hafen Lane is, you know, well above 8 units per acre and it was specifically approved that way. So, there is precedent for it. I think the Sun Resorts over by Smith's it exceeds that density. So, I am not sure why 8 units per

acre was the cut off back whenever that code was written, but we haven't been doing that. The City has been routinely approving use permit.

Minutes;

Council member Wursten: And I noticed as I was looking at this, they have to have two ways to get in and out of that property, or is one okay on that, because as I looked at it.

Minutes:

Richard Secrist: They only have one in and out. I don't know that they need two specifically, but if one was blocked for some reason and emergency vehicles needed to get in, that would be a problem.

Minutes:

Council member Wursten: The other question I have is there some sort of, if they are going to be long term, is there some sort of CCNR HOA that you might put into that, or is that something that's even considered there, that's another question I had, not that that's something that I need to be concerned about because that's not in this, but that's something that I was kind of wondering about, if that's something that you're planning on doing, is and as far as the walls we're okay with the height that they are right now, there is not a problem with any of that correct? So, it is within, we're ready to go, we're within everything that needs to be there.

Minutes:

Richard Secrist: Yes.

Minutes:

Council member Dutkowski: I just, my husband and I RV frequently and we have been fortunate to have very small RVs and at one time a very large one too, and so we know what it takes to maneuver a fifth wheel or a large RV, even the smaller ones are somewhat difficult if they have trailers. But most of the times when we arrive at a place to park where we have a reservation, there is three or four or five people ahead of us. So, there is a staging area and there is not a staging area that I can tell on here. So, it would seem like, you know, we would show up between 5 and 6 and that was usually the prime time for people to get ready to pull in, they want to pull in and then get set up and go have dinner, and it is congested, and that being a two-lane road I think it would be difficult for the RVers. That's one concern I have. The other concern is the density. Mr. Secrist was talking about that new RV park and I looked at the materials and it said it is 9.85 density, under 10 for that area that was approved by the Council. So, I am real uncomfortable with 21.

Minutes:

Council member Gault: I am still not sure, is this going to be permanent or pass-through...?

Minutes:

Richard Secrist: RV lots are considered transient lodging, okay, they are short-term rentals. They are not placed on permanent foundations like a mobile home park. Now, can tenants stay there longer? They could and they could rent for a week and decide to reup for another week or two or however long, but it's not a place on a permanent foundation and they are transient lodging; normally, they, you know, rent for several days at a time or a week.

Council member Gault: These are going to be travelers trying to get in here with their RVs?

Minutes;

Richard Secrist: Yes. Typically, why we try to locate them close to arterial streets, in business areas so they have services for the travelling public, that sort of thing.

Minutes:

Council member Ramaker: I just have a question for Mr. Secrist. So, if they decide already they are going to stay there for a week or more at any of them, are we receiving that tax that we should be? The special tax of them being...

Minutes:

Richard Secrist: As far as I know we are, we should be. They are considered short-term rentals under the code and under state law. So, they would have to pay, you know, that tax like the hotels do.

Minutes:

Council member Ramaker: Out of curiosity because I don't know, how do we receive that? Do we charge them or does the place that they're at charge them and then it comes to us or...?

Minutes;

Richard Secrist: Normally motel or a hotel, they know that they've got to pay it monthly and they have, you know, our business license coordinator follows up and collects that tax, they pay it to the City and the City pays it, passes it onto the state or the county rather.

Minutes:

Council member Wursten: We talked about, as Mr. Gault just asked about short-term, but this can be long-term, it could be a year if they chose to do that, is that correct?

Minutes:

Richard Secrist: Nothing stops them.

Council member Wursten moved to Hold a public hearing and approve Resolution R22-012 for the Master Plan Map Amendment Case Nos. ZCM-22-001 and Variance 22-001 to change the zoning on the subject property from General Commercial (CR-2) to RV/Motor Home (RV); and further, to approve Conditional Use Permit application # CUP 22-001 to establish a recreational vehicle park on the property. Council member Boger seconded the motion.

Failed For: 2; Against: 3; Abstain: 0; Absent: 0 None

6.2 Consideration for approval of Resolution R22-010 of Zone Change Master Plan Case No. ZCM-22-002 (Mesquite Bluffs Apartments); a zone change from Low Density Multi-Family (MF-2) to High Density Multi-Family (MF-4) on 15.973 acres at 600 W Old Mill Road and 251 N Grapevine Road.

- Public Hearing
- Discussion and Possible Action

Minutes;

Mayor Litman read this item by its title.

Minutes;

Sheri Wright: I am the manager of Mesquite Bluffs Apartments and I am also the district manager for other property in Bullhead City, Arizona. We have such a need here in the Mesquite area for more housing. We provide market surveys for owners. We have so many people every week that call or come to our office requesting housing and there is nothing that we can provide for them. They go to the other apartment complexes and none of those complexes have anything available either. When we do have someone that gives notice, within 10-15 minutes it is rented. So, after the 30 days the person moves out, we take the time to paint, refresh the carpets, take care of any damages, have it professionally cleaned so the next person can move in. We definitely need more housing here in the Mesquite area. Looking up on the rapid growth for the world population, it says that Mesquite in Nevada is the eighth largest city, and with our population it is 21,829 on their record right now. We need new... we have so many people that are living here looking and they are working here, but they aren't able to find places to live. To be able to take care of all the people that mow your lawns, wait on you in the restaurants, clean your homes, work in the garages, they all need somewhere to live and we finally were able to get the property that's hooked to Mesquite Bluffs Apartments. It goes from our current property to Old Mill. We have been trying with the Hafens to purchase that property since 2012. We were finally able to purchase it and so we would like to change that from the MF-2 to the MF-4, so that we could provide the buildings the same as what we have on our current property.

Minutes;

Mayor Litman: Mr. Secrist do you need to add anything to that before I open it up to the Council.

Minutes;

Richard Secrist: I'm going to walk through this a little bit. This is the vicinity map for the property. They recently acquired three parcels, this looks like one parcel, but there is actually two right here, just to the north of the existing Mesquite Bluffs and then there is one on the west side of Grapevine Road, along Abbott Wash and the trail that comes down there. So, for a total of 15.973 acres. As you know, there was discrepancy in the acreage on the initial application that said they had 17.808 acres and I think that the conceptual plans that they prepared were based on that acreage. So, there are probably going to have to be some changes to their concept and a lower number of units, but basically again this is the location you got. The Desert Rose subdivision on the other side of Grapevine and the Desert Rose Park, White Mesa subdivision over here. Of course, the existing apartments, Sun Valley Apartments, Sandstone condominiums, these are both high density multifamily MF-4 projects. This is just a slide that shows the survey of the three parcels. I think there is 1.3 acres here, 13.6 here and then a 1acre piece, like I said, over by Abbott Wash on the west side of Grapevine. I have had neighbors contact me and ask why should this be included, it is not going to help the apartments, it is not really a part of the project, they are not proposing to do anything with it. As I understand it, when they purchased the property, it was all or nothing kind of a deal. You buy all the parcels or none of them. So, they bought them all in order to facilitate this project. There

is a question I guess, whether or not this should be included for density purposes. It is about a 1-acre piece, and under this zoning, the MF-4 zoning, at 25 units per acre that could be 25 units. With the 15.973 acres total for all three parcels, it would allow about 399 units. If we don't include the 1 acre, then it is 374 units. I don't really personally have a problem including it for density purposes, but then it raises another question; in the multifamily zones in the city we require 20% of the site to be left and landscaped, open space, and it should be usable open space for the tenants. Kind of park space, recreation space, whatever. So, the question then is do we use the 15.9 acres beside what the 20% is, that would be 3.19 acres total in open space. If we will leave it out, it is 2.99 acres. In any case, I think all of the usable open space to meet the requirement whether it is 3.19 or 2.99 needs to be over here on this side of the road, where it can be used by the tenants. This is the concept plan that they submitted and again they are showing 408 units here, 204 one-bedroom, 204 two-bedroom units. Access is off Old Mill Road here and off Grapevine through the existing driveways of the existing Mesquite Bluffs project. The apartment buildings are laid out around the parking and there is a certain amount of green space that you see for amenities. I am not sure what those are yet. When it comes back, if this is approved and it comes back for architectural and site plan review, we will look at the details of how that space is supposed to be improved and so forth.

Minutes:

Sheri Wright: We would also like to make note that we're going to put two entrances on Old Mill, take out the center one and move those buildings in and then have two additional and we would like to take all the parking off Grapevine and put a turning lane.

Minutes:

Ricard Secrist: They will be required to do a traffic study, one hasn't been done yet, but with the architectural and site plan review that will be required and we normally want to look at the impacts of the traffic on adjacent intersections, you know, like Grapevine and Mesquite Boulevard. Old Mill and Mesquite Boulevard, Old Mill and Sandhill Road, but we would also be concerned about the level of service of their driveways. If the traffic is coming here to go out these existing driveways, are they going to continue to operate at acceptable levels or are they going to jam up in the mornings when people are trying to leave. Anyway, those are things that would be looked at with the traffic study and we will get that in the next phase of approval assuming we get that far. These are just some photos they submitted. These are the existing Mesquite Bluffs buildings that they are talking about. This is what they would look like, basically 2-1/2 stories out of the ground, so a half story in the ground, but kind of more of the existing project. I put this slide in here just to show, what I highlighted here in yellow is this trail. The roadrunner trail, it is a shared use path basically for bike and pedestrians that comes around through here and there is a gap across this property where we don't have the improvements yet for the road and curb, gutter and sidewalk, and that trail doesn't exist there, but it comes down here along Desert Rose Park and then down along the covered wash. And this shows the whole frontage of Old Mill, so here is where the path leaves off now and it comes over there to Juniper Lane where the other improvements pick up again. But, hopefully with the project going in here we could complete that section. You know, I don't know how many people always complaining to me that you got a gap in trail system, well, I know. But anyway, that's something we would like to correct with this. I think that's about all I have. Those are kind of the main points.

Minutes:

Mayor Litman asked Council if they had any questions or comments.

Council member Wursten: I guess the only thing I would say at this point is this is exactly, exactly what we need here, this is number one, is to bring in a workforce and it is just exactly what we need, I want to thank you for bringing this to us, unless there is something that I am missing I am just, and it is a project that I really, this is what we need.

Minutes:

Mayor Litman: A long time in coming

Minutes:

Council member Gault: Sheri what is your start time? Do you know yet?

Minutes:

Sheri Wright: Not yet.

Minutes:

Council member Gault; would you be willing to share your market study? That might be very helpful and as much as I hate to say it, I agree with Brian on this one.

Minutes:

Council member Ramaker: I totally and completely agree with Council member Wursten. This is the number one on our list of goals, is to have more housing because it is true, the people who live here right now there is no place for them to live and that's why we've got three and four and five families sometimes in some of these apartments and we need to make that stop happening and make places available, so I just totally agree that this is something we need.

Minutes:

Council member Gault: Sheri did you have the 2019 market analysis that was done by Nevada Rural Housing Authority?

Minutes:

Sheri Wright: They said the growth rate for Mesquite is 3.32% per year in our growth right now, we are receiving quite a few retired persons into our community and it is pushing out the people that need to work here also.

Minutes;

Council member Gault: Do you have access to a copy of that study?

Minutes;

Sheri Wright: I can get it on my computer. I don't have it here with me.

Minutes:

Council member Gault: Not your study the one that was done by the Nevada Rural Housing Authority.

Sheri Wright: Yeah, I can get it on my computer

Minutes:

Council member Gault: where I was going with that was, I am sure you have got significant experience based on Mesquite Bluffs, but I know that that study addresses the demand for specific numbers of bedrooms and you know, I have heard several times that we need more three-bedroom apartments and I would be curious to know what your experience has been and how you came to the conclusions that you've come to in terms of...

Minutes:

Sheri Wright: A lot of the work force is usually a two-income family and a lot of them only have one or two children and in our study with this, that's why we're moving closer to the one and two-bedroom apartments instead of a three-bedroom apartment, which on our other property we do have three bedrooms, we have one, two and three, and the three bedrooms are the hardest to fill.

Minutes:

Mayor Litman opened this item to Public Hearing.

Minutes;

Rodger Andes: I just bought a house in Desert Rose community and I lost my house back in '08 and they built apartments next to my house, which was worth 400 and something thousand and dropped to 108,000. So, what you're doing, it is going to lower the price of the house I just bought to try to correct that, and I am quite upset and I am against it. I am a disable vet, I worked my life and now I am going to get screwed again. So, have a great day.

Minutes:

Becki Scarbrough - I have been before you before with this same issue and that's water. We are building so many new developments, there is four on here alone and I just pray that this City Council never has egg on their face when we go to our faucets and there is no water coming out and that is my main concern. I think we need to reach a level and then just back off. We have got three industries coming in and hundreds and hundreds of homes, and that's my main concern, thank you.

Minutes;

Rosia Delgidio: I am the leasing agent for Mesquite Bluffs Apartments and I can second what Sherri said that we get calls and visits from people looking for apartments every day and I feel bad turning them away like I don't have anything to offer them and there is so many people that are living, there is multiple families living in certain homes throughout town because there is no place for people to live independently and I posted on Facebook about today's meeting concerning the zone change and in the last three hours we have had 46 reactions and they have all been positive, which 46 reactions in three hours for Mesquite, especially for a community that is not very active online, I feel like it shows like good response from the community. We have had good comments concerning it. We have a lot of people that can't find apartments, which are more affordable than homes to rent and they are having to work more than one job and sometimes two people working have to work two jobs to be able to afford the monthly rent for a home and that's all. Thank you.

Ken Kapas - I will be very brief, I just have something to add. Where I live in Canada in Kelowna, we have an extreme housing shortage for new families as well, and there is a need for three-bedroom homes because if it is a family that maybe has two teenagers or has four children, it kind of limits to them, so I just thought I would speak for the people that may need a three-bedroom home. I know it doesn't work into the metric sometimes for the developer, but I thought I would throw that out there. Thanks.

Minutes:

Mayor Litman closed Public Hearing on this item.

Minutes:

Council member Ramaker: I would like to make a comment on the water, you know, we are very aware of it. We have been trying and questioning exactly how much water we really have, I mean, we have had the Water District here, we have had the state engineer here and we keep getting told we have plenty of water, but nobody has done a study and we have talked about the study so that we know exactly how much water we have because we don't really know. We have to believe what they are telling us and when we get paperwork back, you know, these are submitted to the Water District, they submit it back to us, they tell us we have enough water for them, so we move forward on them, but we really need that study and, you know, we're trying to follow what the state has told us that we have the water. Yes, we have concerns and I would really like to see a study, so don't think that we don't care because we have requested them to come and talk to us and we are very concerned about the water.

Minutes:

Council member Wursten: I guess I'm just ready to make a motion. First of all, I want to say, I am glad that you are just finally on the right side of an issue and I move for approval of resolution R22-010.

Council member Wursten moved to Approve Resolution R22-010 Zone Change Master Plan Case No. ZCM-22-002 (Mesquite Bluffs Apartments); a zone change from Low Density Multi-Family (MF-2) to High Density Multi-Family (MF-4) on 15.973 acres at 600 W Old Mill. Council Member Gault seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

Minutes;

Mayor Litman: Unfortunately I am not able to vote, but if I was, I would vote twice. This is something that is so badly needed within our City and this is another comment about it. This is not section 8 housing, this is ordinary nice apartments for working class people in our City and if you have looked at the rents lately in Mesquite, even the working class people on the higher ends are going to have trouble paying rent. So, this is something that I think will help balance this out considerably as this project moves along.

7) Administrative Items

- 7.6 Consideration for approval and submittal by staff, the City of Mesquite State Tentative Budget for FY 2022-2023 to the Department of Taxation by April 15, 2022. as requited by NRS 354.596 for FY 2022-2023.
- Public Comment
- Discussion and Possible Action

Mayor Litman read this item by its title.

Minutes;

Nikki Thorn: This evening, we have already received your vote last Tuesday at the Budget Work Session to go ahead and submit the state tentative budget form to the state as required by NRS on or before this coming Friday. The City will hold a public hearing as required on May 24th at 5:00 p.m., but this evening if you have any questions or concerns or any changes that you would like to make to the state forms before they are submitted, this would be opportunity to do so.

Minutes:

Council member Boger: The tentative budget was not attached to the agenda item. I know we got this new budget last night around 8:30, but I do feel like the public should have had access to review it, and is this any different than the one that wasn't attached to the last meeting that we did sit down and review? The other thing is that this is now in a different format, it is 300 pages long, showing the funds, which is good, because we didn't see any of the funds in the workshop. We just saw the budget itself and the expenses. So, it is on a totally different format as well, but is this the same budget that was last week's budget or does this include more cuts that you had asked the department heads to make?

Minutes:

Nikki Thorn: The last week we requested you approve submission of the tentative budget with the 611,038-dollar deficit and that we would continue to work on it. So, this is on the state form that is required by the Department of Taxation. There have been no changes to the fiscal year 2023 in that regard. Does that answer your question?

Minutes:

Council member Boger: So, from last week it is the same.

Minutes;

Nikki Thorn: it is in a different format that is correct.

Minutes;

Council member Boger: One of the changes I would like to make is to set aside the full 75,000 for the CEAB, and I know that in one of the things that we had last week, some of the paperwork showed 10,000 dollars going into the stabilization fund and 750,000 going into the vehicle replacement fund and I am hoping that we can take at least between those two, or you are the finance director, wherever you think it is the best to take it from, but I do feel like that we should have that in there and set aside for CEAB, it is a terrible time to, I mean we are not obligated to fund the schools here as the City of Mesquite and I get that, but we have been, and this grant is

really important and this is the time when the kids have just gotten away distance learning, had the whole COVID slide and I think that we should be doing our best to support them, so I would request that that gets amended.

Minutes:

Nikki Thorn: If this is the direction of the council, we would be so happy as to make that change.

Minutes;

Mayor Litman: That needs a motion.

Minutes:

Council member Boger: I'd like to make the motion then to add 15,000 dollars more to the CEAB fund from the source that Nikki sees fit.

Minutes:

Mayor Litman: We do have a discussion item first. I think council member Wursten you want to make a comment first.

Minutes;

Council member Wursten: I do agree with you Council member Boger, but I think this is just our tentative budget that goes to the state. We still haven't finished discussions on a lot of these items. So more than this, just this that we are going to have come up, this is just to get it into the state so that we are in compliance at this point, correct? So, there will be changes made when we get down to them. I asked that several times when we had the meeting last time, is that we can still look at these items, correct?

Minutes:

Nikki Thorn: Absolutely.

Minutes:

Council member Boger: But isn't this the time in which we had to look at it? That was what this started out with tonight, was we could make changes to it.

Minutes:

Nikki Thorn: You are allowed to look at it tonight and make any changes if you would like before the tentative is submitted at the end of the week. As indicated earlier and last week, we still have some work to do and so we will be working between now and the end of May and we will also have a public hearing and additional discussions in regards to the hearing and the budget on May 24th, and you know, any time in between if it is the desire of the Council.

Minutes;

Mayor Litman: But he could make the motion tonight if he so desires?

Minutes;

Nikki Thorn: He could

Mayor Litman: There is a motion from Council member Boger. Do we have a second on that?

Minutes;

Council member Wursten: Council member, on this request, are you requesting that, at this point we're requesting to send it on to the state too as well as it is with this change?

Minutes;

Council member Boger: I believe there are other changes that need to be made, I think other people on Council could make those motions. This is kind of a piecemeal I think, to make sure you at least get this on there. I don't necessarily believe that if we don't put it on now that we will actually get it necessarily. I think it is a good time to push forward with ...

Minutes:

Mayor Litman: Will this cause any hardship to getting this budget in on Friday or can that be...?

Minutes:

Nikki Thorn: No, it's no problem.

Council member Boger moved to Approve and submit by staff, the City of Mesquite Tentative Budget for FY 2022-2023 to the Department of Taxation by April 15th as required by NRS 354.596. Council Member Gault seconded the motion.

Passed For: 4; Against: 1; Abstain: 0; Absent: 0

- 7.1 Consideration of Tentative Map Case No. TM-22-001 (Orleans at Mesquite Estates) to subdivide 19.48 acres into 57 single-family residential lots plus common open space areas. The property is zoned Single-Family Residential (SF) and is within the Mesquite Estates PUD.
- Public Hearing
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes;

Dan Catron: This is one of the first of several subdivisions that are coming in for the Mesquite Estates PUD. We are going to have this one, the next agenda item and the one after that I believe is scheduled. These are located west of the Mesquite airport, so we have the Orleans is actually this particular site there. The one that is showing up is the Laurels. And then there is a third one down here which Richard will be presenting, I can't remember the name of it but it's part of the same thing, Sycamore Glen, yeah. This particular one is subdividing nineteen about nineteen and a half acres into 57 single family lots. Access is provided from Bordo Dr. along the

northerly boundary and then also Collin Falls Dr. will be extended. As a result of these three plats you are going, the city will get four completed roadways up there, Paradise Parkway, Collin Falls Dr, Ivy League Crest, and Bordo Dr. A lot of these are only partially completed at this time but they would all be completed when these subdivisions are constructed.

Minutes:

Martine Green: Are we on the Orleans?

Minutes:

Dan Catron: Yes we are supposed to be on the Orleans. There you go.

Minutes:

Martine Green: There we go.

Minutes:

Dan Catron: Yeah there is the Orleans. This subdivision was specifically included in the PUD that was approved many years ago for 65 lots. They have redesigned it somewhat and reduced it to 57 lots but it is within what was originally contemplated. There is common open space along the center, side and most of the project boundary. So staff is recommending the Council hold the Public Hearing and approve the tentative map for the Orleans subdivision, subject to the department findings and conclusions and the staff report.

Minutes:

Mayor Litman asked Council if they had any questions or comments.

Minutes:

Council member Ramaker: I have a couple of concerns with this. I thought this had several NCA's and Green Zones and Runoff areas and they declared it at one time, unbuildable, when you go back into the records. I'm really concerned about the fact that there are NCA's and there's Green Zones and the Runoff areas I know that come from the golf course and I am just concerned about those. The NCA's were in the master plans main years ago, so I am just questioning.

Minutes:

Dan Catron: I did not run across those. Let's take a closer look.

Minutes:

Mayor Litman asked Council if they had any further questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Hearing.

Minutes;

Sheila Gustavason: I live here in Mesquite. I think the project is probably a good idea. But I have a big concern and it goes back to what the lady said about the water. Maybe it's time when we build new homes, in new areas that we no longer have grass. I have given up my backyard much to the _____ of my pets and me because I love my grass. But it is not taken care of well

around here by the landscaping companies and we waste so much water that now I am going to have to do my front yard. So please consider not having ornamental grass or a much smaller amount. Thank you.

Minutes;

Birdie Grace: I live just across the street of where this is going to go in. In the Royal Vista Subdivision and it was inevitable probably the housing that was going to go into this area here. Just a couple of questions, I don't know if I address it to Mr. Secrist or if the developer is here. Are they going to have RV garages in this development? The reason I asked is because we are one of many people with rim lots and of course we paid a premium for the views. So we are interested in that.

Minutes;

Ben Woods: I represent the developers or the current owners. That has not yet been determined. I know there may be some questions with not only this parcel but the two parcels that will come forward. They are just in the land development stages they are not in the actual the end developer that will be the vertical product on it. So the whole intent of this is to have the tentative maps approved and then from there it will go on for the final plans and so forth to a future homebuilder. So as far as product type I'm sure it will be very similar to what you see. As far as detailed to that level that is something we just can't answer at this point because we are not at that point. Product type as far as that finality goes, cost all that good stuff is still yet to be determined. So again tentative map is just what you see on the ground right now. Just so people understand that at this point we are only looking just at this tentative or plat map stage of it. More of those details will come at a different phase.

Minutes:

Birdie Grace: Thank you, so my other question would be is there another Public Hearing once these things are decided, what is going to go on this property? Like if it is going to be a two-story homes, RV garages, things like that. Which would impact the people in the subdivision behind them.

Minutes:

Mayor Litman: No there would not be another Public Hearing.

Minutes;

Birdie Grace: Well in any event when you consider your vote it would be nice if they would consider the next development behind them because you know one-story is fine, two-story well it kind of blocks views things like that and I don't know if you can pass along to the developer whenever the Southwest wind comes up all the tumbleweeds from that area comes over to our subdivision and after I fill my garbage can I just stand out there and just let it run up to Bella Horizon and let the wind take it up there. Maybe they could at least, you could pass along to the developer that is a real concern when they are building, there is going to be all kinds of construction debut and every type there is a wind it comes to Royal Vista. Thanks for your time.

Minutes:

Mayor Litman closed Public Hearing and asked Council if they had any questions or comments.

Minutes;

Council member Wursten: I guess I'm ready to make a motion.

Council member Wursten moved to approve Tentative Map Case No. TM-22-001 (Orleans at Mesquite Estates) to subdivide 19.48 acres into 57 single-family residential lots plus common open space areas providing that the NCA's are non-existent. Council member Boger seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

Minutes:

Mayor Litman: You have to remember, tentative map is exactly what that says. It's a tentative map. This property could sit there for who knows how long before anybody gets around to developing it. But it is only at the very first stages.

- 7.2 Consideration of Tentative Map Case No. TM-22-002 (The Laurels at Mesquite Estates) to subdivide 24.91 acres into 62 single-family residential lots plus common open space areas. The property is zoned Single-Family Residential (SF) and is within the Mesquite Estates PUD.
- Public Hearing
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Dan Catron: This is like I say to the south east of the subdivision we just heard along an extension of Collin Falls Drive. This one would divide 24.9 acres into 62 single family residential lots with common open space areas. Access to the site is provided from Paradise Parkway Bordo Drive in the staff report, but that's incorrect, and then onto Collin Falls Drive. As with the other subdivision, the interior streets are 45-foot rights of way with sidewalks proposed on one side. They provided this morning a phasing map for this subdivision. This one is being proposed to be subdivided in three phases and those kind of make sense working from the front of the subdivision towards the back. There will be over 7-1/2 acres of open space area and again this will result in a lot of surrounding roadways being finally completed. So, staff is recommending that Council hold a public hearing and approve tentative map for the Laurels subdivision, case number Tentative Map 22-002, subject to the findings and conclusions in the staff report.

Minutes:

Mayor Litman asked Council if they had any questions or comments.

Council member Ramaker: What is the responses that we have received around there from the neighbors below the other people who live there? How do they feel about all this housing coming in there?

Minutes:

Dan Catron: I don't know if we have gotten any comments from anybody, but the master association has reviewed all three of these subdivisions and recommended approval.

Minutes:

Council member Ramaker: and they all think it is a good idea?

Minutes:

Dan Catron: All recommended approval, yeah.

Minutes:

Mayor Litman opened this item to Public Hearing

Minutes:

Don Polednak: We represent Wolf Creek Golf Course and we understand that this is a tentative map, but I do want to reiterate concerns that council member Ramaker had. We understood that the property was encumbered with several drainage easements, and this one in particular, that it was very difficult to build. Now, we are happy to meet with the ultimate developers to discuss what can be done. Likewise, the open space requirement, as I read it in the item, requires buffer along the periphery of the property and again Wolf Creek would be very interested in meeting with the developers should these items pass, should there be an ultimate developer of the property such that we would have some input so that we have ample time to discuss with the developers what can be done. So, with that thank you.

Minutes:

Tim Twaddle: I own a lot in Bella Horizon and when I bought the lot there, I was told that down over the hill from me, literally there was wetlands, and so that area would not be developed and I bought this property back in 2013. Okay. I understand things change and stuff, but I am from Alaska. When they say it is wetlands, it is wetlands, so I don't know what's changed there, so. The other thing is, is that I am looking at the lot sizes and if you look at the plot that you have, that you had up, anyway, basically they are 1750-square foot homes go on there, okay. So, you are cramming a whole lot of homes in there too, and again I have heard the folks say about water tonight, so, and that should be everyone's concern too. If we all run out, your hair is not going to look really pretty you know, I'm not going to be able wash it so, anyway, bottom line is that, yeah, I think that it would be a really good idea to look at the size of the lots, maybe reduce the size of them and look at that wetlands issue. Thanks for your time.

Minutes;

Steve Valarge: I happen to be a resident of Spanish Bay development, adjacent to the parcels we are talking about. We have had several conversations with multiple residents along with this. There is not one positive comment by anyone regarding this development at all. I can't imagine what the traffic will be like there and I guess I have a question for everybody, how do these developments benefit the residents of Mesquite? I just don't see it. The other thing I

would ask is, have any of you been in that area and actually looked at the natural architecture there? It is pretty cool. I came from southern California, I didn't have any of this. My wife and I walk our dog through that area two to three times a day, it's absolutely gorgeous, and to think that it may be not long where we are going to have graders in there, just basically knocking everything down to put more homes in there, it is killing us and I hate to see it, so. My vote is no. Thank you for your consideration and thank you for your time. Thank you.

Minutes:

Mayor Litman closed Public Hearing on this item.

Council member Wursten moved to Approve the Tentative Map for The Laurels subdivision, Mesquite Estates PUD, Case No. TM-22-002, subject to the Department recommendations and Standard Conditions. Council Member Gault seconded the motion.

Passed For: 3; Against: 2; Abstain: 0; Absent: 0

- 7.3 Consideration of Tentative Map Case No. TM-22-003 (Sycamore Glenn at Mesquite Estates) to approve an 89 lot Single Family subdivision located at 110 Paradise Parkway, in the Mesquite Estates Planned Unit Development.
- Public Hearing
- Discussion and Possible Action

Minutes;

Mayor Litman read this item by its title.

Minutes:

Council Richard Secrist: This is the vicinity map for Sycamore Glen shown here in red, it is just to the east of Spanish Bay, located here, the Tuscans located here, and Fox Hollow here to the south of it. You got the Cascades on the east side in the Wolf Creek development. This is Paradise Parkway, which is now a dirt road, but is proposed to be improved and connected to Kitty Hawk. It is 27.44 acres; they are proposing to subdivide it into 89 single family lots. This subdivision I should point out and the same holds true for Orleans and Laurels. They were all approved years ago with the Mesquite Estates planned unit development. They had tentative map approvals, but they lapsed because developers went bankrupt, were unable to proceed, but it was always planned to develop these subdivisions. This is not a new idea that just came up and somebody said, hey, let's subdivide this. They have been entitled with zoning, master plan approval for years. Anyway, I just want to point out here, this is again, this is Paradise Parkway coming in from Kitty Hawk Drive to Wolf Creek and that's projected to continue down around the north end of this property and tie into Ivy Lee Crest. This is going to be a 60-foot wide collector street. There is section, I believe, in here that Wolf Creek still owns that neither this developer nor the City have the right of way for. So, there is going to have to be some negotiations about how to acquire that in order to complete that road. This property between Spanish Bay and this dog leg part of what is going to be Sycamore Glen, this is owned by the Canyon Crest master association. It is actually part of the drainage improvement that goes with Spanish Bay and that you know it is being held an open space. So, that's not going to develop.

This is the tentative map for Sycamore Glen, part of it anyway, and again they have given us a phasing plan now that shows the phases. The first phase would be this dog leg. This is Ivy Lee Crest, Paradise Parkway, so up to about the corner there would be phase 1. These lots, all of the lots in this subdivision, they range in size from about 8500 square feet. The largest is about 19,800 square feet. The original tentative map for this area had 180 lots and they were 4600 square foot lots. So, they have reduced it from 180 to 89 units, they are bigger lots, a better development in my estimation than what was originally approved. There is a detention basin down at the, kind of the, I guess that's the west end, I am looking at this weird. Anyway, the west end of the property there that will be landscaped. All of the open space areas that you see are basically steep slope areas. They are the natural conservation areas that Sandra was talking about, only they didn't call them NCAs on this, they just are leaving them as open space because they are steep and they are unbuildable. This next slide shows phase 2, basically both sides of this private street running north to south through here and this cul-de-sac bulb here; and then phase 3, just under Kitty Hawk Drive down to this point. And this is a utility easement, I think it is a sewer easement, there may be water in it too. I am not sure, but comes through to tie into sewer and Fox Hollow subdivision. It is a 25-foot easement, but it is not for vehicular access, but just access to service the easement. These are private streets except for Paradise Parkway. These dark lines that you see here, along this row of lots, these are just up above Spanish Bay and part of the Tuscans, but those are retaining walls, what are being proposed on the bluff. That is basically a steep bluff, 2 to 1 slope between these lots and those below them of Spanish Bay. So, they are putting in a series of retaining walls to help hold that in place. One thing that the subdivision will do, I mean, people have alluded to drainage problems in the past. There have been drainage issues off of this slope, especially in Spanish Bay. They have as part of their storm drain plan in Spanish Bay, some more or less ditches around the periphery that are to take the drainage, and they have to be maintained. If they are not maintained they overflow and there has been runoff off of the slope. Doing the subdivision will improve that situation because there will be storm drain put in, there will be streets to collect the runoff and channel it into the storm drain system. Will it solve all the problems? Probably not, but it will be better than it is now. Anyway, that's kind of an overview of the subdivision. Some of the people that have been emailing the Council and emailing me, they want to know, you know, when they are going to start. I really don't know. The developer may have a better handle on it, but let me just explain what has to happen before the construction. Once the preliminary plan is done, they have got to design all of the utilities and infrastructure and have that ready to be approved by the public works department and the utility companies, and takes time. Best case, it is probably several months out. Worst case, probably two years. A tentative map approval is good for two years and if they don't file a final map within that time, it lapses. So, sometime, probably between three months and two years, they are going to start construction or let it lapse. As a part of the improvement planning that they do, bring in geotechnical engineers to do soil tests, take samples, they will probably dig test pits to determine what kind of soils they have, what their shear strength is, how that may or may not affect their drainage plan and then they will prepare the grading and drainage plan. All of that is submitted again to public works and utilities for approval before permits are ever issued. People have asked about whether the homes will be two stories, one story; again, I don't know because at this point we are just looking at the lots, the circulation, the layout of the subdivision, and Mesquite Estates design standards that have been approved by their HOA and the City, they are allowed to have one and two-story homes. Will they? I don't know. They could also draft more restrictive covenance and record them with the subdivision to restrict the building height. I know Bella Horizon has done that. So, it could be two-story and maybe they are not going to be, you know, I have no way of knowing at this point. Somebody asked about the construction, you know, when they are allowed to build and hours and so forth, again we are a long ways away from that

point, but basically from May to end of September they can begin at 5:00 a.m. in the morning and work until 9:00 p.m. at night, seven days a week. From October 1 to April 30th, they can't start before 6:00 a.m. and go till 9 o'clock; but that's allowed by code and again a lot of it is weather related, they need to get in early before the heat of the day in the summer months. There is also some special setbacks that we will have to do with these slopes right here. Normally, in this zone, you would have a 17-foot front yard setback required, 20-foot rear yard, but the presence of this 2 to 1 slope, makes it so that the ICC, the International Code Council, would require a special setback from the top of the slope. Basically, what they do is they look at how high that slope is and divide it by 3. So, if it is 18 feet high, divided by 3, means the footings would have to be at least 6 feet from the edge of that slope and it is already a ways away from property line, so again normally the rear yard would be 20 feet, you may 35 feet from the Spanish Bay property line to the top of the bluff already. We are going to have to be at least another 6 feet if it is an 18-foot high slope. Again, just trying to answer some of the questions that have been written in and for the people listening at home, I guess, but basically, we think the subdivision meets the requirements of the code, it is consistent with the master plan for Mesquite Estates and what was approved in their PUD back in 2004 or whenever their initial approval was. It's a better subdivision now then what was originally proposed, less dense, bigger lots and I think it will be an improvement.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Hearing

Minutes:

Heidi Hadley; I am a retired hydro geologist living on the north side of the Spanish Bay subdivision. Our backyard is next to the drainage channel. It collects up on storm flows in the HOA hills behind us. I have two recommendations based on Forsgren's Spanish Bay drainage assessment done in 2013. One, it is important to calculate the new potential storm flow sediment loads moving down gradient, because Forsgren's assessment was done for existing conditions. Two, the second recommendation is to fix the diminished capacity of the drainage channel. Ongoing movement of fine grain sediments accumulate in the channel and are filling in the boulder bed at the end of the drainage. There are other concerns, increased traffic on lvy Lee Crest and lack of safe walking conditions. It may be time to update parts of the transportation impact analysis, TIA. As it is written, I quote, TIA is no longer valid due to changes in standards or community. It is time to get input from the people now living in subdivisions here in Mesquite to update and more accurately capture correct current day conditions. Another concern is the lack of a sidewalk or trail, next to Ivy Lee Crest, north of the Spanish Bay subdivision. This is a growing safety issue. The next two concerns involve the highly erodible community HOA hills. It seems very likely that foot traffic will increase in the hills. How are we to keep this activity in the hills to a minimum? There is also a security issue, people hiking the ridge are only 1-200 feet away from the backyards, along the channel, and can easily see and access most of the backvards as three-quarters don't have fences and are only a step up from the drainage channel. The last concern I have right now is the degradation of the dark sky due to the proposed street lights in Sycamore Glen. The proposed subdivision lights will be close enough to degrade the view of the dark sky constellations seen from our backyard. These concerns are tied to the reasons we bought the house. If built, the proposed the Sycamore Glen subdivision will lower our home value, lessen our privacy and security, cause more erosion and potential flood damage. Sycamore Glen area is better suited to conservation where we create community relationships through participation and conservation projects. Entities such as the nature conservancy are in the business of buying developers land for conservation. Coalitions such as the Virgin River Coalition can get involved. thank you very much.

Minutes:

Bruce Brockbraider: I live in the Cascades. I have more questions than comments, so I will just ask the city engineer if... right behind my house we overlook three collection ponds that run off from the airport. It runs off the west side of the airport, comes down a pipe, and it comes out pretty strong when we have the heavy rains. I wondered if the collection ponds is part of the City's responsibility to maintain after the building starts or is that going to be moved, or exactly what happens in that situation.

Minutes:

Travis Anderson: As part of that, this development that will actually help that situation because you will have a storm drain system instead of just those ponds that nobody is maintaining, so much like Richard was talking about, a lot of this development is actually going to help those storm drain situations, the improvements on the roadways will help sidewalks get up there. So, a lot of those concerns actually are helped by these subdivisions going in.

Minutes:

Bruce Brockbraider: And then the slope off of Midway Drive down to the property, it is pretty steep, will that be maintained by, it is eroding too, so will that be maintained by the company that's building the homes or is that a City responsibility?

Minutes:

Travis Anderson: I'm sorry, Midway Dr?

Minutes;

Bruce Brockbraider: Ok you are up there on Midway Drive and the slope down to the property we are talking about, where the pipe runs off from the airport, or Kitty Hawk, I'm sorry.

Minutes:

Travis Anderson: Ok I'm sorry I was trying to figure out where Midway. So, no, the slope would be part, that's part of that ownership of the developer.

Minutes;

Bruce Brockbraider: So, they own all the way up to the guardrail?

Minutes:

Travis Anderson: Yeah. Well, I take that back, I don't believe they own all the way up to the guard rail, I believe that they own just a portion in the slope, but the majority of that is on their property, correct.

Bruce Brockbraider: I would just ask to consider the water issue that council member Ramaker mentioned, where you guys are about to approve 200 homes in that area, the water issues and traffic. If you're comfortable with it, I am sure it is going to get approved. Thank you.

Minutes:

eComment; Concerned citizen My question for the developer is the plan for the retaining wall that will be necessary to prevent further erosion onto the houses below the bluff. The property line for many homes extends nearly to the top of the bluff; consequently, this wall will need to be constructed on homeowner's property. What is your plan to handle with this? What is your plan to restore the homeowners' land below the bluff that any construction will further degrade?

Minutes;

eComment; Concerned citizen two: (PLEASE NOTE: There is no mention of a 3-min limit to read Until a disclaimer exists, please read all eComments in full out loud during meetings.) We respectfully oppose the Sycamore Glen(n) Tentative Map No. TM-22-003 being approved until the questions and comments outlined are addressed. Thank you in advance for your consideration of the items below and for reading this aloud in its entirety at the April 5, 2022 and April 12, 2022 meeting. We know there are talented, mindful people at the helm as we took much consideration in casting our votes for several of you. These are not merely eComments and are questions we are requesting be addressed by the City of Mesquite, in coordination with the applicant, Timothy Usher, and the engineers at Brown Consulting Engineers. Please take the week to find out these answers and address them during the April 12, 2022 meeting. We received a notice in the mail last Wednesday, March 30, 2022 re a public hearing scheduled for Tuesday, April 12. The "Subject Site" clearly pointed to Montrose Crest and did not align with the red outlined area which caused some confusion. Additionally, there was not any mention of this same TM being discussed on Tuesday, April 5 in that notice. All residents who received this notice should have been notified of both meetings. We were told in our notice to contact the City of Mesquite with any questions. While we very much appreciate some information being provided by the city, we do feel their redirecting our questions and concerns to the engineers is not an appropriate solution and the engineers are not in a position to answer all questions. We feel it's important the City of Mesquite, where we reside and pay taxes, should address these. The City of Mesquite has the relationship with the engineers and the engineers, presumably, have an interest in working with the City to resolve any concerns and adequately answer any questions. The ultimate goal is to be proactive, not reactive. We are requesting our names be excluded from the record and trust we will not be targeted for bringing these valid concerns to the forefront. Perhaps there are things both sides have not yet considered; transparency is paramount in ensuring a sense of community prevails. Corrections & Additions to Tentative Map TM-22-003: 1. Subdivision Name - The name references both Sycamore "Glen" and Sycamore "Glenn". Seems like this should be consistent throughout all documentation so any related signage is accurate when the time comes. 2. Vicinity Map - Referenced on the document as "VICININTY MAP", is not accurate. After much research, this appears to reference another proposed TM known as The Laurels (TM-22-002) and possibly one other area west of The Laurels. 3. Adjacent Subdivision Names - Spanish Bay, the primary adjacent subdivision to the west and south is missing entirely, even as an honorable mention. Page 1 of 2 of the TM-22-003 inaccurately references, "THE TUSCANS SUBDIVISION" next to Lot Nos. 17 and 18. The only adjacent subdivision to those lots is Spanish Bay. 4. Building Set Backs per Zone - Additional clarification should be made to indicate where the homes can actually be built from the edge of the bluff for Lot Nos. 12 through 31, whose property lines include a proposed retaining wall. The current specs are too simplified and do not account for the complexity of the bluff. 5. Retaining

Wall - Clarification should be made to identify which parts of the existing bluff will be preserved and which will be replaced with a retaining wall. The current bluff gives the illusion of a mountain range; a retaining wall will be an unsightly replacement. Ironically, "Bluff" is part of the street name directly below so losing it to a retaining wall is not anything we imagined would happen, and aren't thrilled about, as we enjoy the beauty and privacy in its current, natural state. Seems like someone found the bluff interesting and appealing enough to literally name the street after it. Perhaps an effort should be made to keep the topography in its natural state while ensuring stability for new homes. 6. # of Stories by Lot - Clarification should be made as to how many stories will be allowed for Lots 12 through 34 on top of the bluff. Having a 2-story home could potentially negatively impact bluff stability, privacy concerns and resale values of neighboring Spanish Bay properties. Additional Questions and Concerns: 1. Structural Integrity of the Bluff -What will be done to ensure even a retaining wall, with homes built on top of the bluff, will not result in a landslide that demolishes land and/or homes in Spanish Bay, directly under the bluff? Who will be responsible for checking and maintaining the stability of the retaining wall? How often will these imperative safety checks occur? What assurances will be made to the Spanish Bay homeowners re the structural integrity of the bluff and any retaining wall? 2. Sewage - What will be done to ensure any sewage leaks will not come down the bluff into Spanish Bay? 3. Property Line - How will the existing property line, and integrity, for Spanish Bay homeowners be secured for those on Pebble Creek Bluff whose walls are at the bottom of the steep grade but whose property lines are at the top of the rocks below the bluff? 4. Trash - What steps will be taken to ensure both construction trash / debris and trash from new homeowners doesn't come down the bluff and, in any event, is quickly cleaned up? We want to avoid having any trash accumulate behind our existing wall, on the rocks leading up to our property line and also in the run-off area between the top of our rock property line and the bottom of the bluff. o The run-off area serves an important role and we want to ensure trash doesn't adversely affect any drainage, even if it's in the ditch area and not immediately viewable from Pebble Creek Bluff properties. o Will unsightly, temporary orange netting be added along the entire top of the bluff or can a more permanent solution of a block wall be added on top of the retaining wall to deter trash / debris from going down the bluff? Please be proactive, not reactive. 5. Proposed Start Date? 6. Proposed Completion Date? 7. Noise - Which days of the week and times of day will construction be allowed? 8. Number of Phases - If multiple, a map clearly highlighting the phases with identifying Lots is hereby requested. 9. Resources - What will be done to timely secure building supplies/materials and labor? Both are in high demand and short supply. It took over a decade to finish Spanish Bay and that was pre-pandemic. Spanish Bay is similar in size with 103 Lots vs. the 89 proposed Lots for Sycamore Glen(n). 10. Home Builder(s) / Developer Names? 11. HOA - Who will be managing this and how will concerns from neighboring communities be addressed, even if part of a different HOA? 12. Price Point / Range for Lots and Homes? 13. Privacy - This is one of the key selling points for Pebble Creek Bluff homes. We'd like to ensure any setbacks take that into account so our property value does not decline. 14. View - Will the homes be set back far enough so we do not see homes on the bluff, as we currently do not? The current view was another main reason for the purchase of our home. We understand these things can change but hope proper setbacks could be considered to ensure some semblance of retaining privacy and keeping view of other homes and yard structures (e.g., playsets, pergolas, basketball hoops, etc.) out of sight. 15. Pests & Rodents - What will be done to mitigate having an exodus by these creatures that will be displaced and likely head toward Spanish Bay homes down the bluff? 16. Coyotes - Have had a real presence up on the bluff. We're concerned they will then be in Spanish Bay backyards because their territory will be overtaken and any of their prey will no longer have their natural predator to keep numbers down. 17. Congestion - With multiple new developments, in the same general area surrounding Spanish Bay, how will congestion be remedied? Has anyone thought about widening the roads

vs. building homes on both sides of an already narrow road (Ivy Lee Crest)? 18. Medical Resources & Emergency Responders - What plans are there to add to these critical services as they already seem to be stretched thin? We noticed on page 441 of the 04/05/2022 Meeting Agenda & Packet, under Fire & Rescue Department it says, "No comments". We're concerned how multiple new developments in the same area will affect resources, accessibility, as well as the morale and alertness of first responders who are overworked. No mention is made for police input. Do they have any input on the potential strain on their department as well as the overall safety within the community? 19. Veterinary Services - Are any recruitment efforts being made to get additional veterinarians to account for the influx of people? 20. Schools - Can our schools handle the influx of families with all of these new developments? 21. Additional Services & Amenities - What plans are there to add services in the City of Mesquite to accommodate even more people in a city that currently struggles with supplying HVAC, electrical, plumbing, handyman services, etc. in a reasonable window? The typical wait time can be weeks to months, depending on the service needed. More people = more needs and strain on existing services, o The same is true for restaurants, employment opportunities, recreation, etc. What are we doing to recruit skilled labor, new restaurants and businesses, recreation, etc.? o Traffic in the gorge will continue to increase as homes are added in Mesquite but services are needed / relied upon in St. George. 22. Skydivers - Will they be adversely affected by this development, both during construction and afterwards? This is one of the great attractions to our beautiful city and we hope it continues to thrive. Thank you again. Your time is very much appreciated.

Minutes;

eComment; Heidi Hadley: I have typed up 2 pages of concerns ranging from downgradient erosion potential of the proposed Sycamore Glen subdivision (reference 2013 Forsgren Spanish Bay Subdivision Drainage Assessment), already increased unsafe traffic flow on Ivy Lee Crest, non-existent walking path (sidewalk or trail) on Ivy Lee Crest above the Spanish Bay subdivision, likely increased use of the highly erodible HOA hills between the 2 subdivisions, and night-time light pollution due to new proposed street lights for Sycamore Glenn's interior street. I will hand out my typed comments at the meeting as I don't see where to upload the document here. I am a retired hydrogeologist and I have worked on erosion control for 5 decades. I would like to speak and I would like the 2 pages of my comments included in the record for this proposed subdivision (my handout at meeting). Thank you, Heidi Hadley, PhD

Minutes:

Mayor Litman closed Public Hearing and asked Council if they had any questions or comments.

Minutes;

Council member Wursten: I do think that there are some things that need to be answered here. Do we feel really comfortable with the erosion on that and that we are going to be okay all the way along? That something that seems to be coming up quite a bit....

Minutes;

Travis Anderson: I have gone out there myself, not since this tentative map has been, but last year, I had some residents go and take a look and I looked at it, it is experiencing normal erosion for a slope of that size. One of the good things that I really do believe that as we have development up there, it will help to direct, because the drainage on a typical lot drains from the back of the lot to the street, so that will help to pull any of that water away from the slope to the roadway, at which time, now there are aspects of this that we will be working with Brown, consulting on their engineer as that comes into the development stage of this for the storm drain

system making sure that we are not impacting the downstream property owner, where this is draining to. So, there are some aspects and again I think everyone is aware that, you know, this is the tentative map. It is showing the overall concept of the subdivision, the number of lots and things like that, but, yeah, there is definitely some design concepts that we need to dive in to as the engineers are working on these plans and we will work them on that, but I do feel that this will help that area, because it will take any of that water that is going towards the slope, drain it from the back of the lot to the front, towards the roadway and away from that, and that's how we're looking at that.

Minutes;

Council member Wursten: This is tentative; we still have two weeks to, if there is some issues and some things that you would like to bring forward, this is tentative, we still have two weeks. This is it? We are just, oh, we are.

Minutes;

Travis Anderson: This is the actual, when you would approve it.

Council member Wursten moved to Approve Tentative Map Case No. TM-22-003 (Sycamore Glenn at Mesquite Estates) to approve an 89 lot Single Family subdivision located at 110 Paradise Parkway, in the Mesquite Estates Planned Unit Development. Council Member Gault seconded the motion.

Passed For: 3; Against: 2; Abstain: 0; Absent: 0

- 7.4 Discussion regarding the driving range property located at Wolf Creek Golf Course whether to Lease or Sell.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Martine Green: The city of mesquite owns a lot of land throughout the area. This particular item addresses the lease that we have with Wolf Creek Golf Course. It is comprised of three parcels, about 13 acres, the driving range and hole number 10, and the current lease titled Third Amendment to Real Estate Ground Lease was approved and signed September 25, 2007. This Third Amendment granted an additional 42 years to establish a new expiration date of April 1, 2049. This lease also made an adjustment to the annual rent showing a 10% increase in rent every five years. So, this particular agenda item is to discuss three options. So, our current lease, we can actually do nothing. We can just wait it out till 2049. The second thing that we could do with that is go ahead and do the fourth amendment, which was presented by the attorney for Wolf Creek and it is attached, and that would take it out to 2099, and that would also change some of the lease terms as far as the rent that we are collecting, and then the third thing that we could do is just sell them the parcel, and I don't know, Travis if you want to make any comments, but he typed up a very nice two-page memo with recommendations from the staff.

Travis Anderson: I hope, I sent out a letter to Mayor and Council expressing some questions and concerns regarding the lease. One of the things that as the public works director, I am over operations of the airport. One of the things that really stands out to me and I wrote it in the letter was that the existing lease doesn't expire for another 27 years. As the City of Mesquite is growing, so are some of the needs of the airport and I just feel that there is really no action required. We can continue to look at this and come back with this in 10 years, 15 years, and take a look at it and we are still not changing anything with the current lease. That would give us the ability to, I mean, we don't, none of us have a crystal ball, so we don't have an idea to see if we as a City will need that property for operations of the airport. I just feel that it is kind of shortsighted to hurry and jump the gun and extend this lease, when there is no harm of waiting a little bit longer to see what our needs of the airport are going to be. Again, I don't know if we will need that, but there is 27 more years on this lease for that. One of the things that, as you have read that, if it is in the nature of the Council to extend the lease, there are some things that I would request that we would look at with the fourth amendment. We are constantly with the airport, and I listed them in there, golf balls that are actually hitting the airport. We have had some documented cases or aircraft being hit. So, there would need to be some stronger language on better netting, things of that nature to help protect our asset. And so, there is that aspect and then also in the fourth amendment it talks about tying that to the CPI, which I agree is a good aspect, but currently right now, with the least agreement, it is a 10% increase every five years. So, I went back and I was looking at the CPI since this was started in 2007 and every five years, and that came out that the CPI, the ratio only increased 6.02%, 4.96%, and 7.33%. So, I would also advise if we do extend that, that we would make that to where we are at least making what we are now as an increase of 10%, and then if the CPI is greater it would go up with the CPI. But it is my recommendation that we do the no option right now to wait just a little bit longer and see what our options are with the airport. I think in there I said in summary it would be my recommendation to not grant the lease extension at this time as it does not expire for another 27 years. There appears to be no immediate harm to either entity to follow the current lease agreement and possibly reevaluate in 10 or 15 years. So, that's my recommendation and I am happy to answer any concerns, questions.

Minutes:

Council member Wursten: I guess that at this point I would say we are 27 years away from this lease expiring and you've brought up an awful lot of concerns in this note that you've brought up and there is a lot of things that we need to consider. I feel like if we were to increase this or sell it right now, that's definitely not in the best interest of the City. I really think that we need to hang onto this for a while until we get some of these things answered. We have got plenty of time, it is not like this is going away quickly. So, I would suggest that we just hang onto this and keep the lease as it is for now and if we find some reasons to change that, that's great, but right now we just need to keep it as it is.

Minutes:

Council member Dutkowski: Travis, what would we be expanding on the airport, in the space that they are currently leasing. What would you use that space for?

Minutes:

Travis Anderson; We are constantly getting calls now for additional hangar space. So, one of the things that it would require grading activities, but we have material on the north side of the

airport, that's one of the biggest things that I am seeing, because we are set with the amount of land that we have for the airport and we constantly, I am probably getting at least two calls, well a call every week, so, regarding they want to lease more hangars from the City and we actually have no land for them to build hangars. So, currently what we have the operation at the airport is we do a ground lease and they build the hangars and then we take that lease money and that's what helps operate and maintain our airport. So, what we would do and this is where I am saying it could happen or it may not, but by us extending that lease it completely takes that ability for me to expand the hangar area for the airport.

Minutes:

Council member Dutkowski: It just doesn't seem to me that the area that is, you know, like it would need a lot of moving dirt in order to make it appropriate and so that it would be useful, that it just does not seem to be desirable for hangars.

Minutes:

Travis Anderson: So, keep in mind that that area, so I would actually move the material that is north of where Mercy Air is situated. So, I could remove the material there, create more hangar space, and put it down onto that driving range area to create two locations that I could now put hangars on. So, it would be, otherwise, right now I would be removing the material north of Mercy Air and have to dispose that somewhere else off site, so that would make great use of that area. Now, again, that would be, I am just saying that that is an option that I would definitely like to keep open because we do see, like I said, I am getting calls all the time for more hangar space and want that. So, all I am saying is that I am not against leasing this to Wolf Creek if after a few years it appears that, hey, it is not going to pencil out, it is not going to do anything. I just feel that it is rather shortsighted if we signed an extension right now, when we still have 27 years for this current lease to expire. And there wasn't really any direction on... why the urgency right now? I just, you know, as I am looking out for the best interest of the City and we have an operating facility right next to this, I don't know why we would want to tie our hands at this particular point, when we still have more than adequate time to evaluate what the needs of the airport could be.

Minutes;

Council member Dutkowski: I read the interest the part of your explanation about the amount of golf balls on the property. I did call the general manager of Wolf Creek and they are on it. They said they have ordered the fencing that will correct that.

Minutes:

Travis Anderson: Right. We started working with them last summer and I think Trent, he is doing a great a job and they ordered some fencing, unfortunately, it was too small, and so they're working on that in getting that and we even offered to provide our Boom truck to help put up the net, because we want that. I know our staff went and actually mended the existing fencing, we re-stitched that along the driving range. So, along hole 10, there is no netting up there right now because they are working on buying that. One of the things that we are seeing, if golf balls are getting hit over from golf hole number 10, over the hangars, we are going to need to make that net even higher and that's where I am saying if you so choose to do that, we are going to need to really evaluate that and look because either they are trying to that or, I don't know. Not Wolf Creek itself, but golfers are either trying to hit the hangars or something because when I had a report in March and then in January of them hitting into oncoming aircraft,

that could be a real insurance nightmare for the City of Mesquite if we didn't provide enough netting between there. So, that's, yeah....

Minutes:

Council member Dutkowski: It looks like they need to be given the opportunity to fix it.

Minutes:

Travis Anderson: Absolutely and they are, and we are working with them and working with them to actually place that, and I am not casting any blame on, you know, necessarily on Wolf Creek, I am just saying that these are the concerns that we currently have and we are working through that with them, but those are some of the things that I just wanted to make all the Council aware, as you are making this decision, whether to lease or not to lease, of all the issues that I see every day.

Minutes:

Council member Ramaker: I have a couple of questions, and I don't have a problem with waiting a while and re-discussing because I think there is plenty of information or questions _____ in here, but I have a couple of questions like, why can't you put the hangars on the north where you already have it, why would you move that dirt and allow a hangar to be built on a golf course, in the middle of those homes, and that would kill that golf course because they would not have that driving range? And they have been there and they have been in good business, economic, for the City for years.

Minutes:

Travis Anderson: They have. All I am saying is that as we evaluate the needs of the City, and that's what I am looking at, is just for, as I am over the airport, leaving all the options open. So, I am not saying that I want to do that right now. I am just saying that that could be something to help the airport to expand because we are left with or our property line is finite. So, all I am saying on that aspect is there is the potential for me to do that to increase. Whether that happens or not, I honestly don't know. All I am bringing up is the point that that actually could happen and that would be if the Council so chooses it. So, I am not saying that I absolutely want to do that, I am just leaving the options open and that's basically my point that by us waiting and evaluating that for the future, I have no problem of leasing that property to Wolf Creek if it is in the best interest of the City. I am just letting you know that right now, with still that much time on the lease, I just felt like we were tying our options and giving up something that we didn't need to at this particular time.

Minutes:

Council member Boger: Do you, how many hangars would have to be built in order for us to recoup the cost of moving all that dirt and grading, we are in a tough spot as far, I mean, it is very expensive to move dirt and grade right now, and I don't see that ever actually getting cheaper. That's one of the questions I had for you.

Minutes:

Travis Anderson: That is a good question, one I don't have the answer because I don't the amount of quantity for the material that I would need to build that up. You are correct that it is not an easy thing to do, but I did see that as if I grade that material to the north to help create more space for hangars that would be an ideal location on the south for me to place that material, because if I grade the material on the north side, I am still going to have to take that

somewhere and so it makes for a good location and a short haul, which actually decreases my cost, because then I don't have to haul it even farther away than on site, and again, please don't misunderstand that I am saying that I have plans to do this right now, absolutely not. This is something that I am just letting you know that the option would be there, if we so choose it. The golf course, if we keep the current lease then, I mean, 27 years, and it may be coming back in 15 and I have no problem of saying, hey, there was no harm, no foul, by waiting, I just didn't see the immediate need of us to all of a sudden crank this up another 50 years to 2099 and then we have zero say, especially when we have an operating facility right next to this. If nothing happens, then that's great, you know, Wolf Creek is able to continue on and we extend the lease after that 10 or 15, when the expiration date gets a little closer, but I really was just having a hard time of trying to think of why we would lease this for another 50, when we still had that much time and take away any options. That was one of the things, that it really hamstrings us as directors on those, where we have adequate time for the lease and to just automatically say, well, you're going to be set with this, and when we have so much time, I really did struggle with that.

Minutes;

Council member Boger: I understand where you are coming from. I just want to say and we should be consistent as far as the deals and selling property and things we have been doing for other businesses, I mean, we've consistently helped with businesses that want to come to town and we have done what we can to retain businesses like giving a pretty good discount to Danielle's Chocolate to relocate, so they didn't leave town and take their workforce with them. and this to me is not different than that. I don't know why you weren't involved with discussion or negotiation with Wolf Creek on this, I think you should be, I think we should, anything that happens with this you should feel good about and it should have your support. With that letter you sent out to the Council talks about the golf balls and things like that and netting and what not and I think a new contract or a contract extension or even selling it you could have that as part of the negotiation. There was one thing in that letter that you know that I didn't like because I don't think it has anything to do with the property. I don't think that holding the water issue over the head of an existing business as leverage is good government and especially it has nothing to do with land lease or land sale, but going forward I would love for you to be involved with anything that we are doing as far as development agreement, selling the land or extending the lease.

Minutes;

Travis Anderson: One thing, I do differ just a little bit on what you said as far as with the land sales. The biggest thing that is different between the lease, you know, the current leases that we've got or the land sales is that out in the MTCC for instance, the Danielle's Chocolates, we do not have any City facility that is adjacent to that that is actually operating at this current time, like what we have with the airport. So, by us leasing any land to them or selling any land to them, it has zero impact to current operating facilities that the City actually maintain. So, that is the biggest difference that I see between this particular lease and any that we have done in the recent past. So, we can definitely disagree on that and I have no problem and I will be fine whatever the Council chooses to do. I just wanted to make sure that you knew from the director's perspective on, as I manage the airport and operate it, these are my concerns and this is what I was looking at and so those were my recommendation.

Council member Gault: I have zero interest in extending this lease. I do have an interest in correcting the golf ball situation. And I would like to see some serious discussion about actually expanding the airport and I know if we go north east, we not only go into Arizona, we have got a little hill to move, but the airport could be a much more significant economic driving force than it is now, and it seems to me the only way we can really make it grow is to go that way, as difficult as that might be, but that would be my vote for the long term, is try to move in that direction.

Minutes:

Travis Anderson: Right. But like we said, it might be one of those things that 10 or 15 years down the road, I know that there was major discussion about moving the airport back in the day and then St. George got theirs and a lot of that died down. So, that's why I am saying just, who knows what the future may bring and with that lease not expiring for another 27 years, I saw zero harm of just keeping with the current lease and then as it got further down the road we can have these harder discussions on, does it make sense, how much money would it cost? And believe me, I would have zero problem if when we get closer to that point and it doesn't pencil out, man, I'm all there, because I also have a fiscal responsibility to the City as well to look at those things and I do agree with council member Boger that I don't want to see Wolf Creek leave, I think that they do have a valuable asset or they are a valuable asset for the City of Mesquite. I just felt that with the timing of this we can wait a little bit and then make those hard decisions down the road and there is zero harm to either party. So, that was where I am at.

Minutes:

Council member Wursten; I first want to say, I don't ever want to see that property go anywhere but to Wolf Creek. It is a property that we need in town, it is something that I think is very, very important, like you're saying, and I guess to me I am just kind of scratching my head as to why we would do something when we already have a 27-year lease. I would always vote to keep this property with Wolf Creek. I mean, I definitely want to see them have that and I don't want anybody to misconstrue what I am thinking here, but I mean, that's a huge lease and I disagree with Mr. Boger too on the water issue and I guess I am way too close to it now as probably you are as well, Travis, and I think that's something that seriously needs to be worked out, we need to be finished with that too before we do anything with the lease, so, yes, I don't ever want to see this property go away from Wolf Creek. Never. I want them to have it, but this is a long lease and there is a lot of things in there we need to consider.

Minutes:

Mayor Litman opened this item to Public Comment.

Minutes:

Adam Leverenz: I hoped to not speak on this but I cannot tell where the vote is going. I commend Travis Anderson for such a well written, insightful and fact-based memo and I hope my siding with Mr. Wursten and Anderson doesn't make you vote against it, but we have 27 years on the current lease, maybe wait 10 years and see if the golf ball hitting the plane issue is resolved. To extend a lease out to 77 years, I've looked around this room, I hope this doesn't shock anybody, but I think we will all be dead. We don't know what growth is coming to Mesquite in the next 77 years and to use Mr. Anderson's word, shortsighted, yes, the golf course is a wonderful asset, also an FAA approved airport is a wonderful asset, and to at this time go to a 77-year lease, again shortsighted. Thank you.

Don Polednak: Thank you and this has been a very helpful discussion, I appreciate it, and your points are well taken, but I do think that focusing on what Wolf Creek is to the community, I mean they are a valuable community asset, I think we all acknowledge that. They have been a community partner for 22 years, and they want to commit even further and will do that right here. One of the things we haven't really focused on was the direct sale aspect of what is being discussed here. We talked about the fourth amendment to lease, but we have not talked about what a direct sale would be and I have heard it said over and over and I have heard it from many people out here, what is in the best interest of the City. Right now, land values at historic heights, to the point that it serves both purposes, right, it serves the City's purpose of maximizing the value of one of its assets and it serves Wolf Creek's purpose of having a long term commitment, owning that property, to continue to be the economic engine that it has been. So, I don't see that this would not, the sale version of this would be in the best interest of the City. Likewise, extending this lease we are, I think without doubt, a very good community partner here. So, that's why it was originally proposed and we have been back and forth, I have spoken with Mr. Pack many times, just to address some of the concerns that were raised. The golf ball issue, I believe, Travis, is it, knows full well that we are actively engaged and committed to solving this issue. This isn't something that's a back burner, we are going to solve the issue. We are working on it now. There have been supply chain delays, there have been delays in getting certain products, but this is going to happen. The issue about hitting a plane, we hadn't heard that before Travis' letter. I see it as separate as well. Any rights that the City has to stop Wolf Creek from hitting golf balls into the airport, they have regardless of whether this lease is extended and whether or not we own the property, you will always have those rights, just like the lady whose car was hit. She has rights against the person who drove the golf ball into her car. That doesn't go away. That doesn't change with an extension of the lease or sale of the property. I will skip over the affluent agreement here for just a second to speak to the CPI issue. Again, if there is sale of the property, we are not concerned about where the CPI bump would come, but we are happy to work on that, whether it is the current lease is 10% over five years, it is 2%, CPI is way above that now; and the last point on the affluent agreement, it really has no place here. It is a separate contract which Wolf Creek will always honor whether it owns the property, whether the lease gets extended or whether it stays the same. We will honor all of our commitments, we intend to do that, so thank you for your time, I appreciate it.

Minutes:

Cathy Schiring; I just want to bring up the point that I am relating to another meeting that I was at. We were talking about whether or not to sell or lease the church just a couple of weeks ago and there seemed to be more or a response from the Council that it should be sold because it would bring money into the City quickly, and I thought that this is comparable to that, if we sold the land to Wolf Creek, I mean, is it being considered at all, what kind of income that would bring to the City on an immediate basis. I am curious as to and I am not familiar with the lease per se, so I didn't know if the lease could be stopped, that's not the right verbiage, they have a lease for 27 years, can we in anyway stop that lease before the 27 years. I was wondering what Wolf Creek's, why they were looking to make this change to the lease at this time. Were they concerned about their future lease? I also want to say as a golfer, little bit biased here, I think that Wolf Creek is a really valuable golf course to this community and I would hate to see something come to the detriment of them when they have contributed to the City so much, with the presence of this beautiful world renown golf course that people come to internationally. I don't know if anybody can answer that question as far as the change in the lease.

Mayor Litman: No ma'am, a lease is a lease. I am sure that they could be broken but then the legal consequences would be severe I would imagine, especially in a lease that's got 27 years to go.

Minutes:

Cathy Schiring: If we sold the property to Wolf Creek, wouldn't that then eliminate the City's liability for the golf balls hitting the airport, wouldn't that liability then go to Wolf Creek? So, I thought that might be a consideration as well. That's it, thank you.

Council member Wursten moved to continue with the lease as it is currently regarding the driving range property located at Wolf Creek Golf Course. Council Member Gault seconded the motion.

Passed For: 3; Against: 1; Abstain: 1; Absent: 0

- 7.5 Discussion regarding the possibility of a semi-annual gross sales fees for all retail liquor in the amount of 3%.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes;

Mayor Litman this is not a sin tax, it has oftentimes been in communities where they tax cigarettes, tobacco and everything else with the intent to reduce the consumption and so forth of the product. I did a lot of research on this some years ago and majority of the money spent in the City of Mesquite on alcohol sales come from out of state, you have Utah, you have other states stopping, and this is a proven fact. This item was brought up about six to seven years ago that I brought up, it would have at this time produced well in excess of a million and a half dollars in revenue for the City of Mesquite and I would like to bring it up again. We have very limited sources in the City of Mesquite to bring in additional funds. I don't believe this would affect the residents of Mesquite to any great degree and if you take the mathematics of it, if you spend 1000 dollars at the liquor store it would cost you an additional 30 dollars. This does not cause any price increases for alcohol whatsoever on the part of the owner of the store. It is a pass through fee that they collect exactly the same way as we would be collecting the 3% on the marijuana money, it comes directly to the City, it doesn't go up to the state for redistribution or anything else. So, it is a City driven fee, and by the way it has nothing to do with liquor sales in the casinos or anywhere else. So, it is not a drink fee or anything of that nature. It is strictly bottle sales within the City of Mesquite, and with that I'd open it up to Council for some discussion, if they would like to discuss the item tonight.

Minutes:

Council member Wursten: I guess I am asking exactly what we are doing, are we just saying that we want to open this up for discussion, there wasn't a lot of backup, I mean, I think this is

just a discussion. I would like to know how we are going to administer this, does it include beer, does it include, you know, like that would affect the casinos...

Minutes;

Mayor Litman: All sales.

Minutes;

Council member Wursten: That would affect the casinos and others as well.

Minutes;

Mayor Litman: No, this is sales in liquor stores, they go by drink sales. Technically, if you open a bottle, it is no longer sold in the same fashion. On other words it is not per drink, it has nothing to do with that whatsoever.

Minutes;

Council member Wursten: I guess the question I'm asking then in that case is when we sell a can of beer out of the golf course? No. Yeah, I would like to see exactly how this looks. I am definitely open to looking at where this is heading and I would like to see how it is administered and what's administered with. So, I guess that's where we're going.

Minutes;

Mayor Litman: This would be semiannually. As you recall when we started the marijuana, that was monthly and then due to the large sums of money it was transformed into I think bimonthly or quarterly.

Minutes:

Council member Wursten: I guess that's just kind of what I wanted to know is what determines, is it just the stores.

Minutes:

Mayor Litman: Basically, it would be on the consumer that went to Smith's, Lee's, the Truck Stop, Maverick, Walmart, and I don't know if they sell alcohol whatsoever in the convenience stores because I don't go to convenience stores.

Minutes:

Council member Wursten: Most convenience stores do. That's what I was wondering.

Minutes:

Mayor Litman: And they would be selling beer or wine, but it would be the same thing.

Minutes:

Council member Wursten: That's all I was wondering, because we sell it in six packs, I just wanted to see where.

Minutes;

Mayor Litman: No, you aren't a retail business even if it is sold.

Council member Gault: Is the possible action this evening to agree to move ahead and put some and flesh this out?

Minutes:

Mayor Litman: to finalize details, of course.

Minutes:

Council member Ramaker: Is there a particular fund we are going to put this money into? I think if we do this, they should be directed to one of these funds that we are so short on, like maybe if the money would go into public safety or something of that nature, if we did this is what I'd prefer to see happen, you know, we've got this new source of income, but we have all these different things we are so short on and I would like to see it become a particular line item.

Minutes:

Nikki Thorn: It would go into the general fund and you could restrict it for a specific purpose, although I would recommend that you do not. I would recommend that you just put in the general fund, unless of course if the funding on this decreases then we would also decrease the folks who are having it restricted for them, I mean, it would work both ways. I think you should not restrict it, would be my opinion, but you could.

Minutes;

Mayor Litman: I think we would bring some of that up is I go back a few years and the state was talking about bringing in the Marijuana and then certain sets of taxes and so forth, that it was earmarked for education and for some reason it all ended up in the rainy day fund and it trickled to education in the smallest amounts possible. My preference is that it would be designated as a public safety fee. It has been done that way in other places, but that's not necessarily the case that we would go that direction, but it has been done that way before. We are not setting any new rules out there.

Minutes:

Council member Boger: I really like this idea of expanding our tax base and I like the idea of having it going towards Fire and Police as we could be a little more proactive instead of reactive. So, I guess it is worth discussion, but I am a little hesitant to say that, I mean, there have to be some sort of safeguards for me to consider voting for it when it finally comes through in that the funds that are generated that they end up augmenting public safety and not supplanting public safety. That's something that we would have to figure out how we can avoid that and not getting it lost in the show game, but I still have a hard time increasing taxes and fees on small business and consumers. I really don't think that the problem is that we're not taxed too little, I think that we just spend too much, but this might be a good way of helping that issue.

Minutes;

Bryan Pack: One of the things that would have to happen if we move forward with this, is there would be an opportunity for impacted businesses to present any impact that they think they are going to experience and we would have to review that and take some steps to make sure we are being narrowly tailoring it to the extent possible. So, it would invite some comment from the public and from businesses that are impacted.

Mayor Litman: Definitely would. I am sure that we will hear from the retail merchants association, they were here six years ago, to voice opinion at it also.

Minutes:

Martine Green: Our resources of revenue are very restricted as a city, as a municipality, we have not raised property taxes since 2005, 27 years, because I am sure every new council that comes forth, it is not a fun issue to discuss, but we need to find some ways to somehow increase our revenue even if it is something, you know, this small, but I mean, I think it would help.

Minutes:

Mayor Litman: To counter Mr. Boger. Of all the possible fees I could think of, this is probably the least impact on the residents of Mesquite. Property tax hits everybody, every single homeowner in the City. These fees potentially hit a majority of people that live in another state and come down here with the specific purposes of buying alcohol at a much lower rate than they get in their own state and that's why the parking lots are full down here, and they buy and they home and that's fine, but we don't receive anything out of that whatsoever and I think that we should, but again that's just my opinion. We certainly don't need a motion on the item tonight, but it is just discussion. We can make a motion to move it forward for further discussion, which I think would be a very good idea.

Minutes:

Council member Gault: I guess I would like to direct staff to put together some information, we could look at in more detail and come to some conclusion about where it should go and so on.

Minutes:

Sheila Gustavson: It's not that I object really to the 3% business and I love the fact that you are saying public safety, that's awesome, but why are you picking on liquor drinkers?

Minutes;

Mayor Litman; I saw the wink.

Minutes:

Sheila Gustavson: I just think that if we're going to try and get a tax, let's make it more across the board and not just pick on certain groups, because that's what you're doing.

Minutes:

Mayor Litman: But that leaves us with property tax increase, because we don't have the option. This is an interesting state and we are not a home ruled city unfortunately, where if we want to do something, we can't raise the sales tax, Clark County could and they did. Numerous cities they said they want a project done, so they raised their city sales tax. This cannot be done within this state.

Minutes:

Sheila Gustavson: Within this state?

Mayor Litman: Correct. Am I correct?

Minutes;

Bryan Pack: That is my understanding.

Minutes;

Mayor Litman; It's my understanding too.

Minutes:

Sheila Gustavson: Really!?

Minutes;

Mayor Litman: Seriously.

Minutes:

Sheila Gustavson: I was totally unaware of that, because where I came from we have that.

Minutes:

Mayor Litman: This state is very interesting in many aspects. When I lived in California, there were sales tax differentials all over the place. You went from community to community, you couldn't figure out what was the sales tax. Here it is right down the line and it gives us the option again of property tax and property tax is an onerous tax and I know we have to raise it, and we are really the lowest in the county, I understand, but that is an exceptionally unpopular tax, and yet we don't pay a lot of property tax in Nevada. When you compare ourselves to numerous other states, we are way down on the list.

Minutes:

Sheila Gustavson: It's just that we are getting taxed left and right and left and right.

Minutes;

Mayor Litman; Believe me I understand. It is like fuel tax; we couldn't increase fuel tax in Mesquite. Because we are Mesquite people come in, you know, all that money goes one place and it doesn't stay with us.

Minutes:

Sheila Gustavson: Well the President had talked about taking away the federal tax. In this state, we would still have to pay it.

Minutes:

Mayor Litman; So, you see we are kind of caught in an odd situation. We need to raise funds...

Minutes:

Sheila Gustavson: I know but I had to speak up for myself.

Mayor Litman: I understand fully, and we do, we raise fees at the athletic fields, because we know that we are less than Utah for athletic fields, so we raise them up, but there is a limit to what you can do in those areas, and here we have got another area where millions, and I'm not exaggerating, millions of dollars are spent by out-of-state residents on alcohol sales, yet we don't benefit one penny from it.

Minutes:

Sheila Gustavson: I understand.

Minutes:

Mayor Litman: We do not benefit from second homes, where many places have a special tax of second homes, we do not. So, we are very limited.

Minutes;

Sheila Gustavson: Thank you for that information on the sales tax because I did not know that, having come from some place where they do.

Minutes:

Mayor Litman: If it was possible and it was up to me, and it isn't up to me whatsoever, I would have an increase in a city sales tax, because that's across the board, that's everybody, but can't do it, unfortunately.

Minutes:

Sheila Gustavson: Okay, I will pay the 3%.

Minutes:

Adam Leverenz: I commend you Mayor on tailoring this to generate revenue from other people, although I know a lot of people in Mesquite that buy alcohol as well and I know a lot of people in Utah, that when they come here to buy liquor they also eat and gamble and stay in a hotel, so at some point you have to be careful about maybe curtailing some of that activity. I think it was last year Utah started selling real beer in their grocery stores and stuff and I have done price comparisons and there is not an extreme difference in price, but there is a lot appeal for people to come here for more life and entertainment and action and stuff. And then my second issue, it sounds like you have done a lot of thinking about this, I kind of don't like the fact that the agenda said no background material, no fiscal impact, no recommendation, and a continuing discussion. You know it sounds like the information is there, so it would have been nice to have some numbers and get some ideas of what we are talking about. Thank you.

Minutes:

Bryan Pack: Mayor, hold on. You have a motion on the table to push this forward on the alcohol tax and then call final comment.

Minutes:

Mayor Litman: We have a second. I believe that motion passed.

Council member Gault moved to continue with the discussion regarding Liquor tax and to have staff gather information to look at in more detail. Council Member Dutkowski seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0	
8) <u>F</u>	Public Comments
8	3.1 Public Comment
Minutes; Mayor Litman opened the meeting to Public Comment. There were no speakers. There were no eComments submitted for this meeting.	
9) <u>A</u>	Adjournment
9	.1 Adjournment
Minutes; Mayor Litman adjourned the meeting at 8:33 PM	

Allan S. Litman, Mayor

Julie Goodsell, Deputy City Clerk



City of Mesquite

Technical Review Meeting
Mesquite City Hall – 2nd Floor
10 E. Mesquite Blvd.

Tuesday, May 3, 2022 – 2:30 PM

Minutes of a scheduled meeting of the City Council held Tuesday, May 3, 2022 at 5:00 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger, Karen Dutkowski, George Gault (arrived 2:32 pm), Sandra Ramaker (via phone) and Brian Wursten. Also in attendance Deputy City Manager Martine Green: City Attorney Bryan Pack: Finance Director Nikki Thorn: Deputy City Clerk Julie Goodsell other city staff and approximately 5 citizens.

Mayor Litman called the meeting to order at 2:30 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

NOTE: There will be no eComments enable for this meeting.

1) Public Comments

1.1 Public Comments

Minutes:

Mayor Litman opened the meeting to Public Comment. There were no speakers.

Minutes:

Mayor Litman: Before we go into the Consent Agenda we have a number of items, some items to be added.

Minutes:

Nikki Thorn: I would like to add a discussion surrounding credit card fees and passing those fees onto the customer for the City Council next week.

Mayor Litman: Council member Gault is not here and I don't know where he is. He has not called in.

Council member Boger moved to add a discussion surrounding credit card being passed to customer. Council member Dutkowski seconded the motion.

Passed For: 3: Against: 0: Abstain: 0: Absent: 2 (Gault, Ramaker)

Minutes:

Julie Goodsell: I would like to add the Proclamation Kids for Parks Day

Minutes:

Mayor Litman: We have an item to add to the Consent Agenda I need a motion. It is Kids to Parks Day. This is an annual Proclamation we have.

Council member Ramaker moved to add Proclamation Kids for Parks Day. Council member Boger seconded the motion.

Passed For: 5: Against: 0: Abstain: 0: Absent: 0 None

Minutes:

Mayor Litman: Any other Items to add for the upcoming meeting?

2) Consent Agenda

- 2.1 Consideration for approval of the May 3, 2022 Technical Review Meeting agenda, the April 5, 2022 Budget Work Session Meeting minutes and the April 19, 2022 Technical Review Meeting minutes.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

- 2.2 Consideration of approval of:
- a) Notification of Budget Transfers
- b) Notification of Budget Amendments
- c) Notification of Bills Paid
- d) Purchase Orders
- Public Comment
- Discussion and Possible Action

Mayor Litman read this item by its title.

- 2.3 Consideration of designating Vehicles & Equipment Items as City Surplus items and direct Public Works to list these items on the Public Surplus website.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

- 2.4 Consideration of Bid Award for Sports & Events Complex: Synthetic Turf & Base Remediation Improvement Project.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any comments or questions regarding Items 2.1, 2.2, 2.3, 2.4 on the Consent Agenda. There were no speakers

Minutes:

Mayor Litman opened up Items 2.1, 2.2, 2.3, 2.4 to Public Comment. There were no speakers.

3) Resolutions & Proclamations

- 3.1 Consideration of Approval of Resolution No. R22-014, adopting Inter-local Contract (No. 3029) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City and the Regional Transportation Commission of Southern Nevada for Dynamic Rumble Strips Fiscal Year 2022.
- Public Comments
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment. There were no speakers.

3.2 Proclamation - Public Works Week - May 16 through 22, 2022

Minutes:

Mayor Litman read this item by its title.

3.3) Proclamation - Mesquite Youth Law Awareness Day

Minutes:

Mayor Litman read this item by its title.

4) <u>Department Reports</u>

4.1 Mayor's Comments and Reports

Minutes:

Mayor Litman read this item by its title. And responded: not at this time.

4.2) City Council and Staff Comments or Reports

Minutes:

Mayor Litman read this time by its title. There were no speakers.

5) Adoption of Bills as Ordinances

- 5.1 Consideration of approval of Bill 22-004 as Ordinance 22-004, a staff-initiated amendment to the Mesquite Municipal Code Title 9, Chapter 7, General Commercial Zoning regulations. The change would add gun sales to the Conditional Use section for the Commercial General zones.
- Public Hearing
- Discussion and Possible Action

Minutes:

Mayor Litman read this item as its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments regarding this item. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment. There were no speakers.

5.2 Consideration of approval of Bill 22-005 as Ordinance 22-005, an amendment to the Mesquite Municipal Code Title 9, Chapter 7, General Commercial Zoning regulations. The change would add Tattoo Establishments to the Permitted Uses section for the Commercial General zones.

- Public Hearing
- Discussion and Possible Action

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment. There were no speakers.

6) Real Properties

- 6.2 Consideration for approval of Resolution R22-015 finding that the sale of approximately .471 acre parcel of city-owned located at 1111 Birdie Lane (APN: 001-07-401-022) is in the best interest of the City of Mesquite.
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment.

Minutes:

Rick McIntyre: I reside at 1166 Champion Circle in the Reserve development. This item is enormously important: I would stand here today and tell you that I represent approximately 650 people who have an interest in this item. Actually I am sure there are thousands of people that have interest in this item. In particular those that live in Calais, those that live in the Highland Hills neighborhoods, those that live in Mesa Hills as well as The Reserve. For quite some time, fourteen to sixteen years we've had what we all consider to have an item of light there, the maintenance yard, it's on Birdie Ln. It's been a source of contention for all those years for a lot of people. I've only lived here for four years and all I ever did was read all the history on it and it's pretty amazing what has gone on. We are excited that we are getting to a point where we may have a permanent facility there instead of having construction trailers and somewhat ugly stuff there. All of the neighborhoods are built out, beautiful area, homes there are beautiful, the people there are beautiful. We are all excited to move forward. The comment I would like to make real briefly is that I'm sure that when this little corner of property, by the way, as you know the corner property as you know is needed in order to build that out, because it encroaches into the Birdie Ln Park. By the Falcon Ridge Community Association of course has responsibility to maintain the park and we do. That little corner of land that we are talking about moving into the

golf Courses property is very important to be able to build a permanent facility there and make it look nice. We certainly encourage that to happen. When the appraisers and I'm sure there is a process and the appraisers have to come and give you some idea what it is worth in order to transfer ownership. I'm sure they probably showed up and said who would want to buy this. It's a very small corner and I almost guaranty it is worthless to anybody. But it is worth a lot to the residents that live there, we are in complete support of moving this forward and if I were you, if I were making any kind of recommendation I would recommend this I would recommend you give it to them for \$1. I don't know what the appraisals came back at but whatever they are the low plus one is the one you should take and if it were possible I would literally give this to the golf course because the benefit that will come of it is enormous. The money that comes out to pay for that could be used for a privacy wall or a number of things that would be beneficial to all of us. My parting words are simply Thank You very much for bringing this to so we can see this area get built out. Eric Loveland the owner of the property is being very generous with his money to build this out. It's his private/personal money he is doing this with doesn't necessarily benefit him very much at all. Other than it takes care of a very big problem we have had for fourteen to sixteen years. So thank you very much. If it is within your ability to do so, give it to them. Thank you very much.

- 6.1 Consideration for approval of Resolution R22-016 of the City Council of the City of Mesquite (City) finding that the sale of approximately .471 acres of City-Owned Property consisting of a portion of current Clark County Assessor's parcel No. 001-027-401-022, commonly known as 1111 Birdie Lane, part of the parcel 2, file 96, Page 44 of Official Records, Clark County, Nevada is consistent with all Ordinances and Resolutions adopted by the City Council Regarding the disposal of Real Property for the purposes of Economic Development or redevelopment, in accordance with Mesquite City Charter Section 2.340
- Public Comment
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes

Mayor Litman opened this item to Public Comment. There were no speakers.

7) Administrative Items

- 7.1 Consideration of approval of Conditional Use Permit, Case No. CUP-22-003, to allow gun sales at the Big 5 Sporting Goods store to be located at 1085 W Pioneer Boulevard in the General Commercial (CR-2) Zone.
 - Public Comment
 - Discussion and Possible Action

Mayor Litman read this item by its title.

Minutes:

Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Mayor Litman opened this item to Public Comment. There were no speakers.

- 7.2) Consideration for approval Resolution R22-012 of Zone Change Master Plan Case No. ZCM-22-004 (Mesquite Jabez) to rezone 8.02 acres of land at 820 W Mesquite Boulevard from Hotel Tourist (HT) to General Commercial (CR-2).
- Public Hearing
- Discussion and Possible Action

Minutes:

Mayor Litman read this item by its title.

Minutes:

Richard Secrist: We are going to recommend that a continuous of this item. The applicant hasn't held their neighborhood meeting yet. We spoke with him this afternoon. He is ok to push this back until June to give them a chance to do that.

8) Public Comments

8.1 Public Comments

Minutes:

Mayor Litman read this item by its title.

Minutes:

Council member Boger. I'm not sure when the best time is for Council comment. I just want to give a shout out Mike Holms with the local business All in Cycles. He is competing the Ironman World Championship this weekend. Just want to wish him the best of luck.

Minutes:

Mayor Litman: That is in St George.

Minutes:

Council member Boger: All around St George.

9) Adjournment

9.1 Adjournment

Minutes: Mayor Litman adjourned the meeting at 2:42 pm.										
Allan S. Litman, Mayor	Julie Goodsell, Deputy, City Clerk									



Mesquite Redevelopment Agency Meeting

Mesquite City Hall – 2nd Floor 10 E. Mesquite Blvd. **Tuesday, May 3, 2022 – 3:00 PM**

Minutes of a scheduled meeting of the Redevelopment Agency held Tuesday, May 3, 2022 at 3:00 pm at City Hall. In attendance were Chair Allan S. Litman, Board members Wes Boger, Karen Dutkowski, George Gault, Sandra Ramaker (called in), and Brian Wursten. Also in attendance were; Deputy City Manager Martine Green, City Attorney Bryan Pack; Finance Director Nikki Thorn; Deputy City Clerk Julie Goodsell, other city staff and approximately 6 citizens.

Chair Litman called the meeting to order at 3:00 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

1) Public Comment

1.1 Public Comment

Minutes:

Chair Litman opened the meeting to Public Comment.

Minutes:

Chief Jayson Andrus: Just want to take a few minutes and provide you with an update for Station 1 construction, planning and design. So these are the first drafts, elevations for Station 1 that is being planned for right below the library on the Boulevard. This is a first draft these are not the final colors of the building. This is just architects rendering of some of the first elevations. Initially we planned on going two stories for this building; we do believe we can fit it into one story, saving approximately \$250,000 to \$300,000. To put an elevator alone in the building is approximately \$150,000 with consistent maintenance thereafter. So we do feel that we are planning for the future but also have the room we need while maintaining a single story building, in an effort to save some money there. So there is the first elevation, again preliminary. This does not show the library or any of buildings next to it. We have their trail and canal on the side of the building but again we just want to provide you with what we have. We've got Horlock Engineers that have been working on the radius of our apparatus; we've got a forty foot long

ladder truck with a hundred foot aerial ladder. We want to make sure we will have the turning radius that we need to get into the bays. It will be able to fit into the second and third bay. We will put our rescue in the first bay, our ambulances. So, just some interesting things that are going into the design of this building. We have our floor plan, this is the latest draft, we have been working on this for approximately two months with the architects. You can see the lower left part of this design with be for administration, closer to City Hall. Then the top left will be the crew quarters and their work area. We have got three bays. Each bay is approximately eighty feet long and we will be able to put apparatus bumper to bumper except for the ladder trucks. On the right side we have got a workout area, a clean room for our turnouts, laundry and utility, self-containing breathe apparatus work room and then a EMS supply room followed by the riser room and electrical room. We do have the generator, emergency generator that will power 100% of the operations including the emergency operations center that will be moved to this station, so we are excited about that. The ETA, we are in the planning phase right now. We are meeting with the architects; we have another meeting tomorrow from 1:30 to 3:30 with Travis in Public Works. Travis is still in the process of selecting a Cemar Contractor. We are hoping to break ground in November of 22 and complete construction in August of 23. Mayor and Council I would be happy to answer any questions you may have on this project.

Minutes:

Martine Green: I would like to make a comment. The design and elevation is going to do very well with the library. It's going to look like it is in sync with the property right next to it.

Minutes:

Chief Jayson Andrus: Thank you I am glad you mentioned that. The architects that designed the library are the same architects doing this fire station. That is on purpose but thanks for noticing.

Minutes:

Board member Gault: I noticed you said three pieces of equipment in there.

Minutes:

Chief Jayson Andrus: Correct.

Minutes:

Council member Gault: If we are growing, is that going to be adequate?

Minutes;

Chief Jayson Andrus: For that response area we do believe it will be adequate. The majority of growth is happening north of I-15 in the Sun City area. So that is another discussion for another time as we talk about Station 4 coming in. For that area and that response area that will house the apparatus and the crew necessary for that area.

Minutes;

Board member Gault: K thank you Chief.

2) Administrative Items

2.1 Consideration for approval of the Ratification of Redevelopment Projects.

- Public Comment
- Discussion and Possible Action

Chair Litman read this item by its title.

Minutes:

Martine Green: I will start; this item is regarding one of our own buildings. The RDA Program we give Grants to businesses in the City and then we can also use redevelopment money on our own facilities. So this is our building. The Community Theatre... Oh I am sorry I was on the next item. Sorry about that.

Minutes:

Chair Litman: Oh Ok we just want to approve, list the programs that we are ratifying what we are ratifying

Minutes:

Nikki Thorn: Included on the public notice was a number of projects, approximately eight to ten that have happened within the redevelopment area this year. Some of these started before I came on board, some of them have been in progress. What we would like to do is to have council ratification of these projects. If you have any questions in regards to any particular one that is on here please that me know and I will be happy to answer any questions you may have.

Minutes:

Chair Litman: Are all of these projects completed?

Minutes:

Nikki Thorn: Not all of them. If you look in the middle column that has encumbers, some of them have encumbered. Like obviously Fire Station 1 design, we have not paid anything in regards to that but have issued the PO. That is the largest piece in which is encumbered. Not all of them are entirely paid for that is correct.

Minutes:

Chair Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:

Chair Litman opened this item to Public Comment. There were no speakers.

Board member Boger moved to approve the Ratification of Redevelopment Projects. Board Member Gault seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

2.2 Consideration for approval of the upgrade to the Mesquite Community Theatre sound system for \$36,534.97

- Public Comment
- Discussion and Possible Action

Chair Litman read this item as its title.

Minutes;

Chair Litman: Ms. Green, we have the bids for this?

Minutes;

Martine Green: Yes they are attached. Let's start over. Again as I mentioned we do give individual grants under \$100,000 to businesses. This is one of our own facilities. The theatre is renting the space from us but if we do any kind of upgrades to the building it would be inside our own building. We do have Pam Saddler here who is with the Community Theatre if you have any questions. I told them to go out and get two sets of bids for all the components which is what they did, it is attached. The idea is to upgrade the sound system for a total of just over \$36,000.

Minutes:

Chair Litman asked Council if they had any questions or comments.

Minutes:

Board member Dutkowski: Just for clarification this item is for what the City wants to...Virgin Valley Theatre Group is what Pam Sadler represents. They do productions for our theatre the Cities theatre, which is the Mesquite Community Theatre. They are asking for, from what I understand, an upgrade to the sound system and the sound system is something that needs to be upgraded because from, also what I understand, is we have a limit to the number of mics we can have going at one time. So that is what this will do. This can be moved, is that correct?

Minutes;

Martine Green: He would be the one installing it.

Minutes:

Pam Sadler: Current President of the Virgin Valley Theatre Group Board of Trustees. We don't rent the theatre from the City we manage it for them. We rent three rooms on the campus that belong to the Theatre Group but we actually don't rent the theatre we just run it for you.

Minutes:

Board member Dutkowski: That is correct, yes

Minutes:

Chris Finnegan: Lead Tech for the Theatre.

Minutes:

Board member Dutkowski: So I just want to, you know some things get misconstrued here. I just want to make sure that there was delineation between what is the Cities responsibility as a providing theatre and what the Virgin Valley Theatre Group does. We have other facilities that

use it. We have other groups that use it like the Mesquite Toes and so forth. So this is not just for you, not just for putting on the productions that you have. This is for the entire City.

Minutes;

Chris Finnegan: I think that is kind of evident in the title Community Theatre.

Minutes:

Board member Dutkowski: Right, but a lot of times people convey that the theatre is whatever the Virgin Valley Theatre Group does. They do that piece of it; they run it for the City but as far as revenues and all that stuff it is figured out in other ways.

Minutes:

Pam Sadler: For instance, several years ago the Western Poets were here and they needed more microphones but we couldn't update the system. We got some but not enough for them. Because our system is limited to seven receivers and they are all outdated now and we can't add onto those so what we are proposing is a system where we can get new receivers and then in the future we will be able to add on mics as we can raise money to get those.

Minutes:

Chris Finnegan: That is part of it; it is a little more involved than that. What we are asking for is an upgrade to the system that is housed at the theatre. You asked about portability. It's not like a PA system. It's part of an installed sound system. And more specifically 6 of the mics we are using are using outdated technology that the FCC has decided we shouldn't be using. We are skirting legality even with the system we currently have. We are really at a point where we pretty much have to upgrade.

Minutes:

Chair Litman: I can also clarify that. We upgraded the theatre at one time a number of years ago and then about four years ago we also upgraded the lighting system in the theatre using RDA Funds. So we aren't setting any new presidents what so ever with what we are doing. I had a long conversation this last week with Bob Thackert who knows sound in and out and he said it is about time. He said it is an outdated system completely and it's got to go and I told him what we were doing and he said great idea because it is no longer workable the way it should be.

Minutes:

Board member Wursten: I've been involved in several productions as you are aware. One of the big things, and I'm telling you I am REALLY glad to see this happen. I'm just curious, is this a lot more user friendly because we've had a lot of problems. We've missed a lot time, when you are over there a lot of time rehearsing things like that because of the fact we have not be able to get the system to work right. I was just curious if we have updated enough that we have a little more user friendly system. That is kind of important to me a little bit.

Minutes:

Chris Finnegan: Yes that is part of the idea. If we were to get this upgrade, pretty much any upgrade barring FCC, changes would be possible without having to change the system again. We could just incrementally upgrade as we wish to.

Martine Green and the idea is he is going to be the one installing it and your organization is paying for his time, is that it.

Minutes:

Pam Sadler: We were given the question, how much would it be to install. We assumed Christopher would do it because he is the one that is most knowledgeable and so he came up with a figure. But we weren't told we were going to do it. But if that is what is necessary, we are good with paying him.

Minutes:

Board member Dutkowski: So this doesn't include the installation costs?

Minutes:

Pam Sadler: Yes it didn't include the hardware. We didn't think that far ahead unfortunately.

Minutes:

Chair Litman asked Council if they had any other questions or comments. There were no speakers.

Minutes:

Chair Litman opened this item to Public Comment. There were no speakers.

Board member Wursten moved to approve the upgrade to the Mesquite Community Theatre sound system for \$36,534.97 Board member Dutkowski seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

Minutes:

Chair Litman: Don't recruit Thacker to put it together. He said he is busy.

Minutes;

Board member Dutkowski: My question about portability was more so if you were to move from another building to another building the whole system could go and be used elsewhere.

- 2.3 Presentation from Mesquite Ventures Series 1, LLC Gonzo Mesa Series, managed by Jeff Hoyt and is seeking a grant from RDA.
- Public Comment
- Discussion and Possible Acton

Minutes:

Chair Litman read this item by its title.

Jeff Hoyt: I have got something to pass out. I apologize for the small writing on there. First off I kind of just want to update on where we are at regarding Big 5. Most of you maybe know some of this. Next Tuesday, a week from today it is a vote on a conditional use permit to allow gun sales for Big 5. They have indicated to me that they will have somebody here at that City Council meeting, which I think is a good thing. Another thing is I am meeting tomorrow morning at 9 o'clock with Bob Endress who is, he doesn't work for Big 5 but he is the contractor. He has built 300 Big 5 stores. This will be his second trip to Mesquite. I don't know all exactly what all he wants to do but I will be having some of my contractors I said take the time to come and meet. I wanted to update, ok a couple of other things, one is that I did ask. Council member Boger asked me to provide this to give a little more clarity about what kind of expenditures are going to be happening to help justify my request for RDA funds. This is not obviously because this has been done but the said this was a sample of construction costs for a store that they thought was fairly similar to the one that is going to be being built. I know there is one difference which I will point out in a second. I've got quite a few things that I would like to cover. I don't want to rehash what you have already seen. I did pass out at the last meeting and I hope everybody has got a chance to read this kind of a history a little bit. I have been working with Big 5, this goes back three years now that I have been talking to them to try and get them here before we even had a spot for them. I was initially looking to maybe I could buy a building to get the tenant tied up. Buy the building and get them in here. Anyway I have gone through the costs that are going to be out of my pocket basically. Those include and they are in here. They requested specifically \$150,000 from me to go towards tenant improvements of which are detailed on here; however this is \$350,000 I know it is going to be more than that for one reason I will point out. Other costs, I just want to let you guys know what I have got to spend on this. Their broker's fee, they are making me pay that. That is \$25,000. They are also asking me to upgrade the HVAC system which is about \$24,000 for that. They want me to upgrade from electric to gas and increase the tonnage there. I've got the bids from the person they use for this. I did coincidently get a bid for to replace the HVAC's from the D'Thai Bistro which is right next door to that. They have got two four ton units there. I got a bid from the same guy to kind of see how he bid to Big 5 vs not Big 5. To replace two HVAC systems to gas four ton units on D'Thai was \$21,000. We are talking here fifteen a five ton and a ten ton unit for only \$24,000. So he is clearly giving them a good deal on that. I've asked Guillen to bid it as well just to have something but I haven't heard anything back from Guillen at this point. Other costs that I've got are requiring me to go two months without rent during the construction period so that is going to be about \$25,000 cost to me. And then what I just passed out to you was what I got probably about ten days ago from Big 5. I have highlighted, it is in red but I highlighted yellow on that so you can see. They asked me to replace the rear roll up door with, to take out the roll up door. They asked me the main thing I think is going to be to upgrade the sprinkler system to at least twenty five hundred square feet of that. I don't know whether that is going to be. I've got somebody giving me a bid on that, they told me they would have it to me today. I apologize; I haven't gotten it from them. But anyway they are supposed to meet me tomorrow morning with the contractor to kind of clarify some questions that we have got. Other things are knock out a couple of walls. They want me to tear out all the bathrooms, fixtures, everything. Which seemed kind of weird to me. I said aren't you guys going to have bathrooms here? He said no, we are going to put all new bathrooms in. They also want me to put plywood up on the walls. I said what the heck do you want that for and they said well because they sale guns they want extra security for that. So I figured just in my head probably \$15,000 worth of the plywood. And then the other thing on there is replace all the glass in the building with __ something like that glass. I just did a little research on line to figure out about that and that alone will about \$50,000 to \$80,000 there. I basically told them this is ridiculous I am not paying for the

glass and they said oh, no, no, that was a mistake. It really wasn't a mistake they are just trying to make me pay. Which I get it. They are just playing hardball. So anyway I have got this spandex glass on it. This other stuff is basically, they asked for a lot of this stuff initially, like say the sprinklers being point four gallons per minute, whatever it is and my response back to them was I have absolutely no idea what the capacity is on it. I says but I'm paying you \$125,000 that should cover whatever you've got to do. They responded back well we have got to wait until our contractor to get in here and see. But we don't think it will be a big problem. Well I don't know if it is going to be a big problem or not but they are asking me to pay for, I'm guess it's going to come back to about another \$100,000 that they are going to want from me. So I am going to probably be about closer to \$290,000 out of pocket. Now, what I need, well would like to have from you guys is, if I'm going to pay 290 at least well over 200 of this should qualify under how the program is set up in terms for paying for this TI. Whatever I've got to get to you I can get. On Tuesday I am presuming the vote is going to be to approve this. These guys I know they are very anxious to do this. I am getting emails from the floor design guy from the broker from the guy in charge of getting the leases in order. You know how soon we can get this done. They are real anxious to do this. My negotiation with them is going to depend upon what you guys decide. I understand you don't have all the details here and I'm happy to answer any questions about it but like I said its basically I'm revising my initial thing based on that potentially up to \$100,000 it might be less than that. I'm going to negotiate as hard as I can because I know I am going to be paying 50% of whatever. Talking to my brother, my brother is at the point he's telling them, I won't say the exact things that he said but he said we could rent that it's the best place in town. It's the only place they could go. They are real anxious to do it. I am going to be as aggressive as I can but like I said it's hard for me or impossible for me to negotiate because frankly it is \$290,000. I don't have \$290,000 to throw at this. A little bit of it is financed through deferred rent. But anyway I just wanted to lay that out and open up for any questions that you guys might have.

Minutes;

Chair Litman: Council?

Minutes:

Bryan Pack: I do have a couple of questions or maybe comments on some legal issues that I see. Maybe you have answered a little bit of one of them but I will kind of outline this and we can have a little bit of a discussion. So first of all I guess council, I have looked at this and my opinion is the same as it has always been. There is a legal path pursuant to the NRS that a grant like this, and I guess it is shifting a little bit but what you have said here you have identified it to some additional tenant improvements. For which you can actually get bids as opposed to just funding their tenant concession, I guess the concession to the tenant. So there is a legal path in the NRS now our specific ordinance is much narrower than what the NRS would allow for. That doesn't eliminate your ability to act outside the ordinance because there is a way to do that but it is much broader or I guess this request at least as it was originally presented is much broader than what we would typically have done under the ordinance or what we have ever done under the ordinance. I would call it an extraordinary request in that it feels more or at least initially it felt more like an attempt to help this applicant acquire the tenant as opposed to necessarily building a specific improvement that had a specific beneficial effect on an economic development area. Now I suppose if there are some specific tenant improvements that have been outlined that does follow a little more closely within the confines of our ordinance. But it's still I think in some ways and extraordinary request because it does feel like we are helping fund I guess the acquisition of the tenant. Which I think it is allowed under the NRS but with this Council and Mesquite RDA to my knowledge and I think to staffs collective knowledge has

never been done that way. We have always been focused on specific improvements to specific facilities that have an economic benefit. The second comment I would make is that keep in mind that to the extent that this is viewed as more of an acquisition grant, you are creating precedent that hasn't been created before and so it is possible that other applicants would come forward as well in similar situations. Even potentially to acquire property. An applicant coming forward saying hey I need some funds to acquire some property as opposed to just improve property that I already own. And one thing that I will always say as a government entity we want to be consistent in how we are doing this. And then the third legal issue I do see here is that if you decide to move forward with this grant there are specific findings you have to make under the NRS and one of those is there is no other reasonable means of financing available. He has made a comment here hey \$290,000 I don't have that cash lying around obviously he would need to finance it in some way. I think it would be prudent of the Council to investigate what other reasonable manner or ways that would be out there to fund this. Potentially a loan, the RDA itself could create a loan. That is certainly legal under the NRS that is not something we have done before and again we would be opening it up to some presidents to create a loan. I suspect that the revenue string would eventually be created through this process would be sufficient to cover some repayment terms on a loan. So those are the three issues I wanted to highlight. I would defer to staff with anything else, any other comments or concerns that is out there but those are the three things I wanted to highlight.

Minutes;

Chair Litman asked Council if they had any questions or comments.

Minutes:

Board member Boger: Just to be clear we don't have, like this application process is not like all the other ones we ever get because they have bids with actual costs. So I don't even know, I couldn't imagine RDA Funds covering rent and covering broker fees and things like that.

Minutes;

Jeff Hoyt: Right and I didn't ask for that.

Minutes:

Board member Boger: I don't even know how much money you are asking us for and what exactly it's for.

Minutes:

Jeff Hoyt: I'm guessing it's probably going to be \$100,000 that I will have there. It's difficult for me negotiate with them unless I know if this is entirely coming out of my pocket. I would say hey we can't do this deal and see what they say. Who knows, who points first?

Minutes:

Board member Boger what action would you expect from this RDA Board today then?

Minutes;

Jeff Hoyt: Well I don't even know what you are allowed to do. What I would like to hear is yea go, we've got your back. And if it is qualifying expenses then we will kick in for half of it shows us what you've got. Now I understand it's different because it's a captive bid situation I can assure you, well I guess I can't assure you, but I would sure like to think that. These guys have

built three hundred stores for them; he is probably pretty efficient at getting these things done. So that's one thing the other is I'm just a little confused. Well go ahead I don't want to interrupt your thing

Minutes;

Board member Boger: The other question I have is for our City Attorney as far as captive bids go because normally we do that two bids, it was three, now it's down to two. We are allowed to have captive bid process on this?

Minutes:

Bryan Pack: The bid requirement of our program is a policy created requirement. It is not required by the NRS. It makes a heck of a lot of sense to require multiple bids to keep costs down. That highlights maybe one of the main distinctions between a construction grant and an acquisition grant. In a construction grant, we can get those bids. We know what those costs are before the grant is made and frankly the construction is done before the grant is paid even. In an acquisition situation we don't know what that is. A check issued today on an acquisition setting, the RDA really doesn't have a whole lot of security in how that plays out. What if this transaction terminates six months down the road? What if for some other reason and we have committed to do this and maybe we have already paid to do it. I would not recommend that at all.

Minutes:

Board member Boger: Sure I don't think anyone wants to do that.

Minutes;

Bryan Pack: But that kind of highlights the difference. So to the extent you want to consider this an acquisition grant our policy is silent on that. We don't even consider acquisition grants. The NRS allows that but we have never done that before, our ordinance doesn't address it. Really the policies and procedures in place, we would kind of have to be creating them as we go because we just haven't ever done it before. But we would want to be thinking about the future because undoubtedly we would see others. Once this box is open there are going to be other requests I would assume.

Minutes;

Board member Boger: I will be done here in a second I would really like to see the stuff you have to do. The tenant improvements that are outside of the captive bidding process. The sprinklers, you know the other things you have mentioned, the air conditioning for example. I would really like to see those bids come on an actual application. Especially if you are getting them out to that much.

Minutes:

Jeff Hoyt: I believe I submitted the HVAC bids.

Minutes:

Council member Boger: The HVAC, but the sprinklers and everything else.

Jeff Hoyt: Like I said, I just met with them last week after I talked to them. They told me they would have them here for me today, I told them about this meeting, so I apologize. I will be seeing them tomorrow morning and I will be mentioning to them about that. I have no problem, I could give you the names of the people I have bidding these things. I wanted to clarify then, if I am understanding you correctly this would be no problem if Big 5 where the ones submitting the application?

Minutes;

Bryan Pack: That does solve one of those problems because now it is the party doing the construction that could then go through the bid process and get those double/duplicate bids. I don't know that they will do that. It sounds from conversations we have had before it doesn't sound like they are keen about doing that. They have got their captive bidder, captive contractor. The other concern is not necessarily a legal concern at that point but now we are in the business of giving a grant to Big 5 a multinational corporation that undoubtedly has got resources more then we could cover.

Minutes:

Jeff Hoyt: I agree and it's me that doesn't have the resources.

Minutes;

Bryan Pack: If Big 5 as the applicant I think that creates an even bigger precedent problem because now we have McDonalds coming in and asking and others that might do that also.

Minutes:

Jeff Hoyt: I understand that I just in my mind it's kind of a distinction without a difference. In other words it's me, I'm paying for the construction, I guess it's a little once removed for the practical matter. I struggle to see the distinction there.

Minutes:

Bryan Pack: It becomes more of an acquisition. It's a requirement that you have to acquire the tenant and that is what we would be funding. So it shifts from a construction grant to an acquisition grant and it's just never been done before. That's really the distinction at that point.

Minutes:

Jeff Hoyt: ok and I suspected the reason that this hasn't come up is because we don't get big companies coming into Mesquite. And they are the ones that play this game. They are the ones who negotiate like this. Nobody else, none of my other tenants, all of my other tenants it's a hand shake and we get them going.

Minutes:

Chair Litman: Jeff wouldn't it be easier, and believe me I'm not a contractor, for you to get the bids for, let's say HVAC with you said is probably \$25,000 and I have no idea what sprinklers are but you would probably have to contact Grinnell out of Las Vegas.

Minutes:

Jeff Hoyt: I've got Delta.

Chair Litman: Ok and one other whatever it would total up to that amount. Then get the two bids. Two from the contractor HVAC, two from the sprinkler whatever the case may be and two for the other and total that up and that would be a straight, the money straight to you that way without going through the. In other words the legalities of

Minutes;

Jeff Hoyt: I get that, well

Minutes:

Chair Litman: In other words I'm trying to look at the simplest solution to get to the bottom line.

Minutes:

Jeff Hoyt: I am think about simple solutions too as much as I can. It's frustrating, like I said most of my tenants I shake hands I don't even have a lease with them when we start. I'll draft up a lease. I have been going back and forth with them; well my lease here is dated October 2021. So this is how long we have gone back and forth and back and forth and to make minor changes. I asked for some super minor changes and they said that has got to go to my corporate department. It's basically telling me we aren't going to force this on you. It's just really difficult to do something like that. Like I said, I'm meeting with the contractor tomorrow morning. I will talk to him about all of this stuff and see if maybe he is enough removed from, because he doesn't work for Big 5 he is their contractor. It looks to me from their bid stuff that it's cost plus contracts; he's just whatever it is. He gets his 8% on it, largely materials and labor its most we probably don't see a ton of cost plus contracts coming through in Mesquite from the things you guys typically see for these kinds of programs. I'll try to do whatever I can. Like I said I don't have \$290,000. I owe 40%, my brother owns 30% and we have a silent partner. They let me make the decisions but I do it in conjunction with my brother and he's....sometimes its good he's not here, I'll just tell you that.

Minutes;

Chair Litman: Council member Wursten maybe has an idea.

Minutes:

Board member Wursten: A lot of what I was going to talk about is what you have talked about. It seems with all of these improvements that you are going to have to do, it's seems you should be able to come up with enough improvements that qualify under what we already do.

Minutes:

Jeff Hoyt: There is definitely enough there. It's just a question of their saying it's because I'm reimbursing them; which is basically what I am doing. Their saying they know they are going to spend \$350,000 to \$400,000 whatever it is. We want \$125,000 from you. That's the main part of what I am asking for. Now we have a pot of \$400,000, they are paying \$275 I'm paying \$\$125 on it. You can see they provide pretty good detail about where it will all go. I'll have this exact thing for this building when it is done.

Minutes:

Board member Wursten: Can you somehow identify \$200,000 that would match the things we really have to have so we didn't have to have the problems with national companies and things

like this so we could make it smooth and go through. It seems like there are things that would just match that pretty easily I would think.

Minutes:

Jeff Hoyt well yeah no if you look at these things that talks about them specifically like metal stud framing and drywall \$23,804. I don't know what it is going to be for this one but it's probably going to be fairly similar to that. There is no doubt in my mind that between what they spend and what I end up spending it's going to be over \$200,000.

Minutes:

Bryan Pack: Are these contractors that you engage or all of these improvements contractors they engage and you are reimbursing them?

Minutes:

Jeff Hoyt: No the ones on this list would be contractors that they engage. These particular items here, approximately, this is from a different store. But they told me, I asked them, I said could you get me something like that. They said sure; approximately on that. The demo work I'm going to be engaging a contractor, the sprinkler I've even got the bid, If they bids too high that I don't want to pay half of it even. I thought you guys were paying half, If you are paying all of it well then sure. Say the bid comes back at \$100,000 for the sprinklers; I asked them this specifically, they want me to contract with the contractors. I told them, I think that is crazy why you wouldn't want to just do they whole thing and say hey we are going to charge you back for the sprinklers and all of this. Because we aren't going to be able to do anything without having you guys on the phone. I don't even know where this wall is going to be moved to. So I told the sprinkler guy I said I just need a round number on it. So that is why I want to get the contractors, my contractors meeting with their contractor tomorrow to try to make sure we get everything clarified. To answer your question, on the red sheet the items, well you maybe don't have one because I only made five copies. But those are things they are asking me to contract for. I didn't want to do it but I'm going down that road.

Minutes;

Martine Green: And pay for it yourself because the original letter that you had provided, communication between you and Big 5 and you mentioned the 125 again just now. So it says tenant improvement allowance, landlord to provide tenant with \$125,000 TI allowance. They are going to do it, they want money from you. Which will be 50% in cash and 50% in free rent.

Minutes:

Jeff Hoyt: Correct.

Minutes:

Martine Green: Is that what you are providing to them? All of it? Or are you... I still confused

Jeff Hoyt I am providing \$125,000 and they are asking me to do additional things to get the building ready for them to go and that to me just my wild guess on it for what they are asking for me is probably about another \$100,000 that I am going to have to pay out of pocket.

Minutes:

Bryan Pack: With contractors that you engage with.

Minutes:

Jeff Hoyt: With contractors, another \$100,000 with contractors that I engage with.

Minutes;

Chair Litman: That would make it clean as far as we are concerned. It would be the easiest way to go. Between you and the contractor and Big 5 out to the side someplace where they aren't apart

Minutes:

Jeff Hoyt: It's for me for \$100,000 of it but then \$125,000 is me reimbursing for their, what they have contracted for. In any event it is me paying for, if that is what it is 225 of things that look to me like they qualify.

Minutes;

Bryan Pack: it makes it easier for us to justify for the next applicant that comes in. That we're not funding the acquisition concessions. We're funding your improvements to your building as opposed to the concession that are being asked of you. Maybe we are close enough here anyway that there is still going to be a problem there is still going to be a precedent. That is what we have to worry about because we need to be consistent one way or the other.

Minutes:

Jeff Hoyt: I could probably tell them. Say hey I'll pay the 125 just identify your subs or whatever and I will pay that directly then. It's a distinction without a difference in my mind. But if it is important to you I could sure ask that question.

Minutes;

Bryan Pack: And then multiple bids would be part of that process.

Minutes:

Jeff Hoyt I can talk to them tomorrow. The multiple bids is not in the NRS. I went through and I read the NRS chapter 279 on this so I feel like I know as much about it as probably most everybody in town. I can ask them and see what we can do to get there on that. But on terms of getting two bids I will talk to the contractor tomorrow and see how. I mean a lot of times it's kind of an exercise in and one of the things I have run into as a problem in terms of the two bids is the insistence that the bids be identical and I really can't get identical bids unless one is already done so you can give it to the next person and it creates such a time lag. My experience is the last thing I tried; I finally just gave up because it was taking too long. It was three months just to get the first bid

Bryan Pack: I would imagine you would have specifications of some sort that could be used and relied on by the bidders. I mean their aren't just bidding

Minutes;

Jeff Hoyt right but it is never going to be exactly identical. They try to spec it out as close as they can. But it is never going to be identical.

Minutes:

Bryan Pack: When we say competitive bids, I think the bids were specified in items that are going to accomplish the job whether it is same or little bit different. Its fine, no problem there.

Minutes;

Jeff Hoyt: Well I have run into a problem before when I have felt like bids were competitive and no, no it's got to be identical. Anyway I've had that problem before in any event. I think in terms of whether this project qualifies, I think it does. Last thing I would like to say is regarding the business development aspect. I can't remember exactly how it was worded but I kind of got the impression that this wasn't a business. I apologize it probably wasn't intended. Getting a Big 5 here in town, would probably be the biggest thing in terms of retail. We haven't gotten a significant retailer in town, in my opinion since Walmart. If we can't get this done...my wife will kill me. She asks me all the time, she needs new shoes, whatever it is, she is driving me crazy. And we were to the point where we were trying to get somebody else; there were some other people we were going to approach. My wife is just insistent. I finally told my brother forget it.

Minutes:

Mayor Litman we also shop at Big 5, but we have to go up to St George.

Minutes:

Board member Gault: Jeff I am just uncomfortable with the acquisition side of this thing. I think we have got a couple of alternatives that have been disgusted. I kind of sympathize with you but it sounds like these guys are out to cut the biggest deal they can make. I have had some experience with these kinds of things over the years and some days you've just got to walk away because it's not a very viable deal. Hopefully that is not the case here but these guys are pushing pretty hard for I'm not sure what the return is.

Minutes;

Jeff Hoyt: They are pushing hard. Frankly I have no ill well against them at all. To me it's just business. I've been doing this for a long time and to me it's just kind of; it's just a game basically. Who's going to blink first and why? Like I said I don't begrudge them at all. We may get a little pointed in our words and things like that but at the end of the day, like I said it's just all business.

Minutes;

Board member Gault: I would be a lot more comfortable with approving requests for equipment and so on as opposed to giving someone cash.

Jeff Hoyt: Well ok, I have heard this a couple of times, he is just asking for cash. I think that is a bunch of crap saying that frankly. I'm spending this money, I'm willing to put a bunch of money out of my own pocket on this. You guys should be thanking me, I'm not feeling a whole lot of love. You guys should be thanking me for me being willing to put up a \$175,000 just to get a Big 5 in here. Maybe I just blew my deal on this but, anyway.

Minutes:

Chair Litman: No you didn't, again

Minutes;

Jeff Hoyt: My wife tells me just keep your cool and I said I'll do the best I can.

Minutes:

Chair Litman: We just want to keep the process as simple as possible.

Minutes;

Jeff Hoyt: I do too and it is complicated deal.

Minutes:

Chair Litman: I know it is.

Minutes:

Jeff Hoyt: I don't like these deals. It's funny the comment. I asked the broker on this because I ask a lot of questions to help me negotiate on this. So I said what percentage of your Big 5's go into, they go into strip malls, they don't do new builds, they are always going into places like I got. So I said what percentage of them are you dealing with a big management company of an owner that has fifty hundred shopping centers versus somebody like me, who's just a guy who bought a shopping center? And he says maybe 10% of them are with people like me and we love dealing with people like you. So anyway, so they at least like dealing with me and it's because I can make a decision. If it was another company this thing, who knows, eight months more down the road because nobody can make the decisions. So I can make decisions pretty quickly. I know they will want to move fast on this and so and I know with all these deals about hey once we pound that first nail or whatever you are screwed on these things. So that is why I have been kinda, it's been disjointed because I want to get ahead of the curve on this so that we can make some decisions and obviously I am looking for some flexibility and some things from you guys. But I think it is a great thing for Mesquite if we can get.

Minutes:

Martine Green: Jeff I just wanted to tell you that, I think I told you that they contacted me out of the blue because people call City Hall all of the time. I started talking to this guy and he goes, I'm from Big 5 and I want you to tell me about Mesquite and why we should go there. I said where are you and he said I'm in L.A., this was like a year ago. So I really talked it up. I said that it is fantastic we could use you here with all our sports. With pickle ball, the soccer, with gymnastics, with the razors, golf and so I want you to know that I told him that it would be a very viable business here, you know I really did. We do have Tractor Supply coming in Dutch Bros., we do have companies coming in so my concern is all of a sudden are we going to get a line at the door with other companies asking us for money.

Jeff Hoyt: We should hope so for a \$100,000 is a peanut compared to you know you have spent on other stuff here on City stuff, frankly. People in Mesquite would be pretty ticked off if we didn't get a Big 5 here over a \$100,000 that is in a fund you have millions and millions of dollars sitting in. Just something to think about.

Minutes:

Board member Boger: Well I don't think there is anyone here that doesn't want a Big 5. I think we have been working really hard with you on that and changing the code the ordinances so that you can sell firearms.

Minutes:

Jeff Hoyt: I appreciate all that

Minutes:

Board member Boger: I think on this one we have suggested it a few times and we do have quite a few, your own improvements besides the \$125,000 allowance that you have to put into it. I'm wondering if some of those start to encroach. We have been over that threshold that you can negotiate that \$125,000 improvement that they want from you, you can negotiate that even down when all of your other expenses we can match can be increased if it gets to that point. But I do think you should come back with the double you know the two bids on the stuff you have to, the roll up door, the plywood on the walls. All those things are going to add up really quickly. The air conditioning of course. But that is my take on it and again I don't think that anyone here thinks that you are going to. The way it works with RDA is you put the money out and we reimburse it once it. You have to have approval of course before you spend the money, so there is nothing about handing you a check for \$100,000 and say see you Jeff have fun.

Minutes:

Jeff Hoyt Yeah no and I don't expect that

Minutes:

Board member Boger: for the public to know that's not what we are doing. Hope to see you come back here because I know there is another RDA meeting coming up soon

Minutes:

Chair Litman: I will have it in two more weeks.

Minutes:

Board member Boger: Two more weeks, that is a short delay.

Minutes:

Jeff Hoyt: I will be here for that one.

Minutes:

Board member Boger: Hopefully on the agenda with some bids.

Jeff Hoyt: Well I have more stuff here that I've got to other stuff to expand. I've got other properties that I need to spend some money on.

Minutes:

Chair Litman: I want to speak to you about one those. Not at this point but later because I think we have something we can work out real easy on another property that I will discuss with you.

Minutes:

Board member Wursten: I agree with Council member Boger I don't think anybody doesn't want it. I just know that the Council as a whole is going to want to see if we can find a way that makes sense as far as being able to fall within the guidelines that we have used all the way through. I don't think that should be too hard actually with all this that you have got there. I don't think it is going to be hard at all I would hope.

Minutes:

Jeff Hoyt: Well, ok one last comment then I'll go is, it has always been my feeling that if somebody comes and submits a request for RDA funds that the answer shouldn't be no we aren't giving you the money. The answer should be this is what we need to do to make this work. That is just kind of a general comment.

Minutes;

Bryan Pack: Mayor just one other thing, I mentioned it at the beginning as I was saying, the Council does have to make a finding of specifically in our code is that there is no other reasonable way to fund or finance this. So just keep that in mind to as this is going forward that we will need to see evidence of some sort if that is the case.

Minutes:

Jeff Hoyt: I can show you my bank statement

Minutes:

Bryan Pack: There are multiple ways we can get there.

Minutes;

Chair Litman: Ok so we aren't going to vote on it. Well we can vote on it to continue I think we need a motion to do that.

Minutes:

Board member Wursten: I will definitely make the motion to continue this and see if we can't get this done.

Minutes:

Chair Litman opened this Item to Public Comment.

Minutes:

Sheila Gustaveson; I am a little confused about the RDA money at this point from what I had always understood about RDA money was it was in the downtown area. Now if I am mistaken

about that, so be it. But I sat here and listened to this and I have no idea what he said. He wants this much money over here and this much money over here and he doesn't have any bids. He does really know who is going to pay for what. Doesn't he need to have some of that available so that you guys can make an intelligent decision? Sounds like he just wants us to finance his business deal.

Minutes:

Chair Litman: That is the reason Sheila that we are putting it off until it is more concrete.

Board member Wursten moved to move forward on the Presentation from Mesquite Ventures Series 1, LLC - Gonzo Mesa Series, managed by Jeff Hoyt and is seeking a grant from RDA. Board member Boger seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

3) Public Comment

3.1 Public Comment

Minutes:

Chair Litman opened this meeting to Public Comment. There were no speakers.

4) Adjournment

4.1 Adjournment

Minutes:

Chair	litman	adiourn	od tha	meeting	at 1.01	nm
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Allan S. Litman, Chair Julie Goodsell, Deputy City Clerk



AGENDA ITEM
City Council Meeting
Meeting Date: May 24, 2022

Submitted by: Nichole Thorn Submitting Department: Finance

Consent Agenda

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Cons	sideratior	n of app	roval of:

- a) Notification of Budget Transfers
- b) Notification of Budget Amendments
- c) Notification of Bills Paid
- d) Purchase Orders
- Public Comment
- Discussion and Possible Action

PETITIONER: Nikki Thorn, Finance Director DEPARTMENT: Finance
RECOMMENDATION:
Approve of Budget Transfers, Budget Amendments, Bills Paid, and Purchase Orders.
Background:
See attached
Fiscal Impact: See attached
Budgeted Item: No

Attachments:

- Check Register City Council Agenda 4.25.22 to 5.08.22.pdf
- City Council Budget Trsfrs & POS 05.24.22.pdf

May 09, 2022 11:33AM

Report Criteria: Report type: GL detail

Check GL Check Vendor Invoice Invoice Invoice Discount Invoice Check Period Issue Date Number Number Payee Number Sequence **GL** Account Taken Amount Amount 05/22 05/05/2022 53 17464 AMERICAN SOUTHWEST ELECTRIC 3207 32-49-758 .00 11,160.00 11,160.00 PW/PD- UPS REPLACEMENT Total 53: .00 11.160.00 54 216 DAVIS CONSTRUCTION DEVELOPMENT LLC .00 05/22 05/05/2022 8092 32-49-753 29,152.00 PW- SHADE STRUCTURES INSTALL 29,152.00 Total 54: .00 29,152.00 05/22 05/05/2022 55 3050 L V REVIEW-JOURNAL 0001189016 32-49-757 .00 315.30 315.30 PW/PARKS- BID/SEC TURF Total 55: .00 315.30 05/22 05/05/2022 56 14640 SUNRISE ENGINEERING INC 0125048 32-49-753 .00 1,113.00 1,113.00 PW- ENG SVCS PICKLE CRTS MAR 22 Total 56: .00 1,113.00 04/22 04/28/2022 181561 8034 WALMART STORES, INC. 052421 90-26110 .00 26.00-26.00- V PD-Return of Property Total 181561: .00 26.00-04/22 04/28/2022 182212 17465 JOHN BOTTOMS 10192021 10-54-230 .00 64.67-64.67- V PD-Per Diem Joining Forces Conference .00 64.67-Total 182212: 04/22 04/28/2022 182222 3450 MESQUITE POSTMASTER 042021 52-40-240 .00 245.00-245.00- V Sani- Permit Rnwl No. 6 Jul-Dec 21 Total 182222: .00 245.00-05/22 05/04/2022 182858 14874 TERRIBLE'S 020822 10-32-100 .00 250.00-250.00- V Dev Svcs-Reimburse for overpayment of license Total 182858: .00 250.00-04/22 04/27/2022 183191 4755 CASELLE INC. 52-40-310 .00 35.00 Caselle Support-Maintenance 116006 35.00 04/22 04/27/2022 183191 4755 CASELLE INC. 116006 10-46-310 .00 50.00 50.00 Fin-Time Keeping, Net pay, W2, 1099 04/22 04/27/2022 183191 4755 CASELLE INC. 116006 3 10-46-310 .00 210.00 210.00 Fin-Caselle Advantage Apps & Excel Designer & Reporting 4755 CASELLE INC. 10-46-310 .00 Fin-AP Direct Pay 04/22 04/27/2022 183191 116006 68.00 68.00

M = Manual Check, V = Void Check

GL	Check	Check	Vendor		_	Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number		Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
04/22	04/27/2022	183191	4755	CASELLE INC.		116006	5	52-40-310	.00	100.00	100.00	Fin-3 User Licenses from 13-16
04/22	04/27/2022	183191	4755			116006	6	10-46-310	.00	100.00	100.00	Fin-Caselle License
04/22	04/27/2022	183191		CASELLE INC.		116006	7	10-46-310	.00	229.76	229.76	Fin-16% Contract Software
04/22	04/27/2022	183191	4755	CASELLE INC.		116006	8	83-81-610	.00	244.12	244.12	17% Debt Serv-Contract Software
04/22	04/27/2022	183191	4755	CASELLE INC.		116006	9	83-82-610	.00	244.12	244.12	17% Debt Serv - Contract Software
04/22	04/27/2022	183191	4755	CASELLE INC.		116006	10	52-40-310	.00	718.00	718.00	Sani-50% Contract Software
								_				
To	otal 183191:								.00		1,999.00	
								-				
04/22	04/27/2022	183192	10077	WELLS FARGO		031422MG	1	10-41-230	.00	65.92	65.92	Myr Cnclr-State of the City - Drink Dispensers
04/22	04/27/2022	183192		WELLS FARGO		031422MG	2	10-41-230	.00	29.26	29.26	Myr-Cncl-NV League of Cities - Lunch
04/22	04/27/2022	183192		WELLS FARGO		031422MG	3	10-41-230	.00	25.00	25.00	Myr-Cncl-N.LV State of the City
04/22	04/27/2022	183192		WELLS FARGO		031422MG	4	10-43-230	.00	25.00	25.00	City Mgr-N.LV State of the City
04/22	04/27/2022	183192		WELLS FARGO		031422MG	5	43-40-310	.00	65.00-	65.00-	City Marketing Fund-State of Econ Dev 2022 (REFUND)
04/22	04/27/2022	183192		WELLS FARGO		031422MG	6	10-41-230	.00	135.60	135.60	Myr Cncl-State of Econ Dev - Lodging for Councilmember G.Gault
04/22	04/27/2022	183192		WELLS FARGO		031522GM	1	10-48-230	.00	389.00	389.00	HR-NBI Internal Investigations class
04/22	04/27/2022	183192		WELLS FARGO		031522GM	2	10-48-230	.00	389.00	389.00	HR-NBI Employment law class
04/22	04/27/2022	183192		WELLS FARGO		031522GM	3	10-48-230	.00	25.00	25.00	HR-KZA Back to Basics ADA class
04/22	04/27/2022	183192		WELLS FARGO		031522GM	4	10-48-310	.00	850.00	850.00	HR-ICMA Job ad placement
04/22	04/27/2022	183192		WELLS FARGO		031522GM	5	10-48-310	.00	563.00	563.00	HR-JA job listings
04/22	04/27/2022	183192		WELLS FARGO		031522JA	1	10-57-230	.00	90.00	90.00	FD-DIXIE TECH CPR CLASS
04/22	04/27/2022	183192		WELLS FARGO		031522JA	2	10-57-230	.00	1,216.44	1,216.44	FD-IFSTA INSTRUCTOR BOOKS
04/22	04/27/2022	183192		WELLS FARGO		031522JA	3	10-57-230	.00	300.00	300.00	FD-ICC CODE BOOK
04/22	04/27/2022	183192		WELLS FARGO		031522JA	4	10-57-230	.00	423.27	423.27	FD-NEPA ROOM
04/22	04/27/2022	183192		WELLS FARGO		031522JA	5	10-57-230	.00	423.27	423.27	FD-NEPA ROOM
04/22	04/27/2022	183192		WELLS FARGO		031522JA	6	10-57-610	.00	259.41	259.41	FD-NPI I-PAD MOUNT
04/22	04/27/2022	183192		WELLS FARGO		031522JA	7	10-57-310	.00	175.00	175.00	FD-MESQUITE BRANDING YEAR END REPORT
04/22	04/27/2022	183192		WELLS FARGO		031522JA	8	10-57-210	.00	60.00	60.00	FD-NEPA MEMBERSHIP
04/22	04/27/2022	183192		WELLS FARGO		031522JA	9	10-57-210	.00	121.00	121.00	FD-ICC CERTIFICATE RENEWAL
04/22	04/27/2022	183192		WELLS FARGO		031522JA	10	10-57-610	.00	29.25	29.25	FD-LIGHTHOUSE MALTESE CROSS
04/22	04/27/2022	183192		WELLS FARGO		031522JA	11	10-57-210	.00	197.24	197.24	FD-ICC 2021 CODE BOOK
04/22	04/27/2022	183192		WELLS FARGO		031522JA	12	10-57-610	.00	105.52	105.52	FD-FRAUD CHARGE
04/22	04/27/2022	183192		WELLS FARGO		031522JB	1	10-54-240	.00	12.80	12.80	PD/Admin- Staples
04/22	04/27/2022	183192		WELLS FARGO		031522JB	2	10-54-610	.00	198.87	198.87	PD/Admin- Southern Nevada Printing Esplin Academy PT Gear
04/22	04/27/2022	183192		WELLS FARGO		031522JB	3	10-54-610	.00	87.09	87.09	PD/Admin- Walmart: Incident Command Food & Drinks
04/22	04/27/2022	183192		WELLS FARGO		031522JB	4	10-54-610	.00	105.21	105.21	PD/Admin- Subway: Incident Command 220217039 Food/Drink
04/22	04/27/2022	183192		WELLS FARGO		031522JB	5	10-54-610	.00	81.17	81.17	PD/Admin- Subway: 220217039 Incident Command Food
04/22	04/27/2022	183192		WELLS FARGO		031522JB	6	10-54-240	.00	58.19-	58.19-	PD/Admin-VistaPrint REFUNDS for sales tax
04/22	04/27/2022	183192	10077	WELLS FARGO		031522MC	1	10-54-230	.00	156.50	156.50	PD/Admin- Hotels.com Cheney FTO Class

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number		Payee Numbe	Sequence	GL Account	Taken	Amount	Amount	
0.4/00	0.4/07/0000	400400	40077				10.51.010			004.70	
04/22	04/27/2022	183192		WELLS FARGO	031522M0		10-54-610	.00	294.78	294.78	PD/Admin- 5.11: Maricruz Uniform Pants
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	11.16	11.16	PD/Admin- Hotels.com: Second Guest in Cheney room price increase
04/22 04/22	04/27/2022 04/27/2022	183192 183192	10077 10077		031522M0		10-54-230 10-54-230	.00 .00	267.77 267.77	267.77 267.77	Pd/Admin- Hotels.com: Increase night
					031522M0						PD/Admin- Hotels.com: Price Increase
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	159.00	159.00	PD/Admin- Police Records Management: Redacting Records
04/22	04/27/2022	183192	10077	WELLS FARGO WELLS FARGO	031522M0		10-54-610	.00	225.53	225.53	PD/Admin- Chewy: Rogue Food
04/22	04/27/2022 04/27/2022	183192	10077		031522M0		10-54-230 10-54-230	.00	258.66	258.66 258.66	Pd/Admin- Hotels.com: Castaneda Wk 1 DT Training
04/22		183192			031522M0			.00	258.66		Pd/Admin- Hotels.com: Castaneda Wk2 DT Training
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	156.64	156.64	Pd/Admin- Hotels.com: Lt Fails LE Memorial
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	200.88	200.88	PD/Admin- Hotels.com: Swanson LE Memorial
04/22	04/27/2022	183192	10077		031522M0		10-54-310	.00	225.00	225.00	PD/Admin- Transunion
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	11.16-	11.16-	PD/Admin-Hotels.com refund FTO School
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	156.50-	156.50-	PD/Admin-Hotels.com refund FTO School
04/22	04/27/2022	183192	10077		031522M0		10-54-230	.00	156.50-	156.50-	PD/Admin-Hotels.com refund FTO School
04/22	04/27/2022	183192	10077		031522NN		10-82-610	.00	360.00	360.00	Museum; catalogit
04/22	04/27/2022	183192	10077		031522NN		10-76-230	.00	65.00	65.00	Rec/Parks- Lonnie watertrak training
04/22	04/27/2022	183192	10077		031522NN		10-81-610	.00	105.28	105.28	Rec Cntr- staff safety mtg lunch
04/22	04/27/2022	183192	10077		031522NN		10-81-610	.00	8.00	8.00	Rec Cntr- ribbon/pickleball courts
04/22	04/27/2022	183192	10077		031522NN		10-81-480	.00	60.00	60.00	Rec Cntr- advertising
04/22	04/27/2022	183192		WELLS FARGO	031522NN		10-81-610	.00	189.75	189.75	Rec Cntr- cookies/pickleball courts ribbon cutting
04/22	04/27/2022	183192	10077		031522NN		10-76-250	.00	321.64	321.64	Rec/Parks- skid steer glass
04/22	04/27/2022	183192	10077		031522NN		17-80-485	.00	11.50	11.50	Pre Schl- cybersource training
04/22	04/27/2022	183192	10077		031522QA		10-54-610	.00	32.45	32.45	PD/Admin- Galls Serving Since Bars Volunteers
04/22	04/27/2022	183192	10077		031522QA		10-54-620	.00	181.91	181.91	PD/Admin- The President's Volunteer Service Award
04/22	04/27/2022	183192	10077		031522RS		10-61-210	.00	502.00	502.00	Dev Svcs-APA Dues for Dan
04/22	04/27/2022	183192	10077		031522RS	2	10-61-230	.00	450.00	450.00	Dev Svcs-Educode for Jeff
04/22	04/27/2022	183192	10077		031522RS		10-61-240	.00	65.55	65.55	Dev Svcs-Rolllabels
04/22	04/27/2022	183192	10077		031522RT	1	15-70-340	.00	100.79	100.79	Court-LexisNexis Jan 2022
04/22	04/27/2022	183192	10077		031522RT	2	10-51-240	.00	58.00	58.00	Court-USPS, stamps
04/22	04/27/2022	183192	10077		031522RT	3	15-60-330	.00	150.00	150.00	Court-NACCA, training for court clerks
04/22	04/27/2022	183192	10077		031522ST	1	10-57-210	.00	66.83-	66.83-	FD-CREDIT AMAZON
04/22	04/27/2022	183192	10077		031522ST	2	10-57-210	.00	69.52-	69.52-	FD-CREDIT AMAZON
04/22	04/27/2022	183192		WELLS FARGO	031522ST	3	10-57-610	.00	549.99	549.99	FD-SOMPLY MAC IPAD REPAIR
04/22	04/27/2022	183192	10077		031522ST	4	10-57-610	.00	37.12	37.12	FD-SIMPLY MAC IPAD REPAIR
04/22	04/27/2022	183192	10077		031522ST	5	10-57-230	.00	1,000.00	1,000.00	FD-SPILLMAN CONF REGISTRATION
04/22	04/27/2022	183192	10077		031522ST	6	10-57-210	.00	282.18-	282.18-	FD-CREDIT AMAZON
04/22	04/27/2022	183192	10077		031522ST	7	10-57-230	.00	424.26	424.26	FD-SPILLMAN CONF FLIGHT
04/22	04/27/2022	183192	10077		031522TA	1	45-40-805	.00	305.58	305.58	PW- LIMESTONE
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	2	10-65-610	.00	276.00	276.00	STR- SUN MULLET/LIME YELLOW

GL	Check	Check	Vendor			Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number		Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	3	10-63-610	.00	49.08	49.08	FM- SANDING DISCS/HOLDER
04/22	04/27/2022	183192		WELLS FARGO		031522TA	4	10-66-250	.00	9.92	9.92	VM- LIGHT BULBS
04/22	04/27/2022	183192		WELLS FARGO		031522TA	5	10-63-610	.00	152.79	152.79	FS3- LIMESTONE
04/22	04/27/2022	183192		WELLS FARGO		031522TA	6	10-66-250	.00	44.96	44.96	VM- LIGHT BULBS/TOILET BRUSH
04/22	04/27/2022	183192		WELLS FARGO		031522TA	7	45-40-805	.00	520.20	520.20	PW- CONCRETE BOND
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	8	10-63-250	.00	2,139.00	2,139.00	SC- GARBAGE DIPOSAL
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	9	10-66-250	.00	24.58	24.58	VM- BAND AIDS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	10	10-66-250	.00	31.98	31.98	VM- BAND AIDS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	11	10-63-250	.00	148.00	148.00	FM- VFD CONTROLLER
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	12	10-66-250	.00	132.14	132.14	VM- PUMP MOTOR
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	13	10-66-250	.00	5.74	5.74	VM- DURACELL BATTERIES
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	14	10-63-250	.00	114.86	114.86	FS1- WASHER DOOR ASSEMBLY
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	15	13-40-450	.00	8.86	8.86	FM- ROUTER BITS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	16	13-40-450	.00	60.36	60.36	FM- LAMINATE ADHESIVE
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	17	13-40-450	.00	220.75	220.75	FM- SANDPAPER/ROUTER
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	18	10-63-610	.00	67.29	67.29	SC- WELDING RODS/LAMINATE ADHESIVE
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	19	10-63-610	.00	61.27	61.27	STR- HAMMER/CAULKING GUN
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	20	10-65-610	.00	55.02	55.02	STR- LANYARD
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	21	10-63-250	.00	100.35	100.35	REC- V BELT
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	22	10-63-610	.00	160.70	160.70	PARKS- DOOR KNOB
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	23	10-63-250	.00	100.35	100.35	REC- V BELT
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	24	10-63-250	.00	135.88	135.88	SC- SWITCH
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	25	10-63-610	.00	30.72-	30.72-	REC- CREDIT WALL RACEWAYS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	26	10-63-250	.00	217.30	217.30	FM- DOOR KNOB
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	27	13-40-450	.00	11.00	11.00	FM- BIT
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	28	13-40-450	.00	935.34	935.34	REC- SINK FAUCETS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	29	10-63-250	.00	85.75	85.75	FM- CHROME PLATE/ELBOW
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	30	10-63-610	.00	45.99	45.99	CH- WALL CARD HOLDER
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	31	10-60-230	.00	190.00	190.00	PW- APWA TRAINING 3.30-4.1.22/T ANDERSON
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	32	10-66-250	.00	139.95	139.95	VM- DAMPER KIT
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	33	10-63-250	.00	279.04	279.04	REC- SHOWER HEAD SPRAYER/ELBOWS
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	34	10-65-610	.00	38.94	38.94	STR- SUN HAT
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	35	10-65-610	.00	98.21	98.21	STR- DRILL BITS/DEWALT BATTERY
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	36	12-87-210	.00	90.00	90.00	AIR- AIR NAV RNWL FY 22
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	37	10-66-250	.00	29.60	29.60	VM- PRIMER
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	38	10-66-250	.00	93.50	93.50	VM- AIR REGULATOR
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	39	10-63-250	.00	227.00	227.00	PD- ELECTRICAL WIRE
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	40	10-63-610	.00	34.95	34.95	FM- METAL DETECTOR
04/22	04/27/2022	183192	10077	WELLS FARGO		031522TA	41	10-63-250	.00	120.47	120.47	FM- VENT WALL PIPE

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
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04/22	04/27/2022	183192		WELLS FARGO	031522TA	42	10-63-610	.00	52.99	52.99	FM- TONER
04/22	04/27/2022	183192		WELLS FARGO	031522TA	43	13-40-450	.00	303.15	303.15	CRT- VINYL REDUCERS
04/22	04/27/2022	183192		WELLS FARGO	031522TA	44	10-63-250	.00	68.75	68.75	PD- PLUG/CONNECTOR
04/22	04/27/2022	183192		WELLS FARGO	031522TA	45	10-63-250	.00	107.93	107.93	PD- DRYWALL ACCESS DOOR
04/22	04/27/2022	183192		WELLS FARGO	031522TA	46	10-65-610	.00	112.38	112.38	STR- STAFF LUNCH 03.04.22
04/22	04/27/2022	183192		WELLS FARGO	031522TA	47	13-40-625	.00	1,689.62	1,689.62	REC- HVAC SUPPLIES
04/22	04/27/2022	183192		WELLS FARGO	031522TA	48	10-66-250	.00	34.99	34.99	VM- SEAT COVERS
04/22	04/27/2022	183192		WELLS FARGO	031522TA	49	13-40-450	.00	25.99	25.99	CRT- RESPIRATOR FILTERS
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	50	10-63-610	.00	30.60	30.60	REC- SINK FAUCET PLATES
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	51	10-66-250	.00	391.05	391.05	VM- CARBURETOR
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	52	10-66-250	.00	180.60	180.60	VM- COOL TEMP FLUID
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	53	10-66-245	.00	47.98	47.98	VM- TUBELESS TIRE
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	54	13-40-450	.00	118.82	118.82	CRT- SANDING BELTS
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	55	10-63-610	.00	12.99	12.99	FM- PRIME MAR 22
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	56	13-40-450	.00	97.80	97.80	CRT- SANDING DISCS
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	57	13-40-450	.00	435.58	435.58	CRT- FILTERS/RESPIRATOR
04/22	04/27/2022	183192	10077	WELLS FARGO	031522TA	58	10-65-610	.00	331.14	331.14	STR- TAPE MEASURES/TIE DOWNS
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	1	10-47-310	.00	29.97	29.97	IT-Crashplan Feb 2022
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	2	32-49-741	.00	749.04	749.04	IT-Walmart, TVs for the Court
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	3	32-49-741	.00	749.04-	749.04-	IT-CREDIT Walmart, TVs for the Court
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	4	32-49-741	.00	691.16	691.16	IT-Walmart, TVs for the Court
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	5	10-47-310	.00	8.00	8.00	IT-ParkMyCloud
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	6	10-47-310	.00	20.00	20.00	IT-Cloudflare
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	7	10-47-310	.00	211.46	211.46	IT-Amazon Web
04/22	04/27/2022	183192	10077	WELLS FARGO	031522WR	8	10-47-310	.00	29.97	29.97	IT-Crashplan Mar 2022
To	otal 183192:						-	.00	-	25,236.93	
05/22	05/05/2022	183204	16734	ARC HEALTH & WELLNESS, LLC	2280276	1	10-54-320	.00	1,609.00	1,609.00	PD/Admin- Bruehl Exam Pt.1
To	otal 183204:						-	.00	-	1,609.00	
05/22	05/05/2022	183205	16333	BLUE360 MEDIA	IN220410126	1	10-50-310	.00	72.75	72.75	Attrny- Nevada Criminal Traffic Law Publication #28501
To	otal 183205:						_	.00	-	72.75	
05/22	05/05/2022	183206	14618	CANON FINANCIAL SERVICES, INC	28505423	1	10-49-250	.00	620.00	620.00	Shared Svcs-Copier Maint 04/20-05/19/2022
05/22	05/05/2022	183206	14618	CANON FINANCIAL SERVICES, INC	28505424	1	10-49-250	.00	1,287.45	1,287.45	Canon copier lease

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To	otal 183206:							.00	-	1,907.45	
05/22	05/05/2022	183207	14492	CENTURYLINK	101268689	1	10-47-310	.00	4,664.28	4,664.28	911 Hardware Service Agrmt May 2022
To	otal 183207:							.00	-	4,664.28	
05/22	05/05/2022	183208	14492	CENTURYLINK	289082643	1	10-49-290	.00	301.71	301.71	Monthly Long Distance - APR 2022
To	otal 183208:							.00	-	301.71	
	05/05/2022	183209		COASTLINE EQUIPMENT	902057	1	10-66-250	.00	7.89	7.89	VM-GASKET
05/22	05/05/2022	183209	15648	COASTLINE EQUIPMENT	902155	1	10-66-250	.00	266.43	266.43	VM- BUSHING/PIN/FREIGHT
To	otal 183209:							.00	-	274.32	
05/22	05/05/2022	183210	1634	CONNIE MORTENSEN	2022-1	1	10-81-490	.00	500.00	500.00	REC Cntr- Holiday window painting/Rec Center
05/22	05/05/2022	183210	1634	CONNIE MORTENSEN	2022-2	1	10-81-490	.00	250.00	250.00	REC Cntr- Holiday window painting/Sr Center
To	otal 183210:							.00	-	750.00	
05/22	05/05/2022	183211	16274	EAGLES LANDING TRAVEL PLAZA	002	1	10-81-480	.00	1,000.00	1,000.00	Rec Cntr- hole sponsor/charity golf tournament
To	otal 183211:							.00		1,000.00	
05/22	05/05/2022	183212	17664	FIVE STAR HYDRAULICS LLC	14672	1	10-66-250	.00	417.47	417.47	VM- LABOR/BUCKET CYLINDER/ROD
To	otal 183212:							.00		417.47	
05/22	05/05/2022	183213	2251	GALLS, LLC	020956545	1	10-54-610	.00	99.55	99.55	PD/ADMIN: Baton Holder, Glove Pouch, Radio Pouch
05/22	05/05/2022	183213	2251	GALLS, LLC	020959157	1	10-54-610	.00	19.16	19.16	PD/ADMIN: Accumold Light Holder
05/22	05/05/2022	183213	2251	GALLS, LLC	020973684	1	10-54-610	.00	129.51	129.51	PD/ADMIN- Airweight Baton
To	otal 183213:							.00	-	248.22	
05/22	05/05/2022	183214	2245	GRAINGER INC	9281037557	1	10-63-250	.00	281.31	281.31	MC- VALVES/PUSH BUTTON KIT
To	otal 183214:							.00		281.31	

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	183215	16105	HENRY SCHEIN INC	19031794	1	10-57-615	.00	233.22	233.22	FD-RED DOT ELECTRODES, BASIN WASH
05/22	05/05/2022	183215		HENRY SCHEIN INC	19031854	1	10-57-615	.00	568.99	568.99	FD-SODIUM CHLORIDE, GLUCAGEN, SYRINGE, PEEP MED MASK
05/22	05/05/2022	183215	16105	HENRY SCHEIN INC	19031901	1	10-57-615	.00	319.45	319.45	FD-GLUCOSE STRIPS, ELECTODES, BASIN WASH
05/22	05/05/2022	183215	16105	HENRY SCHEIN INC	19092563	1	10-57-615	.00	485.12	485.12	FD-SODIUM CHLORIDE, GLUCAGEN, SYRINGE, PEEP MED MASK
05/22	05/05/2022	183215	16105	HENRY SCHEIN INC	19107561	1	10-57-615	.00	97.24	97.24	FD- LACTATED RINGERS
To	otal 183215:						-	.00		1,704.02	
							-				
	05/05/2022	183216		HIGH DESERT SUPPLY	IN00204853	1	10-66-250	.00	201.29	201.29	VM- OIL/AIR/FUEL FILTERS
05/22	05/05/2022	183216	2452	HIGH DESERT SUPPLY	IN00204962	1	10-66-250	.00	183.75	183.75	VM- OIL/AIR/FUEL FILTERS
To	otal 183216:						_	.00		385.04	
05/22	05/05/2022	183217	12669	HOME DEPOT	1231842	1	13-40-450	.00	1,564.57	1,564.57	CRT- FRIDGE/FLOORING
	05/05/2022	183217		HOME DEPOT	1581559	1	13-40-625	.00	121.81	121.81	MC-TOGGLE SWITCHES
05/22	05/05/2022	183217		HOME DEPOT	1804078	1	13-40-450	.00	139.00	139.00	CH- STANLESS SINK
05/22	05/05/2022	183217		HOME DEPOT	297403	1	13-40-625	.00	6.40	6.40	MC- SWITCH WALL PLATES
05/22	05/05/2022	183217	12669	HOME DEPOT	4614660	1	13-40-450	.00	40.97	40.97	CRT- PIPE CLAMP
05/22	05/05/2022	183217	12669	HOME DEPOT	4902353	1	13-40-450	.00	2,727.00	2,727.00	CRT- FLOORING
05/22	05/05/2022	183217	12669	HOME DEPOT	6186924	1	13-40-625	.00	34.86	34.86	MC- CONDUIT
-							-			1 00 1 0 1	
10	otal 183217:						-	.00		4,634.61	
05/22	05/05/2022	183218	16556	INTERMOUNTAIN HEALTHCARE	110-01450	1	10-57-230	.00	905.00	905.00	FD-Simulation room rental & serv
To	otal 183218:							.00		905.00	
05/00	05/05/0000	100010	40057		D0.400.40.40		-		5.005.00		0.15.0.450
05/22	05/05/2022	183219	16357	JACOBS ENGINEERING GROUP INC	D34881010) 1	52-40-610 -	.00	5,395.00	5,395.00	Sani- Eng Svcs AEI Report 21
To	otal 183219:							.00		5,395.00	
05/22	05/05/2022	183220	17510	JTB SUPPLY CO INC	110264	1	10-65-250	.00	436.00	436.00	STR- YELLOW BALL/TRAFFIC LIGHTS
00/22	00/00/2022	100220	17010	01B 0011 E1 00 1140	110204	'	-		400.00	400.00	OTTO TELECON BALLITONING EIGHTO
To	otal 183220:						-	.00		436.00	
05/22	05/05/2022	183221	17658	JVIATION A WOOLPERT COMPANY	67L-IFE-01	1	12-87-310	.00	3,000.00	3,000.00	AIR- TAXIWAY ASSESSMENT
To	otal 183221:							.00		3,000.00	
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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
05/22	05/05/2022	183222	16022	K9 DS	022622	1	10-54-230	.00	700.00	700.00	PD/Admin- K9 Narcotic Recertification
Т	otal 183222:							.00		700.00	
05/22	05/05/2022	183223	17268	KOKOKPELLI ATV CLUB	103	1	10-81-480	.00	100.00	100.00	rec Cntr- OHV Maps
Т	otal 183223:							.00		100.00	
05/22	05/05/2022	183224	3030	LAS VEGAS METRO POLICE DEPT.	1652	1	15-21340	.00	378.00	378.00	AA Fee- Genetic Marker Analysis-Apr 22
Т	otal 183224:							.00		378.00	
05/22	05/05/2022	183225	15174	LAS VEGAS TACTICAL	25434-2	1	10-54-610	.00	1,983.76	1,983.76	PD/Admin- Backstock Uniforms
05/22	05/05/2022	183225	15174	LAS VEGAS TACTICAL	25807-2	1	10-54-610	.00	81.99	81.99	PD/Admin- Shumway Patch Install
Т	otal 183225:							.00		2,065.75	
05/22	05/05/2022	183226	16173	LESLIE'S POOLMART, INC	00988-02-02	1	10-81-250	.00	38.78	38.78	Rec Cntr- Chlorine
05/22	05/05/2022	183226	16173	LESLIE'S POOLMART, INC	00988-02-02	1	10-81-250	.00	155.12	155.12	Rec Cntr- Chlorine
Т	otal 183226:							.00		193.90	
05/22	05/05/2022	183227	9516	LIFE ASSIST INC.	1199389	1	10-57-615	.00	279.08	279.08	FD-CATHETER, SODIUM CHLORIDE DEFIB PADS
Т	otal 183227:							.00		279.08	
05/22	05/05/2022	183228	747	LINCOLN COUNTY POWER DISTRICT NO 1	04252022	1	10-54-281	.00	33.03	33.03	PD/Admin- Power for Range
Т	otal 183228:							.00		33.03	
05/22	05/05/2022	183229	17670	MARGARET CALHOUN	042922	1	10-34-400	.00	49.60	49.60	Rec Cntr-Refund membership
Т	otal 183229:							.00		49.60	
05/22	05/05/2022	183230	17668	MARK LANE URIARTE	1650	1	15-23200	.00	155.00	155.00	Court-Bail refund 22CR00175
_	1.1400000									455.00	
Т	otai 183230:							.00		155.00	
05/22	05/05/2022	183231	10628	MESQUITE ELECTRIC LLC	10-3287-1E	1	22-65-740	.00	297,045.02	297,045.02	PW- SIGNALS FIBER REQ 1 MAR 22
T 05/22 T 05/22 T	otal 183227: 05/05/2022 otal 183228: 05/05/2022 otal 183229: 05/05/2022 otal 183230:	183228 183229 183230	747 17670 17668	LINCOLN COUNTY POWER DISTRICT NO 1 MARGARET CALHOUN MARK LANE URIARTE	04252022 042922 1650	1 1	10-54-281 10-34-400 15-23200	.00	33.03 49.60 155.00	279.08 33.03 33.03 49.60 49.60 155.00	PD/Admin- Power for Range Rec Cntr-Refund membership Court-Bail refund 22CR00175

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
05/22	05/05/2022	183231	10628	MESQUITE ELECTRIC LLC	10-3287-1ER	1	22-21330	.00	14,852.25-	14,852.25-	PW- SIGNALS FIBER RET 1 MAR 22
T	otal 183231:							.00		282,192.77	
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	370781	1	10-63-610	.00	5.38	5.38	FM- CHALK POWDER
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	370813	1	10-63-610	.00	35.98	35.98	COURT- PINE MOLDING
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	370816	1	10-63-250	.00	21.16	21.16	SC- OUTLET BOX
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371174	1	10-63-250	.00	13.98	13.98	REC- BELT
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371183	1	10-63-250	.00	13.98	13.98	REC- V BELT
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371185	1	25-85-771	.00	87.95	87.95	PW- MATERIALS/REL SOC
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371203	1	10-63-610	.00	27.99	27.99	FM- FENDER WASHER
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371227	1	25-85-771	.00	218.91	218.91	PW- WOOD STUDS/REL SOC
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371231	1	25-85-771	.00	155.97	155.97	PW- STUDS/REL SOC
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371253	1	13-40-625	.00	48.99	48.99	REC- DIAMOND BLADE
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371258	1	10-76-250	.00	224.29	224.29	Rec/parks- misc supplies
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371297	1	10-76-250	.00	99.98	99.98	Rec/parks- ext cord
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371368	1	10-63-610	.00	84.44	84.44	FM- DRILL BIT SET
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371383	1	10-65-610	.00	6.99	6.99	STR-GALVANIZED CAPS
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371413	1	10-63-610	.00	20.96	20.96	PD- AIR FRESHNERS
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371420	1	10-81-250	.00	41.96	41.96	Rec Cntr- asst tools
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371438	1	10-63-610	.00	9.58	9.58	FM- DISH SOAP
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371447	1	10-57-250	.00	5.98	5.98	FD-BACK UP KEYS
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371507	1	10-66-250	.00	11.99	11.99	VM- ANIMAL REPELLENT
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371584	1	10-63-610	.00	6.59	6.59	PKS- BALL VALVE
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371597	1	10-63-610	.00	78.98	78.98	FS3- PROPANE TANK ADAPTER
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371614	1	10-63-610	.00	10.98	10.98	FM- CHAIN SAW LINKS
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371643	1	10-63-610	.00	29.98	29.98	PKS- EYE LIGHT CONTROL
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371737	1	52-40-610	.00	17.99	17.99	SANI- TAPE MEASURE
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371788	1	10-65-610	.00	39.99	39.99	STR- BYPASS LOPPER
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371792	1	10-63-610	.00	56.54	56.54	PD- COUPLINGS/BUSHING
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371798	1	10-63-250	.00	82.92	82.92	SC- SAND PAPER/EMT CONNECTOR
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371802	1	10-63-610	.00	9.98	9.98	PD- BUSHING/COUPLING
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371815	1	52-40-610	.00	510.97	510.97	SANI- FARM BOSS CHAINSAW
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371816	1	52-40-610	.00	113.71	113.71	SANI- WATER/LYSOL/WINDEX
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371847	1	10-65-610	.00	130.54	130.54	STR- SAW/CHAIN
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371890	1	10-81-250	.00	11.99	11.99	Rec Cntr- dowel
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371908	1	10-76-250	.00	17.52	17.52	Rec/parks- clamp,couple insert
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371923	1	10-63-610	.00	17.94	17.94	WC- KEYS
05/22	05/05/2022	183232	3500	MESQUITE LUMBER & SUPPLY	371957	1	10-65-610	.00	10.98	10.98	STR- FURRING STRIPS
JOILE	33,00,2022	100202	3300		0. 100.	•	10 00 010	.50	10.00	10.00	5 5 5

05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	Mber Number 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500	MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY	371964 372007 372051 372061 372062 372089 372090	Invoice Sequence	10-63-610 10-63-250 10-63-610 10-81-250 10-81-250 52-40-610 52-40-610	Discount Taken .00 .00 .00 .00 .00 .00 .00 .00 .00 .	Invoice Amount 107.94 3.56 17.99 19.98 1,150.08 28.95 17.99	Check Amount 107.94 3.56 17.99 19.98 1,150.08 28.95 17.99 3,630.55	CORR- MOLDING FM- SCREWDRIVER/NUT DRIVER CORR- MOLDING Rec Cntr- gasket Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE PD/AC- Cani, Kitter, Milo, Sunshine, Fel
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500	MESQUITE LUMBER & SUPPLY	371964 372007 372051 372061 372062 372089 372090	1 1 1 1 1 1 1	10-63-610 10-63-250 10-63-610 10-81-250 10-81-250 52-40-610	.00 .00 .00 .00 .00 .00	107.94 3.56 17.99 19.98 1,150.08 28.95 17.99	107.94 3.56 17.99 19.98 1,150.08 28.95 17.99	FM- SCREWDRIVER/NUT DRIVER CORR- MOLDING Rec Cntr- gasket Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY	372007 372051 372061 372062 372089 372090	1 1 1 1 1	10-63-250 10-63-610 10-81-250 10-81-250 52-40-610 52-40-610	.00 .00 .00 .00 .00 .00	3.56 17.99 19.98 1,150.08 28.95 17.99	3.56 17.99 19.98 1,150.08 28.95 17.99	FM- SCREWDRIVER/NUT DRIVER CORR- MOLDING Rec Cntr- gasket Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY	372051 372061 372062 372089 372090	1 1 1 1	10-63-610 10-81-250 10-81-250 52-40-610 52-40-610	.00 .00 .00 .00 .00 .00	17.99 19.98 1,150.08 28.95 17.99	3.56 17.99 19.98 1,150.08 28.95 17.99	CORR- MOLDING Rec Cntr- gasket Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY	372051 372061 372062 372089 372090	1 1 1 1	10-63-610 10-81-250 10-81-250 52-40-610 52-40-610	.00 .00 .00 .00 .00	17.99 19.98 1,150.08 28.95 17.99	17.99 19.98 1,150.08 28.95 17.99	Rec Cntr- gasket Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY MESQUITE VETERINARY CLINIC	372061 372062 372089 372090	1 1 1	10-81-250 52-40-610 52-40-610	.00 .00 .00 .00	1,150.08 28.95 17.99	1,150.08 28.95 17.99 3,630.55	Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY MESQUITE VETERINARY CLINIC	372062 372089 372090	1	10-81-250 52-40-610 52-40-610	.00	28.95 17.99	1,150.08 28.95 17.99 3,630.55	Rec Cntr- chlorine/hafen splash pad SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY MESQUITE LUMBER & SUPPLY MESQUITE VETERINARY CLINIC	372089 372090 184432	1	52-40-610 52-40-610 -	.00	28.95 17.99	28.95 17.99 3,630.55	SANI- COUPLING/PIPE CUTTER SANI- PVC CEMENT GLUE
Total 183232: Total 183232: 05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183232 3500 183233 3457	MESQUITE LUMBER & SUPPLY MESQUITE VETERINARY CLINIC	372090 184432	·	52-40-610 -	.00	17.99 - -	3,630.55	SANI- PVC CEMENT GLUE
05/22 05/05/2022 18323 Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323				1	10-70-310		2,766.41	_	PD/AC- Cani, Kitter, Milo, Sunshine, Fel
Total 183233: 05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323				1	10-70-310	.00	2,766.41	2,766.41	PD/AC- Cani, Kitter, Milo, Sunshine, Fel
05/22 05/05/2022 18323 Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	83234 12701	MISSOURI TURF PAINT INC	IND (400007		-		_		
Total 183234: 05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	83234 12701	MISSOURI TURF PAINT INC	INI\ /400007			.00		2,766.41	
05/22 05/05/2022 18323 Total 183235: 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323			INV103807	1	10-76-250	.00	2,020.78	2,020.78	Rec/Parks- field marking paint
Total 183235: 05/22					-	.00	_	2,020.78	
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183235 14526	MOAPA VALLEY TELEPHONE	04-2022	1	10-47-310	.00	200.56	200.56	911 Circuit Charges-Apr 2022
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323						.00	-	200.56	
05/22 05/05/2022 18323 05/22 05/05/2022 18323 05/22 05/05/2022 18323	183236 3653	MOUNT OLYMPUS WATERS, INC.	1021931805	1	10-54-240	.00	145.12	145.12	PD/Admin: Water
05/22 05/05/2022 18323 05/22 05/05/2022 18323		MOUNT OLYMPUS WATERS, INC.	10219327 05	1	10-41-240	.00	39.61	39.61	Myr Cncl-Water
05/22 05/05/2022 18323		MOUNT OLYMPUS WATERS, INC.	10219327 05	2	10-49-240	.00	259.27	259.27	Shared Svcs-Water
Total 183236:		MOUNT OLYMPUS WATERS, INC.	10219327 05	3	12-87-610	.00	32.64	32.64	Air-Water
					-	.00	-	476.64	
05/22 05/05/2022 18323	183237 15768	GOVERNMENTJOBS.COM, INC	INV-19323	1	10-48-310	.00	8,046.40	8,046.40	HR-eForm Subsc 12/23/21-12/22/22
Total 183237:					-	.00	-	8,046.40	
05/22 05/05/2022 18323	183238 4031	NEVADA STATE CONTROLLER	1655	1	15-21390	.00	4,953.00	4,953.00	Municipal Court- State Permanent School Fine/Forf-Apr 22
Total 183238:					-	.00	-	4,953.00	
					-		-		
05/22 05/05/2022 18323		NICHOLE BURNSIDE	APR 2022	1	17-80-310	.00	464.00	464.00	Rec Prog- Lifelong Instructor

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
То	tal 183239:							.00	-	464.00	
05/22	05/05/2022	183240	17263	PAR FOUR LLC	042822	1	52-40-740	.00	16,000.00	16,000.00	SANI- INSTALL BLOCK WALL APR 22
То	tal 183240:							.00	-	16,000.00	
5/22	05/05/2022	183241	17666	PAULA KEMPF-BEHRENS	042622	1	10-34-400	.00	140.00	140.00	Rec Cntr-Refund membership
То	tal 183241:							.00	-	140.00	
)5/22	05/05/2022	183242	10011	PEAK SOFTWARE SYSTEMS INC	024491	1	17-80-610	.00	4,326.20	4,326.20	Rec Cntr- System Software 12 months 5-28-22
То	tal 183242:							.00	-	4,326.20	
5/22	05/05/2022	183243	17659	PINNACLE ARCHITECTURE	042522	1	10-32-500	.00	650.00	650.00	Dev Svcs-Refund of CUP
То	tal 183243:							.00	-	650.00	
5/22	05/05/2022	183244	17660	PP MATTHEWS LLC	042622	1	10-32-160	.00	25.00	25.00	Dev Svcs-Refund for overpayment of license fee
То	tal 183244:							.00	-	25.00	
5/22	05/05/2022	183245	10243	PRECISION AGGREGATE PRODUCTS LLC	63164	1	10-76-250	.00	609.50	609.50	Rec/Parks- fly ash horseshoe pits
	05/05/2022	183245	10243	PRECISION AGGREGATE PRODUCTS LLC	63236	1	10-76-250	.00	333.90	333.90	Rec/Parks- fly ash-horseshoe pits
	05/05/2022	183245	10243		63361	1	10-76-250	.00	24.53	24.53	Rec/Parks- pea rock/OM batting cages
5/22	05/05/2022	183245	10243	PRECISION AGGREGATE PRODUCTS LLC	64221	1	11-65-700	.00	487.60	487.60	STR- FLY ASH/691 VALLEY VIEW DRIVE
То	tal 183245:							.00	-	1,455.53	
5/22	05/05/2022	183246	15094	PRECISION POWER INC	47848	1	10-63-310	.00	2,359.18	2,359.18	AIR-GEN INSTALL
То	tal 183246:							.00	-	2,359.18	
5/22	05/05/2022	183247	17671	PRIMAL RESPONSE TRAINING GROUP, LLC	0272	1	23-85-230	.00	450.00	450.00	PD-Pistol Red Dot Instructor Course
5/22	05/05/2022	183247	17671	PRIMAL RESPONSE TRAINING GROUP, LLC	0272	2	10-54-230	.00	450.00	450.00	PD-Pistol Red Dot Instructor Course
То	tal 183247:							.00		900.00	

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	1	10-55-610	.00	21.95	21.95	PD/CORR-Alarm Charges May 2022
05/22	05/05/2022	183248	4500		ALARM 05-2	2	10-57-310	.00	73.85	73.85	FD-Alarm Charges May 2022
05/22	05/05/2022	183248	4500		ALARM 05-2	3	10-63-310	.00	37.90	37.90	City Hall-Alarm Charges May 2022
05/22	05/05/2022	183248	4500		ALARM 05-2	4	10-65-610	.00	43.90	43.90	PW/STR-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	5	10-66-610	.00	16.95	16.95	PW/VM-Alarm Charges May 2022
05/22	05/05/2022	183248	4500		ALARM 05-2	6	10-70-610	.00	18.95	18.95	PD/AC-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	7	10-76-310	.00	18.95	18.95	REC/PARKS-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	8	10-81-310	.00	21.95	21.95	CAMPUS-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	9	10-81-310	.00	59.85	59.85	REC CNTR-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	10	10-82-290	.00	21.95	21.95	MUSEUM-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	11	16-71-310	.00	38.90	38.90	SNR CNTR-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	ALARM 05-2	12	52-40-310	.00	16.95	16.95	SANI-Alarm Charges May 2022
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	1	10-47-310	.00	1,154.45	1,154.45	Tele/Internet-PD E911
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	2	10-49-290	.00	85.75	85.75	Tele/Internet-Main recep
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	3	10-54-290	.00	432.72	432.72	Tele/Internet-PD
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	4	10-76-290	.00	807.38	807.38	Tele/Internet-Parks
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	5	10-47-310	.00	489.93	489.93	Tele/Internet-IT
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	6	10-60-290	.00	148.75	148.75	Tele/Internet-PW
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	7	10-57-290	.00	119.00	119.00	Tele/Internet-FD
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	8	12-87-290	.00	219.11	219.11	Tele/Internet-Airport
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	9	10-81-284	.00	122.75	122.75	Cable-Rec Cntr
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	10	52-40-290	.00	95.55	95.55	Tele/Internet-Sani
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	11	10-76-284	.00	82.27	82.27	Cable-Parks/Maint
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	12	10-37-550	.00	82.27	82.27	Cable-PD Inmates
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	13	10-54-284	.00	82.27	82.27	Cable-PD
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	14	10-51-290	.00	29.75	29.75	Tele/Internet-Court
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	15	10-82-290	.00	29.75	29.75	Tele/Internet-Museum
05/22	05/05/2022	183248	4500	RELIANCE CONNECTS	APR 22	16	16-71-290	.00	58.98	58.98	Cable-Senior Cntr
T	otal 183248:						-	.00	-	4,432.73	
05/22	05/05/2022	183249	17669	ROSE M GROVE	1649	1	15-23200	.00	630.00	630.00	Court-Bail refund 22CR00176
T	otal 183249:						-	.00	-	630.00	
05/22	05/05/2022	183250	9426	ROYAL SANITARY SERVICES	8061	1	10-81-610	.00	100.00	100.00	Rec Cntr- porta potties/pickleball courts/HMS
05/22		183250	9426		8062	1	10-81-610	.00	760.01	760.01	Rec Cntr- porta potties/pickleball courts/Old Mill
00,22	33/00/2022	100200	0.120		5552		10 01 010	.50	700.01	700.01	The State periodiplomobali ocultor of thin

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
				. —————————————————————————————————————							
Т	otal 183250:							.00		860.01	
05/22	05/05/2022	183251	9029	ROYCE INDUSTRIES LC	LAS1006761	1	10-66-250	.00	114.41	114.41	VM- GRAY HOSE
Т	otal 183251:							.00		114.41	
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	005291	1	16-71-480	.00	126.02	126.02	Snr Svcs- Weekly HB Juice Purchase
05/22	05/05/2022	183252	8282		005724	1	16-71-480	.00	68.05	68.05	Snr Svcs- Weekly HB Juice Purchase
05/22	05/05/2022	183252	8282		005738	1	16-71-480	.00	96.40	96.40	Snr Svcs- Weekly HB Juice Purchase
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	005788	1	16-71-480	.00	78.95	78.95	Snr Svcs- Weekly HB Juice Purchase
05/22		183252	8282		006161	1	16-71-480	.00	122.95	122.95	Snr Svcs- Weekly HB Juice Purchase
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	007360	1	16-71-480	.00	121.45	121.45	Snr Svcs- Weekly HB Juice Purchase
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	009633	1	16-71-480	.00	38.43	38.43	Snr Svcs- Food Supplies-Easter Treats
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	028766	1	16-71-480	.00	47.00	47.00	Snr Svcs- Food Supplies-Pudding Mix-Potatoes-Lemons-Honey
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	028852	1	16-71-480	.00	34.21	34.21	Snr Svcs- Food Supplies-Spinach-Lettuce
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	04022022	1	10-55-610	.00	14.16	14.16	PD/Corr- Inmate Supplies
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	051310	1	16-71-480	.00	27.94	27.94	Snr Svcs- Food Supplies-Sour Cream-Cilantro
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	060831	1	16-71-480	.00	8.24	8.24	Snr Svcs- Food Supplies-Snflwr Kernel-Jalapeno peppers
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	065111	1	16-71-610	.00	16.72	16.72	Snr Svcs- Food Supplies-Cake mix-Cndy Eyebll-Treats-Presentation
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	097359	1	16-71-480	.00	15.90	15.90	Snr Svcs- Food Supplies-Salt-Baking Soda-Jalapenos Pepper
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	110532	1	16-71-480	.00	68.43	68.43	Snr Svcs- Food Supplies-Easter Treats
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	143438	1	10-57-250	.00	79.96	79.96	FD-Cert TRAINING
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	166470	1	10-57-250	.00	31.41	31.41	FD-Cert TRAINING CLASS
05/22	05/05/2022	183252	8282	SMITH'S CUSTOMER CHGS	196208	1	16-71-480	.00	18.37	18.37	Snr Svcs- Food Supplies-Bananas-Pop Cakes
Т	otal 183252:							.00		1,014.59	
05/22	05/05/2022	183253	11387	SOUTHERN NEVADA HEALTH DISTRICT	IN0290885	1	10-81-250	.00	239.00	239.00	Rec Cntr- pool permit
Т	otal 183253:							.00		239.00	
05/22	05/05/2022	183254	16250	SOUTHWEST GAS	SWG041122	1	10-57-285	.00	270.76	270.76	FD-Natuaral Gas
Т	otal 183254:							.00		270.76	
05/22	05/05/2022	183255	17515	STAN HARGER	2A	1	10-81-480	.00	100.00	100.00	Rec Cntr- Arizona Strip OHV Map

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
То	tal 183255:						-	.00		100.00	
05/22	05/05/2022	183256	8989	STAPLES ADVANTAGE	3505533062	1	10-54-240	.00	24.00	24.00	PD/Admin- Maricruz's Notary Stamp
	05/05/2022	183256	8989		3505696217	1	10-44-240	.00	20.65	20.65	Clerk-Certificate holders
05/22	05/05/2022	183256	8989	STAPLES ADVANTAGE	3505762806	1	52-40-610	.00	25.89	25.89	SANI- HANGING FILE FOLDERS
05/22	05/05/2022	183256	8989	STAPLES ADVANTAGE	3505762807	1	10-61-240	.00	26.46	26.46	Dev Svcs-lables, red ink, blk pens
05/22	05/05/2022	183256	8989	STAPLES ADVANTAGE	3506008596	1	52-40-610	.00	72.53	72.53	SANI- STORAGE BXS/WIRELESS MOUSE
05/22	05/05/2022	183256	8989	STAPLES ADVANTAGE	3506210594	1	10-48-240	.00	7.05	7.05	HR-Sm binder clips
							-				
То	tal 183256:							.00		176.58	
							-				
05/22	05/05/2022	183257	4000	STATE OF NEVADA	APR 22	1	15-21330	.00	655.00	655.00	AA Fee State (General)-Apr 22
	05/05/2022	183257	4000	STATE OF NEVADA	APR 22	1	15-21320	.00	5,822.00	5,822.00	AA Fee State (AOC)-Apr 22
	05/05/2022	183257	4000		APR 22	1	15-21360	.00	903.00	903.00	Specialty Court Fee-Apr 22
05/22	05/05/2022	183257	4000	STATE OF NEVADA	APR22	1	15-23200	.00	300.00	300.00	Victims of Crime-Apr 22
То	tal 183257:						-	.00		7,680.00	
05/22	05/05/2022	183258	9870	STATE OF NEVADA	22-3380	1	10-70-610	.00	206.50	206.50	PD/AC-
							-				
То	tal 183258:							.00		206.50	
05/22	05/05/2022	183259	1800	STATE OF NEVADA/Attn DEPT OF TAXATON	MAR 2022	1	10-23145	.00	111,879.82	111,879.82	Additional 3% Lodging Tax-Mar 22
	05/05/2022	183259	1800		MAR 22	1	10-23120	.00	13,984.98	13,984.98	Additional 3/8% Lodging Tax-Mar 22
00/22	00/00/2022	.00200				·	-		10,001.00		Additional of the Long High Half Half
То	tal 183259:							.00		125,864.80	
05/22	05/05/2022	183260	15611	STERICYCLE INC	8001384603	1	10-54-310	.00	261.38	261.38	PD/Admin- Shred Services
03/22	03/03/2022	103200	13011	STERIOTOLL INC	0001304003	'	10-54-510	.00	201.30		1 D/Admin- office dervices
То	tal 183260:						-	.00		261.38	
05/22	05/05/2022	183261	5140	STERLING CODIFIERS LLC	16377	1	10-44-310	.00	188.00	188.00	Clerk-Codifier Svcs B22-002
To	tal 183261:						-	.00		188.00	
							-				
05/22	05/05/2022	183262	15360	STOP STICK LTD	0024390-IN	1	10-54-610	.00	1,955.00	1,955.00	PD/Admin- 9' Stop Sticks

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
T	otal 183262:							.00		1,955.00	
05/22	05/05/2022	183263	17665	SUPREME TINTS & WRAP LLC	1014	1	52-40-250	.00	700.00	700.00	SANI- VEH WINDOW TINTS
T	otal 183263:							.00		700.00	
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4365465674	1	10-57-250	.00	539.86	539.86	FD-2000mAh battery & AA batteries
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4383646576	1	10-54-260	.00	75.65	75.65	PD-Simple green cleaner
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4389538883	1	10-81-610	.00	89.95	89.95	Rec Cntr-(100) First Aid training kits
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4458488644	1	17-80-610	.00	639.60	639.60	Rec Cntr-Softballs 8/12pks
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4539436873	1	10-81-250	.00	39.80	39.80	Rec Cntr-Multi-purpose surface cleaner
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4559779856	1	10-54-260	.00	188.76	188.76	PD-Sight pusher, torque wrench, gun cleaner
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4647556396	1	17-80-610	.00	424.56	424.56	Rec Cntr-(8) Softballs official
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4668369598	1	43-40-100	.00	27.99	27.99	City Mngr-Take out bags w/handles
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4836355977	1	10-81-310	.00	789.00	789.00	Rec Cntr-Drone
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	4848964844	1	10-54-610	.00	53.85	53.85	PD-Label maker w/ tape
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	5345993485	1	10-57-250	.00	49.94	49.94	FD-9V Batteries
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	5558568566	1	17-80-610	.00	375.68	375.68	Rec Cntr-Softballs 8/12pks
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	5743835757	1	10-81-610	.00	234.75	234.75	Rec Cntr-CPR rescue masks 5/5pks
05/22	05/05/2022	183264	15170		5836535888	1	10-54-240	.00	19.94	19.94	PD-Dry erase magnets
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	6467694767	1	10-47-240	.00	33.53	33.53	IT-Server rack tool
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	6648393467	1	10-47-240	.00	13.99	13.99	IT-iphone case & screen protector
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	6648664963	1	10-57-615	.00	110.63	110.63	FD-Glucose gel
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	6674545578	1	10-81-310	.00	111.35	111.35	Rec Cntr-Protection plan
05/22	05/05/2022	183264	15170		6764577633	1	17-80-610	.00	387.30	387.30	Rec Cntr-Softballs 6/12pks
05/22	05/05/2022	183264	15170		6786534989	1	17-80-610	.00	65.94	65.94	Rec Cntr-Magnavox CD player
05/22	05/05/2022	183264	15170		6839449449	1	10-47-240	.00	8.95	8.95	IT-Fiber patch cable
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	6889997686	1	10-57-250	.00	31.99	31.99	FD-Tool bag
05/22	05/05/2022	183264	15170		6935997389	1	10-54-240	.00	16.86	16.86	PD-Wall file
05/22	05/05/2022	183264	15170		6946465733	1	10-57-610	.00	272.99	272.99	FD-55qt cooler
05/22	05/05/2022	183264	15170		7373577693	1	10-47-240	.00	9.89	9.89	IT-Fiber Patch Cable
05/22	05/05/2022	183264	15170		7439336699	1	10-81-610	.00	53.90	53.90	Rec Cntr-Toys/prizes classroom rewards
05/22	05/05/2022	183264	15170		7553395475	1	10-49-240	.00	10.49	10.49	Shared-File pockets
05/22	05/05/2022	183264	15170		7998356655	1	10-57-250	.00	49.94	49.94	FD-9V batteries
05/22	05/05/2022	183264	15170		8336474637	1	10-54-610	.00	66.17	66.17	PD-Sample shirts
05/22	05/05/2022	183264	15170		8347585835	1	10-57-250	.00	39.99	39.99	FD-2000mAh battery
05/22	05/05/2022	183264	15170		8699995735	1	10-47-240	.00	80.15	80.15	IT-External hard drive
05/22	05/05/2022	183264	15170		8734434884	1	10-54-250	.00	30.98	30.98	PD-Loctite threadlock
JUILE	30,00,2022	130204	10170	553// WHI (E-01)	5. 5446460 4	'	10-04-200	.00	00.00	30.00	. 2 2000 anodalosk

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	8948668868	1	10-57-250	.00	246.98	246.98	FD-1.5V batteries
05/22	05/05/2022	183264		SYNCB/AMAZON	9386449795	1	10-57-610	.00	39.98	39.98	FD-Electrolyte power
05/22	05/05/2022	183264	15170		9447633966	1	10-54-260	.00	113.98	113.98	PD-Gun oil, cleaning basket, wet wipes
05/22	05/05/2022	183264	15170		9495449599	1	10-54-610	.00	66.17-	66.17-	PD-RETURN Sample shirts
05/22	05/05/2022	183264	15170		9537798887	1	10-57-610	.00	52.45	52.45	FD-Gatorade packets
05/22	05/05/2022	183264	15170		9756664439	1	10-54-610	.00	30.90	30.90	PD-Ladies polo victim advocate
05/22	05/05/2022	183264	15170		9889845833	1	10-54-260	.00	24.60	24.60	PD-Spray bottles
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	9939589363	1	10-57-250	.00	39.98	39.98	FD-2000mAh battery
05/22	05/05/2022	183264	15170	SYNCB/AMAZON	9944865886	1	10-47-240	.00	13.99	13.99	IT-iphone case & screen protector
To	otal 183264:							.00		5,441.06	
05/22	05/05/2022	183265	13211	SYSCO LAS VEGAS, INC	317172139	1	16-71-480	.00	2,431.85	2,431.85	Snr Svcs- Weekly Food Purchase
05/22	05/05/2022	183265	13211	•	317172140	. 1	16-71-485	.00	267.87	267.87	Snr Svcs- Weekly Supplies Purchase-Foam, Paper, Disp. Containers/lids
	05/05/2022	183265		SYSCO LAS VEGAS, INC	317182527	1	16-71-480	.00	962.58	962.58	Snr Svcs- Weekly Food Purchase
				, ,			-		-		,
To	otal 183265:							.00		3,662.30	
05/22	05/05/2022	183266	17662	TAMMY LYNN FLOWERS	1646	1	15-23200	.00	2,650.00	2,650.00	Court-Bail refund 22CR00148
To	otal 183266:							.00		2,650.00	
05/22	05/05/2022	183267	14874	TERRIBLE'S	020822	1	10-32-100	.00	250.00	250.00	Dev Svcs-Reimburse for overpayment of license
To	otal 183267:							.00		250.00	
							-		-		
05/22	05/05/2022	183268	16566	TIRE'S WAREHOUSE LLC	SINV21-2252	1	10-66-245	.00	755.24	755.24	VM- LT265/70R17 TIRES
To	otal 183268:							.00	-	755.24	
05/22	05/05/2022	183269	16674	T-MOBILE	041322	1	10-54-290	.00	446.25	446.25	PD/ADMIN- GPS Fees
05/22	05/05/2022	183269	16674	T-MOBILE	05132022	1	10-54-290	.00	446.25	446.25	PD/ADMIN- GPS Fees
T	otal 183269:							.00		892.50	
10	J.a. 100203.							.00	-	092.00	
05/22	05/05/2022	183270	17661	TODD SHAFER	1648	1	15-23200	.00	1,500.00	1,500.00	Court-Bail refund 21CR00456
To	otal 183270:							.00		1,500.00	

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	183271	17667	TOM H TYLER JR	CR00083	1	10-57-230	.00	450.00	450.00	FD-PHTLS skills lab training instructor
To	otal 183271:							.00		450.00	
05/22	05/05/2022	183272		UNITED PARCEL SERVICE	00009E1629	1	10-54-240	.00	69.89	69.89	PD-Shipping Charges
05/22	05/05/2022	183272	5616		00009E1629	2	10-49-240	.00	36.00	36.00	Shared Svcs-Service Charge
05/22	05/05/2022	183272	5616		00009E1629	3	10-57-240	.00	8.17	8.17	FD-Shipping Charges
05/22	05/05/2022	183272	5616		00009E1629	1	10-57-240	.00	26.88	26.88	FD-Shipping Charges
05/22	05/05/2022	183272	5616		00009E1629	2	10-49-240	.00	19.50	19.50	Shared Svcs-Service Charge
05/22	05/05/2022	183272	5616	UNITED PARCEL SERVICE	00009E1629	3	10-54-240	.00	91.77	91.77	PD-Shipping Charges
To	otal 183272:							.00		252.21	
							-				
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	1	10-70-290	.00	205.24	205.24	PD/AC-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	2	10-50-290	.00	151.77	151.77	Attny-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	3	10-43-290	.00	232.17	232.17	City Mngr-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	4	10-41-290	.00	177.12	177.12	Myr Cncl-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	5	15-60-350	.00	60.59	60.59	Court-Toone Cell
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	6	15-40-370	.00	86.02	86.02	Court-Cell
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	7	10-61-290	.00	184.41	184.41	Dev Svcs-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	8	10-46-290	.00	60.20	60.20	Fin-Cell
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	9	10-57-290	.00	706.97	706.97	FD-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	10	10-57-290	.00	456.12	456.12	FD-Data Service
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	11	10-48-290	.00	102.62	102.62	HR-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	12	10-47-290	.00	169.54	169.54	IT-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	13	10-76-290	.00	106.74	106.74	Parks-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	14	10-54-290	.00	1,530.92	1,530.92	PD-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	15	10-54-290	.00	1,458.50	1,458.50	PD-Data Services
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	16	10-54-290	.00	91.10	91.10	PD/Victim Adv-Cell
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	17	30-01-290	.00	30.51	30.51	Grant-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	18	23-85-290	.00	390.83	390.83	PD/More Cops-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	19	23-85-290	.00	354.13	354.13	PD/More Cops-Data
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	20	52-40-290	.00	334.67	334.67	PW/Admin/Sani-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	21	10-63-290	.00	101.90	101.90	PW/Facilities-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	22	10-66-290	.00	51.31	51.31	PW/Fleets-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	23	10-65-290	.00	137.73	137.73	PW/Streets-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	24	10-81-290	.00	192.36	192.36	Rec-Cells
05/22	05/05/2022	183273	9528	VERIZON WIRELESS	9904278226	25	16-71-290	.00	132.89	132.89	Sr Ctr-Cells

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	otal 183273:							.00		7,506.36	
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220415045	1	10-54-310	.00	100.00	100.00	PD/Admin- Blood Draw
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220416033	1	10-54-310	.00	100.00	100.00	PD/Admin- Blood Draw 220416033
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220418046	1	10-54-310	.00	100.00	100.00	PD/Admin- Blood Draw
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220418049	1	10-54-310	.00	100.00	100.00	PD/Admin- Blood Draw
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220422039	1	10-54-310	.00	100.00	100.00	PD/Admin: BLOOD DRAW
05/22	05/05/2022	183274	14455	VERNA CARNESECCA	220427043	1	10-54-310	.00	100.00	100.00	PD/Admin: BLOOD DRAW
To	otal 183274:							.00		600.00	
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	1320818048	1	17-80-610	.00	123.36	123.36	Rec Cntr- safekey supplies
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	1320988303	1	10-57-250	.00	26.37	26.37	FD-CERT TRAINING
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	1321017937	1	17-80-485	.00	11.29	11.29	Pre Schl- photos, supplies
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	20209681190	1	17-80-610	.00	113.91	113.91	Rec Cntr-helmet for youth sports
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	2620925213	1	10-57-250	.00	33.13	33.13	FD-CERT TRAINING
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	3120897248	1	17-80-610	.00	26.94	26.94	Rec Cntr- candy for event
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	3120917495	1	17-80-485	.00	23.40	23.40	Pre Schl- photos, supplies
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	3121038186	1	10-81-250	.00	189.00	189.00	Rec Cntr- vacuum
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	59208567115	1	16-71-485	.00	35.68	35.68	Snr Svcs-Kitchen Supplies-Foam Plates
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	59208567115	2	16-71-250	.00	7.08	7.08	Snr Svcs- Janitorial Supplies-Ajax
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	5921095298	1	16-71-485	.00	40.86	40.86	Snr Svcs-Foam Plates
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	5921095298	2	16-71-250	.00	19.45	19.45	Snr Svcs-16 sliders-Felt Brn
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	6220837427	1	10-57-610	.00	356.00	356.00	FD-COOLERS FOR REHAB
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	6220957674	1	10-57-615	.00	6.96	6.96	FD-CHILD BENADRYL
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	6220957674	2	10-57-610	.00	1.86	1.86	FD-TAPE
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	8520815707	1	16-71-485	.00	22.30	22.30	Snr Svcs-Kitchen Supplies-Foam Plates
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	8520815707	2	16-71-250	.00	5.84	5.84	Snr Svcs- Janitorial Supplies-Gloves
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	8520818526	1	17-80-485	.00	131.05	131.05	Pre Schl- photos, garden supplies
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	8520845469	1	17-80-610	.00	222.86	222.86	Rec Cntr- basketballs
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	85208481184	1	17-80-485	.00	15.67	15.67	Pre Schl- photos
05/22	05/05/2022	183275	8034	WALMART STORES, INC.	8520875296	1	16-71-485	.00	53.52	53.52	Snr Svcs-Kitchen Supplies-Foam Plates
To	otal 183275:							.00		1,466.53	
05/22	05/05/2022	183276	17663	WHITNEY THORP	1647	1	15-23200	.00	310.00	310.00	Court-Bail refund 21TR00951

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
					_		-				
Т	otal 183276:						-	.00		310.00	
05/22	05/05/2022	183277	17127	WORLD OIL ENVIRONMENTAL SERVICES	1500-008202	1	10-66-255	.00	300.00	300.00	VM-USED FUEL
Т	otal 183277:						_	.00		300.00	
05/22	05/05/2022	50522001	13280	1000 BULBS.COM	W03088318	1	13-40-625	.00	106.97	106.97	PD- FLUORESCENT LIGHTS
Т	otal 50522001:						_	.00		106.97	
05/22	05/05/2022	50522002	10442	ACE FIRE SYSTEMS INC	65487	1	10-63-310	.00	235.00	235.00	REC-REPLACED SPRINKLER HEAD
Т	otal 50522002:						_	.00		235.00	
05/22	05/05/2022	50522003	3655	AIRGAS USA LLC	9124588117	1	10-57-615	.00	459.29	459.29	FD - Oxygen
Т	otal 50522003:							.00		459.29	
05/22	05/05/2022	50522004	11611	ALLAN LITMAN	APR 2022	1	17-80-310	.00	140.00	140.00	Rec Prog- Spin Instructor
Т	otal 50522004:							.00		140.00	
05/22	05/05/2022	50522005	8756	ALSCO	LSTG100634	1	10-66-610	.00	49.80	49.80	VM- UNIFORM CLEANING 04.18.22
05/22	05/05/2022	50522005		ALSCO	LSTG100634	1	10-60-310	.00	59.30	59.30	CH-FLOOR MATS 04.18.22
05/22	05/05/2022	50522005	8756	ALSCO	LSTG100743	1	10-66-610	.00	30.92	30.92	VM- UNIFORM CLEANING 04.25.22
05/22	05/05/2022	50522005	8756	ALSCO	LSTG100856	1	16-71-485	.00	56.18	56.18	Snr Svcs- Laundry Services: Apron, oven pads, cleaning towels, mats, Laundry bag
Т	otal 50522005:						_	.00		196.20	
05/22	05/05/2022	50522006	2430	ANDERSON HERITAGE ELECTRIC INC	1238	1	10-65-250	.00	305.00	305.00	STR- SVC OASIS/HUNTINGTON HEIGHTS
Т	otal 50522006:							.00		305.00	
05/22	05/05/2022	50522007	17477	ANDREW CASTANEDA	050822	1	10-54-230	.00	240.00	240.00	PD-Per Diem Basic SWAT School
Т	otal 50522007:						_	.00		240.00	
05/22	05/05/2022	50522008	11104	ASSESSMENT MANAGEMENT GRP INC	AMG1174 - A	1	83-82-310	.00	5,543.90	5,543.90	SID Srvs-Anthem Apr 2022

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
05/22	05/05/2022	50522008	11104	ASSESSMENT MANAGEMENT GRP INC	AMG1201 -	1	83-81-310	.00	1,155.41	1,155.41	SID Svcs-Canyon Crest Apr 2022
T	otal 50522008:							.00		6,699.31	
05/22	05/05/2022	50522009	14380	ATKINS NORTH AMERICA	1971024	1	12-87-740	.00	3,745.00	3,745.00	AIR- RUNWAY REHAB SRVCS APR 22
T	otal 50522009:							.00	-	3,745.00	
05/22	05/05/2022	50522010	12319	AUTO ZONE	2230308176	1	10-66-250	.00	149.89	149.89	VM-RADIATOR FAN ASSEMBLY
T	otal 50522010:						•	.00	-	149.89	
05/22	05/05/2022	50522011	14265	BEST DEAL SPRINGS INC	30028521-00	1	10-66-250	.00	44.12	44.12	VM-WIPER BLADES
T	otal 50522011:							.00	-	44.12	
05/22	05/05/2022	50522012	12190	BETTY KING	APRIL2022	1	16-71-310	.00	868.00	868.00	Snr Svcs-Fitness Class Payment-Gentle Yoga, Sweating Oldies, Life Force
	otal 50522012:							.00	-	868.00	
05/22	05/05/2022	50522013	16081	CHRISTINA S. RALSTON	APR 2022	1	17-80-310	.00	720.00	720.00	Rec Prog- lifelong instructor
			10001	CHRISTINA S. IVALSTON	AFIX 2022	1	17-00-310		-		Net Frog- melong instructor
11	otal 50522013:							.00	-	720.00	
05/22	05/05/2022	50522014		CLARK CO. DEPT. OF FINANCE	APR 22	1	10-23240	.00	33,020.00	33,020.00	Transportation Dev Tax-Apr 22
05/22	05/05/2022	50522014	1608	CLARK CO. DEPT. OF FINANCE	MAR 2022	1	10-23130	.00	37,293.27	37,293.27	Transient Lodging Transportation Tax-Mar 22
T	otal 50522014:							.00	_	70,313.27	
05/22	05/05/2022	50522015	8634	CLARK CO. TREASURE	MAR 2022	1	10-23140	.00	23,308.30	23,308.30	CCSD Capital Proj 5/8%-Mar 22
05/22		50522015		CLARK CO. TREASURE	MAR 22	1	10-23140	.00	37,293.27	37,293.27	SCHOOL CONST.1% ROOM TAX-Mar 22
T	otal 50522015:							.00	-	60,601.57	
									-		
05/22	05/05/2022	50522016	15162	CMC TIRE INC	20058174	1	10-66-245	.00	1,981.24	1,981.24	VM-11R/22.5 TIRES
T	otal 50522016:							.00	-	1,981.24	
05/22	05/05/2022	50522017	17079	CUSHMAN & WAKEFIELD OF NEVADA, INC.	22-52001-90	1	43-40-100	.00	2,250.00	2,250.00	Appraisal Report Falcon Ridge Golf Course Parcel-1111 Birdie Lane

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
05/22	05/05/2022	50522017	17079	CUSHMAN & WAKEFIELD OF NEVADA, INC.	22-52001-90	2	44-40-100	.00	750.00	750.00	Appraisal Report Falcon Ridge Golf Course Parcel-1111 Birdie Lane
7	otal 50522017:							.00		3,000.00	
05/22	05/05/2022	50522018	10019	DARLING INGREDIENTS INC.	12095844	1	16-71-620	.00	319.71	319.71	Snr Svcs-Grease Trap Services-Fuel Surcharge
7	otal 50522018:							.00		319.71	
05/22 05/22		50522019 50522019		DEAN FOODS COMPANY (DFA DAIRY) DEAN FOODS COMPANY (DFA DAIRY)	59637305 59637362	1	16-71-480 16-71-480	.00 .00	214.95 337.21	214.95 337.21	Snr Svcs- HB/Congregate Milks Snr Svcs- HB/Congregate Milks
	otal 50522019:		11200	BEART GODG GOMI ANT (BIATEAUXT)	03007002	,	10-71-400	.00		552.16	OTH CVCS- FID/Congregate Willing
	05/05/2022	50522020	17486	DONNA S SCHORR	APR 2022	1	17-80-310	.00	139.30	139.30	Rec Prog- yoga instructor
	otal 50522020:							.00		139.30	
05/22		50522021	16331	ECONOMIC ALTERNATIVES INC	93940	1	10-63-250	.00	600.00	600.00	CH- COOL TOWER APR 22
05/22	05/05/2022	50522021	16331	ECONOMIC ALTERNATIVES INC	93941	1	10-63-250	.00	750.00	750.00	MC- COOL TOWER APR 22
7	otal 50522021:							.00		1,350.00	
05/22	05/05/2022	50522022	16020	KRT Concepts, LLC	165324681	1	10-81-650	.00	315.00	315.00	Rec Cntr- preventative maintenance/weight equipment
7	otal 50522022:							.00		315.00	
05/22	05/05/2022	50522023	17601	ERIC BARON	050822	1	10-54-230	.00	240.00	240.00	PD-Per Diem Basic SWAT School
	otal 50522023:							.00		240.00	
05/22 05/22		50522024 50522024		FRESHAIRE/AIREMASTER FRESHAIRE/AIREMASTER	110574 110913	1 1	10-81-610 10-81-610	.00 .00	70.00 70.00	70.00 70.00	Rec Cntr- fragrance service Rec Cntr- fragrance service
7	otal 50522024:							.00		140.00	
05/22	05/05/2022	50522025	15505	GINA R SANDOVAL	APR 2022	1	17-80-310	.00	87.00	87.00	Rec Prog- Spin Instructor
7	otal 50522025:							.00	•	87.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
05/22	05/05/2022	50522026	16474	GRIMCO INC	028450620-0	1	10-63-610	.00	109.97	109.97	CH- COPPER PIPE
To	otal 50522026:							.00	_	109.97	
05/22	05/05/2022	50522027	2427	HELENA AGRI-ENTERPRISES LLC	63767017	1	45-40-805	.00	12,710.00	12,710.00	PW- WEED ABATE/CCRFCD APR 22
To	otal 50522027:						_	.00	_	12,710.00	
05/22	05/05/2022	50522028	14966	HORROCKS ENGINEERS INC	68882	1	45-40-811	.00	9,497.53	9,497.53	PW- ENG SVCS VR FLOOD WALL MAR 22
To	otal 50522028:						_	.00	_	9,497.53	
05/22	05/05/2022	50522029	2654	INTERSTATE FIRE PROTECTION	221304	1	10-66-250	.00	240.00	240.00	VM- DRY CHEM (16)
To	otal 50522029:						-	.00	=	240.00	
05/22	05/05/2022	50522030	15504	ITSAVVY LLC	01341024	1	10-49-250	.00	39.00	39.00	Shared Svcs-Drum Kit
To	otal 50522030:						-	.00	-	39.00	
05/22	05/05/2022	50522031	13293	JAMES E. GUESMAN	PDIF00011	1	10-52-480	.00	4,000.00	4,000.00	City Mngr-Public Defender Legal Services-Apr 2022
To	otal 50522031:							.00	-	4,000.00	
05/22	05/05/2022	50522032	13999	JO ANNE F SMITH	APRIL2022	1	16-71-310	.00	256.00	256.00	Snr Svcs-Chair Class Payment
To	otal 50522032:							.00	-	256.00	
05/22	05/05/2022	50522033	17465	JOHN BOTTOMS	10192021	1	10-54-230	.00	64.67	64.67	PD-Per Diem Joining Forces Conference
To	otal 50522033:						-	.00	-	64.67	
05/22	05/05/2022 05/05/2022	50522034 50522034		JOHNSTONE SUPPLY JOHNSTONE SUPPLY	388-S518808 388-S519078	1	10-63-250 10-63-250	.00	259.41	259.41	SC- PRESSURE VALVES SC- HVAC SUCTION LINE DRIER
05/22				JOHNSTONE SUPPLY JOHNSTONE SUPPLY		1		.00	316.31	316.31	
05/22 05/22	05/05/2022 05/05/2022	50522034 50522034		JOHNSTONE SUPPLY JOHNSTONE SUPPLY	388-S519078 388-S519334	1	10-63-250 13-40-625	.00 .00	56.96 9,460.00	56.96 9,460.00	SC-COPPER ELBOWS REC- HEAT PUMP
05/22	05/05/2022	50522034		JOHNSTONE SUPPLY JOHNSTONE SUPPLY	388-S520058	1	10-63-250	.00	9,460.00	9,460.00	SC- NITROGEN
00/22	00/00/2022	00022004	11100	OUNTEREST EL	330-3320030	'	10-03-230	.00	3 4 .32	37.32	O-MINOSEN

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Т	otal 50522034							.00		10,187.00	
05/22	05/05/2022	50522035	17674	JONATHAN GLEAVE	050822	1	23-85-230	.00	240.00	240.00	PD-Per Diem Basic SWAT School
Т	Total 50522035	:						.00		240.00	
05/22	05/05/2022	50522036	16602	JOSE GUILLEN	042122	1	10-63-610	.00	138.09	138.09	PW- REIMB FOR MEAL EXPENSES
Т	otal 50522036	:						.00		138.09	
05/22	05/05/2022	50522037	17673	JUAN CAMPOS	050822	1	23-85-230	.00	240.00	240.00	PD-Per Diem Basic SWAT School
Т	otal 50522037	:						.00		240.00	
05/22	05/05/2022	50522038	17302	KIRSTEN SATERFIELD	APR 2022	1	17-80-310	.00	98.00	98.00	Rec Prog- High Fitness Instructor
Т	otal 50522038	:						.00		98.00	
05/22		50522039		L V REVIEW-JOURNAL	0001190182	1	10-61-220	.00	213.96	213.96	Dev Svcs-May 10 hearings
05/22		50522039		L V REVIEW-JOURNAL	0001190567	1	10-44-220	.00	86.80	86.80	Clerk-Bill B22-004
05/22		50522039		L V REVIEW-JOURNAL	0001190569	1	10-44-220	.00	86.80	86.80	Clerk-Bill B22-005
05/22	05/05/2022	50522039	3050	L V REVIEW-JOURNAL	10001188771	1	10-61-220	.00	210.12	210.12	Dev Svcs-April 26 hearings
Т	Total 50522039	:						.00		597.68	
05/22	05/05/2022	50522040	3000	LAS VEGAS CONVENTION AUTHORITY	APR 22	1	10-23100	.00	9.00	9.00	Gaming Tax-Apr 22
05/22		50522040		LAS VEGAS CONVENTION AUTHORITY	MAR 2022	1	10-23110	.00	149,173.09	149,173.09	Room Tax-Mar 22
05/22		50522040		LAS VEGAS CONVENTION AUTHORITY	MAR22	1	10-23115	.00	18,646.64	18,646.64	Authority Exp-Mar 22
Т	otal 50522040	:						.00		167,828.73	
05/22	05/05/2022	50522041	10236	LEGACY CONSTRUCTION INC	9291	1	11-65-700	.00	4,250.00	4,250.00	STR- REMOVE MANHOLE COLLAR/OASIS BLVD
Т	Total 50522041	:						.00	•	4,250.00	
05/22	05/05/2022	50522042	8090	LINCOLN AQUATICS	D8774748	1	10-81-250	.00	600.00	600.00	Rec Cntr- first responder kits, rescue tubes

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
									-		
Т	otal 50522042:	:						.00		600.00	
05/22	05/05/2022	50522043	14207	LUNAS CONSTRUCTION CLEAN UP	T-98204	1	10-66-245	.00	52.00	52.00	VM- TIRE WASTE 04.19.22
Т	otal 50522043:							.00		52.00	
05/22	05/05/2022	50522044	9899	MADISON NATIONAL LIFE INS. CO	1495188	1	10-22510	.00	6,356.65	6,356.65	Insurance-Life/STD/LTD-May 2022
Т	otal 50522044:	:						.00		6,356.65	
05/22	05/05/2022	50522045	14440	MARIA AMARILES-TRUJILLO	APR 2022	1	17-80-310	.00	352.00	352.00	Rec Prog- lifelong instructor
Т	otal 50522045:	1						.00		352.00	
05/22		50522046	16286	MAUREEN MCFARLAND	APR 2022	1	17-80-310	.00	272.00	272.00	Rec Prog- Lifelong Instructor
			10200	WAGNEEN WOLAND	AI I 2022	'	17-00-310		272.00		Nec 1 log- Ellerong Instructor
ı	otal 50522046:							.00		272.00	
05/22	05/05/2022	50522047	11650	MESQUITE FORD	210994	1	10-66-250	.00	51.15	51.15	VM- KEY/FOB PROGRAMMING
Т	otal 50522047:							.00		51.15	
05/22	05/05/2022	50522048	8707	MIKE VAN HOUTEN	042722	1	10-82-610	.00	90.56	90.56	Museum-refund for lecture supplies
Т	otal 50522048:							.00		90.56	
05/22	05/05/2022	50522049	13651	MIRIAM C FLORES	042822	1	10-51-310	.00	500.00	500.00	Court-Interpreter Fee Apr 2022
Т	otal 50522049:	:						.00	•	500.00	
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009326-IN	1	10-76-250	.00	4,240.47	4,240.47	Rec/Parks- janitorial supples
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009327-IN	1	10-63-610	.00	55.56	55.56	FM- DRAIN OPENERS
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009393-IN	1	10-76-250	.00	525.08	525.08	Rec/Parks- janitorial supples
05/22	05/05/2022	50522050	3580		0009511-IN	1	10-66-610	.00	53.37	53.37	VM- RED SPRAY/WHITE POLISH
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009568-IN	1	10-55-610	.00	409.52	409.52	PD/Admin- Towels, Liner, Dish Soap, Sanitizer
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009583-IN-	1	52-40-610	.00	137.18	137.18	SANI- MARKING PAINT
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009638-IN	1	10-81-250	.00	97.60	97.60	Rec Cntr- mop heads
05/22	05/05/2022	50522050	3580	MORCON INDUSTRIAL SPECIALTY	0009693-IN	1	10-65-610	.00	323.91	323.91	STR- LOCK NUTS/WASHERS

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	05/05/2022 05/05/2022	50522050 50522050		MORCON INDUSTRIAL SPECIALTY MORCON INDUSTRIAL SPECIALTY	0009694-IN 0009695-IN	1 1	10-65-610 10-76-250	.00	372.91 573.03	372.91 573.03	STR- TAMPER/RAKE Rec/Parks- janitorial supples
	otal 50522050:							.00		6,788.63	
	05/05/2022 05/05/2022	50522051 50522051		MTM CLEANING SERVICE MTM CLEANING SERVICE	356-1 357-1	1 1	10-54-310 10-63-310	.00 .00	100.00 2,140.00	100.00 2,140.00	PD/Admin: April 2022 Gym cleaning CH/PD/CRT- CLEANING 04.30.22
	05/05/2022	50522051	14058	MTM CLEANING SERVICE	358	1	10-63-310	.00	385.00	385.00	PD- WINDOWS 04.24.22
	otal 50522051: 05/05/2022	50522052	14046	NIKKI OWSLEY	APR 2022	1	17-80-310	.00	784.00	784.00	Rec Prog- yoga instructor
	otal 50522052:		11010	THINK ONCE !	74 11 2022	·	-	.00		784.00	Noon log yoga modadoo
	05/05/2022 05/05/2022	50522053 50522053	11404 11404	OLIVER PRODUCTS CO. OLIVER PRODUCTS CO.	153187 153317	1 1	16-71-485 16-71-485	.00	2,033.04 313.52	2,033.04 313.52	Snr Svcs-HB 3C Tray Snr Svcs-HB Film Roll
То	otal 50522053:						-	.00		2,346.56	
05/22	05/05/2022	50522054	4200	OVERTON POWER	210240	1	25-85-755	.00	27,421.28	27,421.28	PW- INSTALL POWER/PICKLE CRTS
	otal 50522054:		47500		0000			.00		27,421.28	
	05/05/2022 otal 50522055:	50522055	17520	PROMOS 911, INC	9868	1	10-54-610 -	.00	975.47	975.47	PD/Admin: MPD Merch
	05/05/2022	50522056	15836	RHINEHART OIL COMPANY LLC	IN-763769-2	1	10-66-250	.00	795.00	795.00	VM- MOTOR OIL 0W20/DEF OIL
То	otal 50522056:						-	.00		795.00	
05/22	05/05/2022	50522057	17542	RICHARD GLICK	050522	1	12-87-310	.00	5,977.86	5,977.86	Air-FBO Svcs 4/18-5/3/22
05/22	05/05/2022	50522057	17542	RICHARD GLICK	050522	2	12-87-695	.00	303.43-	303.43-	Air-Shared Bank Fees
05/22	05/05/2022	50522057	17542	RICHARD GLICK	050522WC	1	12-87-610	.00	51.13-	51.13-	Air-Workers Comp
То	otal 50522057:						-	.00		5,623.30	
05/22	05/05/2022	50522058	14527	RIO VIRGIN TELEPHONE COMPANY	2356SZ4500	1	10-47-310	.00	1,950.12	1,950.12	911 ANI/ALI Circuit Costs-Apr & May 2022

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
To	otal 50522058:							.00	-	1,950.12	
05/22	05/05/2022	50522059	16660	ROSEMARY ENNIS	APR 2022	1	17-80-310	.00	256.00	256.00	Rec Prog- Lifelong Instructor
To	otal 50522059:							.00	-	256.00	
05/22	05/05/2022	50522060	16629	SARAH LEAVITT	APR 2022	1	17-80-310	.00	2,520.00	2,520.00	Rec Prog- tough country fitness
To	otal 50522060:							.00		2,520.00	
05/22	05/05/2022	50522061	13011	SILVERSTATE ANALYTICAL LAB	LV283139	1	52-40-310	.00	453.00	453.00	SANI- LAB SVCS 03.29.22
05/22	05/05/2022	50522061	13011	SILVERSTATE ANALYTICAL LAB	LV283518	1	52-40-310	.00	453.00	453.00	SANI- LAB SVCS 04.05.22
05/22	05/05/2022	50522061	13011	SILVERSTATE ANALYTICAL LAB	LV283519	1	52-40-310	.00.	1,000.00	1,000.00	SANI- LAB SVCS 04.05.22
To	otal 50522061:							.00		1,906.00	
05/22	05/05/2022	50522062	14502	SIMPLIFILE	1500458469	1	10-38-900	.00	176.00	176.00	Clerk-Easement 4/12-4/28/22
To	otal 50522062:							.00	-	176.00	
05/22	05/05/2022	50522063	17538	SIMPSON COULTER STUDIO	3	1	25-85-773	.00	76,000.00	76,000.00	PW- ENG SVCS FS1 APR 22
To	otal 50522063:							.00		76,000.00	
05/22	05/05/2022	50522064	13068	SOUTHWEST PLUMBING SUPPLY	S4156170.00	1	10-63-250	.00	65.13	65.13	FM- NITROGEN
05/22	05/05/2022	50522064	13068	SOUTHWEST PLUMBING SUPPLY	S4157256.00	1	10-63-250	.00	10.75	10.75	SC- COPPER COUPLINGS
05/22	05/05/2022	50522064	13068	SOUTHWEST PLUMBING SUPPLY	S4174526.00	1	10-63-610	.00	6.19	6.19	AC- ABS ELBOW
05/22	05/05/2022	50522064	13068	SOUTHWEST PLUMBING SUPPLY	S4175814.00	1	10-63-250	.00	43.16	43.16	PD- BUSHING/COUPLING
05/22 05/22	05/05/2022 05/05/2022	50522064 50522064	13068 13068	SOUTHWEST PLUMBING SUPPLY SOUTHWEST PLUMBING SUPPLY	S4175860.00 S4175879.00	1 1	10-63-250 10-63-250	.00 .00	6.83 12.23	6.83 12.23	PD- PVC COUPLINGS PD- PVC UNION
	otal 50522064:							.00		144.29	
05/22	05/05/2022	50522065	10591	SPRINKLER SUPPLY-ST. GEORGE	VS7202	1	10-76-250	.00	443.73	443.73	Rec/Parks- misc irrigation supplies
To	otal 50522065:							.00	-	443.73	
05/22	05/05/2022	50522066	14500	JOHN DEERE FINANCIAL	P34260	1	10-66-250	.00	67.70	67.70	VM- PANEL

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
T	otal 50522066:	:						.00		67.70	
05/22	05/05/2022	50522067	14879	SUSAN LOE	APRIL2022	1	16-71-310	.00	175.00	175.00	Snr Svcs-Fitness-Fall Prevention Payment
T	otal 50522067:	:						.00		175.00	
05/22	05/05/2022	50522068	14082	SYMBOL ARTS	0424831-IN	1	10-54-610	.00	1,215.50	1,215.50	PD/Admin- New Nevada Badge
T	otal 50522068:	:						.00		1,215.50	
05/22 05/22		50522069 50522069		TEAMSTERS SEC. FUND #14 TEAMSTERS SEC. FUND #14	JUN 2022 JUN 22	1	10-22500 10-22500	.00 .00	74,550.00 116,550.00	74,550.00 116,550.00	A4175 Active-Non Bargaining June 2022 A4174 Active-Bargaining Jun 2022
	otal 50522069:		9127	TEAWSTERS SEC. FUND #14	JOIN 22	'	10-22300	.00	110,550.00	191,100.00	A4174 Active-barganing Jun 2022
	05/05/2022	50522070	14215	TERRIE ELAINE MCARTHUR	APR 2022	1	17-80-310	.00	800.00	800.00	Rec Prog- Lifelong Instructor
	otal 50522070:		11210	TERRIE ES INC. ING. INC. ING.	/ W TV ZOZZ	·	17 00 010	.00	000.00	800.00	Noon rog Elisiong motitation
05/22	05/05/2022	50522071	5290	THATCHER COMPANY	2022400103	1	10-81-250	.00	1,165.07	1,165.07	Rec Cntr- Hydrochloric Acid
05/22	05/05/2022	50522071	5290		2022400103	1	52-40-480	.00	5,525.00	5,525.00	SANI- T CHLOR BULK 04.15.22
05/22		50522071		THATCHER COMPANY	2022400103	1	10-81-250	.00	924.00	924.00	Rec Cntr- Hydrochloric Acid
T	otal 50522071:	:						.00		7,614.07	
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	173993CR	1	10-66-250	.00	171.00-	171.00-	VM- CREDIT CORE DEPOSITS REF:173954
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	174042	1	10-63-610	.00	97.48	97.48	FM- BATTERY/CORE DEPOSIT
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	174627	1	10-66-250	.00	47.52	47.52	VM- COUPLING
05/22	05/05/2022	50522072	15287		174687	1	10-66-250	.00	10.99	10.99	VM- AIR FILTER
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	174835	1	10-66-250	.00	134.97	134.97	VM-BATTERY/CORE DEPOSIT
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	174849	1	10-66-250	.00	7.64	7.64	VM- MINI RADIATOR CAP
05/22	05/05/2022	50522072	15287		174936	1	10-66-250	.00	36.51	36.51	VM- DOOR CHECK
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	175277	1	10-66-250	.00	139.96	139.96	VM- BULLDOG JACK
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	175436	1	10-66-250	.00	38.67	38.67	VM-BALL MOUNT
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	175729	1	10-66-250	.00	19.99	19.99	VM- ALARM
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	175837	1	10-66-250	.00	16.60	16.60	VM- WINDSHIELD WASH
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	175841	1	10-66-250	.00	19.20	19.20	VM-LAMP
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	176111	1	10-66-250	.00	23.72	23.72	VM- BEAM BLADES

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee -	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	50522072	15287	TINK'S SUPERIOR AUTO PARTS	176242	1	52-40-250	.00	117.87	117.87	SANI- BATTERY/CORE DEPOSIT
05/22	05/05/2022	50522072	15287		176275	1	52-40-250	.00	23.72	23.72	SANI- BEAM BLADES
							-				
T	otal 50522072:							.00		563.84	
05/00	05/05/0000	50500070	0444	TDAON FAILO	050000	4	40.55.000		4.550.00	4.550.00	DD10 D D1 A 1 1 1 A 1 1 1 O 1
05/22	05/05/2022	50522073	9414	TRACY FAILS	052022	1	10-55-230	.00	1,559.20	1,559.20	PD/Corr-Per Diew American Jail Association Conference
T	otal 50522073:	:						.00		1,559.20	
							-				
05/22	05/05/2022	50522074	8770	US. FOODSERVICE - L.V. DIV.	3559047	1	10-55-620	.00	731.25	731.25	PD/Corr- Inmate Food
05/22	05/05/2022	50522074	8770	US. FOODSERVICE - L.V. DIV.	3559050	1	16-71-485	.00	337.46	337.46	Snr Svcs-Supplies-Detergent solid-Foam Cups-Ctlry-Rinse additive-Dish Detergent liquid
05/22	05/05/2022	50522074	8770	US. FOODSERVICE - L.V. DIV.	3559051	1	16-71-480	.00	2,340.40	2,340.40	Snr Svcs- Weekly Food Purchase
05/22	05/05/2022	50522074	8770	US. FOODSERVICE - L.V. DIV.	3721960	1	10-55-620	.00	595.89	595.89	PD/Corr- Inmate Food
05/22	05/05/2022	50522074	8770	US. FOODSERVICE - L.V. DIV.	3721963	1	16-71-480	.00	1,812.28	1,812.28	Snr Svcs- Weekly Food Purchase
_							_			5.047.00	
T	otal 50522074:						-	.00		5,817.28	
05/22	05/05/2022	50522075	17000	VICTORY SUPPLY LLC	0061169	1	10-55-620	.00	114.84	114.84	PD/Corr- Inmate Medication Dispensing Cups
T	otal 50522075:							.00		114.84	
05/00	05/05/0000	50500070	5000	VIDORI VALLEY DIODOGAL	00500044	1	50.40.040	22	1044.44	101111	CANIL DIO COLUDO ADD CO
05/22 05/22	05/05/2022 05/05/2022	50522076 50522076		VIRGIN VALLEY DISPOSAL VIRGIN VALLEY DISPOSAL	28530614 28530615	1	52-40-310 10-73-310	.00 .00	4,941.44 3,642.79	4,941.44 3,642.79	SANI- BIO SOLIDS APR 22 PW- SOLID WASTE APR 22
03/22	03/03/2022	30322076	5900	VIRGIN VALLET DISPOSAL	26550015	ļ	10-73-310	.00	3,042.79	3,042.79	FW- SOLID WAS IE AFR 22
T	otal 50522076:	:					_	.00		8,584.23	
05/22	05/05/2022	50522077	8748	VIRGIN VALLEY VETERINARY HOSP.	336329	1	10-70-310	.00	285.42	285.42	PD/AC- Scooby exam
05/22	05/05/2022	50522077		VIRGIN VALLEY VETERINARY HOSP.	338337	1	10-70-310	.00	157.55	157.55	PD/AC- Nueter (TINY)
05/22	05/05/2022	50522077		VIRGIN VALLEY VETERINARY HOSP.	338645	1	10-70-310	.00	42.00	42.00	PD/AC- Smokey, Nappi, Sheba Rabbies Shot
05/22	05/05/2022	50522077	8748	VIRGIN VALLEY VETERINARY HOSP.	339119	1	10-70-310	.00	179.50	179.50	PD/AC- Izzy
							-				
T	otal 50522077:						-	.00		664.47	
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	1	10-49-282	.00	624.73	624.73	Non Department-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	2	10-55-282	.00	315.56	315.56	Jail-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	3	10-54-282	.00	492.30	492.30	PD-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	4	10-57-282	.00	633.31	633.31	FD-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	5	10-65-282	.00	133.36	133.36	Streets-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	6	10-66-282	.00	165.68	165.68	Veh Maint-Water

GL	Check	Check	Vendor		Invoice	Invoice	Invoice	Discount	Invoice	Check	
Period	Issue Date	Number	Number	Payee	Number	Sequence	GL Account	Taken	Amount	Amount	
05/22	05/05/2022	50522078	5001	VIRGIN VALLEY WATER DISTRICT	APR 2022	7	10-76-282	.00	26,580.66	26,580.66	Parks-Water
05/22	05/05/2022	50522078		VIRGIN VALLEY WATER DISTRICT VIRGIN VALLEY WATER DISTRICT	APR 2022 APR 2022	8	10-76-282	.00	4,285.90	4,285.90	Rec Cntr-Water
05/22	05/05/2022	50522078		VIRGIN VALLEY WATER DISTRICT VIRGIN VALLEY WATER DISTRICT	APR 2022	9	10-82-282	.00	36.76	36.76	Museum-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	10	10-83-282	.00	447.13	447.13	Welcome Center-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	11	12-87-282	.00	251.75	251.75	Airport-Water
05/22	05/05/2022	50522078	5901		APR 2022	12	16-71-282	.00	268.63	268.63	Sr Cntr- Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	APR 2022	13	10-65-282	.00	780.37	780.37	Streets-Water
05/22	05/05/2022	50522078		VIRGIN VALLEY WATER DISTRICT	APR 2022	14	25-85-700	.00	18.85	18.85	Land Purchased 51 N Yucca
05/22	05/05/2022	50522078		VIRGIN VALLEY WATER DISTRICT	APR 2022	15	52-40-282	.00	508.43	508.43	Sani-Water
05/22	05/05/2022	50522078	5901	VIRGIN VALLEY WATER DISTRICT	FEB 22	1	52-21400	.00	61,986.72	61,986.72	SNWA Proceed Allocation-Feb 2022
00/22	00,00,2022	000220.0				•	02 21100		0.,0002		511W11 155554 1 H5541511 52 252
To	otal 50522078:							.00		97,530.14	
05/22	05/05/2022	50522079	14218	WARREN B HARDY II	2205	1	10-41-310	.00	2,000.00	2,000.00	Gov. Affairs Consultation-May 22
Te	otal 50522079:							.00		2,000.00	
05/22	05/05/2022	50522080	11423	WES CARTER	042122	1	10-63-610	.00	157.65	157.65	FM- REIMB FUEL EXP/PU EQUIPMENT
05/22	05/05/2022	50522080		WES CARTER	CR00084	. 1	10-48-620	.00	71.48	71.48	HR-Reimbursement for purchases towards employee luncheon
00/22	00/00/2022	00022000	11120	WES STATIENT	01100001	•	10 10 020		7 1.10		The reministration for parameter towards employee failures.
To	otal 50522080:							.00		229.13	
05/22	05/05/2022	50522081	10896	WESTECH	86134	1	52-40-740	.00	96,123.00	96,123.00	SANI- OXI DITCH SUPPLIES
Te	otal 50522081:							.00		96,123.00	
05/22	05/05/2022	50522082	17654	WHIPPLE TREE SERVICE	23	1	10-76-250	.00	2,500.00	2,500.00	Rec/Parks-Tree pruning
Te	otal 50522082:							.00		2,500.00	
05/22	05/05/2022	50522083		WYATT OLIVER	04192022	1	10-56-610	.00	100.62	100.62	PD/Admin- Refund Supplies for Telecommunications Week
05/22	05/05/2022	50522083	11912	WYATT OLIVER	04192022	2	10-70-610	.00	173.71	173.71	PD/Admin- Refund Supplies for Animal Control Appreciation Week
To	otal 50522083:							.00		274.33	
G	rand Totals:							.00		1,521,075.2	
G	iana iotais.							.00			

Report type: GL detail

CITY OF MESQUITE
PURCHASE ORDERS REQUIRING COUNCIL APPROVAL
DATE OF COUNCIL MEETING: 5/24/2022

A. P.O's for Not Previously Budget-Approved Items...amounts exceed \$5,000

							For Fiscal Year 2021-2022		
Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	Original Budget	Current Budget Balance	Remaining Budget (Over) / Under
									
	·				·				

B. P.O's for Budgeted Items...amounts exceed \$25,000

				-				Current Budget	Remaining Budget
	T 5 10			G/L	Account	PO's to be	Original Budget	Balance	(Over) / Under
Vendor	Description	Requested By:	Department	Account #	Description	Approved			
Landia Inc (PO00146)	PW-Refurbish oxidation ditch mixer for wastewater treatment plant	T. Anderson	Public Works	52-40-620	Sewer Fund - Expenditures Misc Services	\$ 8,364.50	\$466,920.00	\$ (12,099.71)	\$ (20,464.21)
Trade West Construction, Inc (PO00149)	PW-Roller compacted concrete preservation on Town Wash	T. Anderson	Public Works	45-40-805	Capital Project Fund - Expenditures: Maint Program	\$ 50,000.00	\$489,800.00	\$ 428,205.25	\$ 378,205.25
Legacy Construction & Development (PO00150)	PW-Sediment removal, slope grading and removal of vegetation in flood control areas	T. Anderson	Public Works	45-40-805	Capital Project Fund - Expenditures: Maint Program	\$ 85,250.00	\$489,800.00	\$ 378,205.25	\$ 292,955.25
Whipple Tree Service (PO00151)	PW-Removing mesquite trees in/around Town Wash	T. Anderson	Public Works	45-40-805	Capital Project Fund - Expenditures: Maint Program	\$ 15,500.00	\$489,800.00	\$ 292,955.25	\$ 277,455.25

For Fiscal Year 2021-2022

5/24/2022

	TRANSF	ERS FROM:	_	TRANSFERS TO:						
Fund	Account #	Account Description	Incr. <decr></decr>	Fund	Account #	Account Description	Incr. <decr></decr>			
	1	I		1	1	I	I			

NRS 354.5980005

Budget appropriations may be transferred between functions, funds or contingency accounts in the following manner, if such a transfer does not increase the total appropriation for any fiscal year and is not in conflict with other statutory provisions:

- (a) The person designated to administer the budget for local government may transfer appropriations within any function.
- (b) The person designated to administer the budget may transfer appropriations between functions or programs within a fund, if:
 - (1) The governing body is advised of the action at the next regular meeting and
 - (2) The action is recorded in the official minutes of the meeting
- (c) Upon recommendation of the person designated to administer the budget, the governing body may authorize the transfer of appropriations
 - (1) The governing body announces the transfer of appropriations of a regularly scheduled meeting and sets forth the each amount to be transferred and the accounts, functions, programs and funds affected;
 - (3) The action is recorded in the official minutes of the meeting.

CITY OF MESQUITE

NOTIFICATION OF BUDGET AMENDMENTS AND BUDGET AUGMENTS

DATE OF COUNCIL MEETING: 5/24/2022

BUDGET AMENDMENTS FY 2021-2022

Revenues Increase < Decrease >			Amended	l Amounts	E	Expenditures	Amended Amounts		
Fund	Fund Account # Account Description		Incr. <decr></decr>	Budget	Fund	Account #	Account Description	Incr. <decr></decr>	Budget
	+								
	+								
	1								

BUDGET AMENDMENTS FY 2021 - 2022

I	Revenues	Increase <decrease></decrease>							
Fund	Account #	Account Description	Incr. <decr></decr>	Budget	Fund	Account #	Account Description	Incr. <decr></decr>	Budget
								<u> </u>	
			T		,		<u></u>	1	



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Tracy Beck Submitting Department: Finance

Special Items & Presentations

Consideration for adoption of the City of Mesquite Tentative Budget, Either as Presented, or with Modifications, for Fiscal Year 2022-2023.

- Public Hearing

- Discussion and Possible Action

PETITIONER: Nikki Thorn on behalf of the City Manager's Office DEPARTMENT: Finance

RECOMMENDATION:

The City Council to hold a public hearing for the Tentative Budget for the fiscal year beginning July 1, 2022 through June 30, 2023 for the City of Mesquite.

At the public hearing, staff recommends City Council consider for Adoption all Summary Discussions, Capital Improvement Plans, and Amendments to the April 5th, 2022, Budget Work Session on the FY 2022-2023 Tentative Budget by Incorporating into the Final Budget for 2022-2023 any changes, and Direct Staff to move forward, affect any and all approved changes, and submit to the Nevada Department of Taxation by June 1, 2022 as required by NRS 354.598 for FY 2022-2023.

Background:

Pursuant to Nevada Revised Statutes (NRS) 354.596, a public hearing on the Tentative Budget must be held by the governing body not sooner than the third Monday in May and not later than the last day in May, at which time interested persons must be given an opportunity to be heard regarding the tentative budget. Thereafter, the governing body shall indicate changes, if any, to be made to the tentative budget.

Pursuant to NRS 354.598, the governing body shall adopt a final budget that complies with the requirements of law and the regulations of the Committee on Local Government Finance by favorable votes of a majority of all members of the governing body. The final budget must be adopted on or before June 1st of each year for the ensuing fiscal year.

Fiscal Impact: Impact of Adoption Allows the City to operate according the Adopted Budget for Fiscal Year 2022-2023.

Budgeted Item: Yes

Attachments:

• Tentative State Budget Forms FY 2023 (1).pdf



City of Mequite 10 East Mesquite Blvd Mesquite, Nevada 89027

The City of Mesquite herewith submits the Final budget for the fiscal year end	ling June 30, 2022		
This budget contains tw 2 funds, including Debt Service, requi	ring property tax revenue	es totaling	\$ 8,831,000
The property tax rates computed herein are based on preliminary data. If the the tax rate will be increased by an amount not to exceed 2 lowered.	final state computed rev If the final computation r		
This budget contains 28 governmental fund types with estimated expenses of \$	ated expenditures of 8,512,766	\$	81,604,791 and
Copies of this budget have been filed for public record and inspection in the of Government Budget and Finance Act).	ffices enumerated in NR	S 354.596 (Loc	cal
CERTIFICATION	APPROVED	BY THE GOV	ERNING BOARD
I Nicole Thorn			Mayor
(Printed Name) Finance Director			Council Member
(Title)			
certify that all applicable funds and financial			Council Member
operations of this Local Government are listed herein			Council Member
Signed			Council Member
Signed			Council Member
Dated: May 24, 2022			
SCHEDULED PUBLIC HEARING:			
Date and Time May 24, 2022 - 5:00 PM	Publication Dat	e May 10,	2022 (LV Review Journal)
Place: City Hall, 10 E. Mesquite Blvd., Mesquite, NV 89027			,

Page: 1 Schedule 1

CITY OF MESQUITE, NEVADA STATE BUDGET DOCUMENT INDEX FISCAL YEAR ENDING JUNE 30, 2019 FINAL BUDGET

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5 SCHEDULE OF EXISTING CONTRACTS		31	n//a

May 10, 2022 (LV Review Journal)

		GOVERNMENTAL	FUND TYPES AND		
		EXPENDABLE	TRUST FUNDS		
	ACTUAL PRIOR YEAR 06/30/21	ESTIMATED CURRENT YEAR 06/30/22	BUDGET YEAR 06/30/23	PROPRIETARY FUNDS BUDGET	TOTAL (MEMO ONLY) COLUMNS 3+4
REVENUES				YEAR 06/30/23	
Property Taxes	\$ 7,864,001	\$ 7,824,735	\$ 8,831,000		\$ 8,831,000
Other Taxes	2,492,000	3,075,230	2,460,000	650,000	3,110,000
Licenses and Permits	3,766,968	4,094,356	4,129,000		4,129,000
Intergovernmental Resources	20,072,946	44,745,080	47,384,811	850,000	48,234,811
Charges for Services	4,864,276	4,946,930	5,166,735	3,000,000	8,166,735
Fines and Forfeits	247,986	266,650	266,620		266,620
Miscellaneous	2,073,217	1,773,469	1,392,068	175,000	1,567,068
TOTAL REVENUES	41,381,394	66,726,450	69,630,234	4,675,000	74,305,234
EXPENDITURES-EXPENSES					
General Government	3,761,628	4,789,866	4,591,729		4,591,729
Judicial	599,733	485,729	596,115		596,115
Public Safety	13,448,934	14,034,287	14,884,443		14,884,443
Public Works	9,970,153	30,698,549	53,437,140		53,437,140
Sanitation & Health	1,548,566	1,726,550	1,741,246	7,061,594	8,802,840
Welfare	684,365	899,449	853,762		853,762
Culture and Recreation	3,343,127	3,827,621	4,678,356		4,678,356
Community Support	848,315	175,097	150,000		150,000
		-			-
					-
					-
					-
					-
					-
Debt Service - Principal	1,115,000	1,097,250	425,000	1,180,928	1,605,928
Interest Cost - Bond Issuance Costs	332,429	284,441	247,000	270,244	517,244
TOTAL EXPENDITURES-EXPENSES	35,652,250	58,018,839	81,604,791	8,512,766	90,117,557
Excess of Revenues over (under) Expenditures-Expenses	5,729,144	8,707,611	(11,974,557)	(3,837,766)	(15,812,323

			NTAL FUND TYPE: ABLE TRUST FUNI		
		ESTIMATED		PROPRIETARY	TOTAL
	ACTUAL PRIOR	CURRENT	BUDGET	FUNDS	(MEMO ONLY)
	YEAR 06/30/21	YEAR 06/30/22	YEAR 06/30/23	BUDGET YEAR 06/30/23	COLUMNS 3+4
	(1)	(2)	(3)	(4)	(5)
OTHER FINANCING SOURCES (USES):	(' /	(-)	(0)	\''\	(6)
Proceeds of Long-term Debt	-				-
Sales of General Fixed Assets					-
Fixed Asset Acquisition / Construction Costs					
Operating Transfers (in)	1,999,500	1,865,250	1,408,880		1,408,880
Operating Transfers (out)	(1,999,500)	(1,865,250)	(1,408,880)		(1,408,880)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
Excess of Revenues and Other Sources over					
(under) Expenditures and Other Uses (Net Income)	5,729,144	8,707,611	(11,974,557)	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR:				xxxxxxxxxx	xxxxxxxxxxxxx
Reserved	26,427,045	32,359,658	41,067,269		
Unreserved	-	-		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Prior Period Adjustments	203,469	-	-		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Residual Equity Transfers					XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR	32,359,658	41,067,269	29,092,712	xxxxxxxxxxx	xxxxxxxxxxxx
TOTAL ENDING FUND BALANCE	32,359,658	41,067,269	29,092,712	XXXXXXXXXXXX	XXXXXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL	ESTIMATED		
	PRIOR YEAR	CURRENT YEAR	BUDGET YEAR	
	YEAR 06/30/21	YEAR 06/30/22	YEAR 06/30/23	
General Government	20.0	22.0	22.5	
Judicial	4.5	6.0	6.0	
Public Safety	79.0	88.0	88.0	
Public Works	27.0	28.0	29.0	
Sanitation	8.0	12.0	12.5	
Health	2.5	4.0	4.0	
Welfare	7.0	7.0	7.0	
Culture and Recreation	35.0	35.0	35.0	
Community Support				
TOTAL GENERAL GOVERNMENT	183.0	202.00	204.00	
Utilities				
Hospitals				
Transit Systems				
Airports				
Other				
TOTAL	183.0	202.0	204.00	

POPULATION (AS OF JULY 1)	23,827	24,971	22,981
SOURCE OF POPULATION ESTIMATE*	State Certified	State Certified	State Certified
Assessed Valuation (Secured and Unsecured Only)	1,108,080,604	1,191,358,024	1,163,008,536
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	1,108,080,604	1,191,358,024	1,163,008,536
TAX RATE			
General Fund	0.5520	0.5520	0.5520
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.5520	0.5520	0.5520

^{*} Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

CITY OF MESQUITE	
	-

May 24, 2022 - 5:00 PN

SCHEDULE S-2 - STATISTICAL DATA

May 10, 2022 (LV Review Journal)

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2022-2023

	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL PREABATED AD VALOREM REVENUE [(2)X(4)/100]	AD VALOREM TAX ABATEMENT [(5)-(7)]	BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE: A. PROPERTY TAX Subject to	2.4041	1,163,008,536	27,959,888.21	0.552	6,419,807.12	1,088,718.35	5,331,088.77
Revenue Limitations		1,120,202,020	_:,,,,,,,,,		5, 5, 5 5	1,100,1100	2,021,02011
B. PROPERTY TAX Outside							
Revenue Limitations:							
Net Proceeds of Mines							
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)							
E. Medical Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62.327)							
H. Legislative Overrides							
I. SCCRT Loss NRS 354.59813	0.3169	3,686,134	3,686,134	0	0	0	-
J. Other:							
K. Other: RDA Fund					3,835,769.44	668,335.24	3,167,434.20
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.3169	3,686,134.00	3,686,134.00	-	3,835,769.44	668,335.24	3,167,434.20
M. SUBTOTAL A, C, L	2.7210		31,646,022	0.552	10,255,576.56	1,757,053.59	8,498,522.97
N. Debt							
O. TOTAL M AND N	2.7210		31,646,022	0.552	10,255,576.56	1,757,053.59	8,498,522.97
	l .				l ess. Allo	wance for Delinguency	
						erty Tax Revenue (Net)	8,498,522.97

CITY OF MESQUITE	
OILL OF MEDICOLLE	

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

Page 8 Schedule S-3 4/11/2022 Budget For Fiscal Year Ending June 30,2022

Budget Summary for CITY OF MESQUITE

(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS	BEGINNING FUND BALANCES	CONSOLIDATED TAX REVENUE	PROPERTY TAX REQUIRED	TAX RATE	OTHER REVENUE	OTHER FINANCING SOURCES OTHER THAN TRANSFERS IN	OPERATING TRANSFERS IN	TOTAL
General Fund	6,427,069	12,004,440	5,331,000	0.552	10,383,177	-	3,120	34,148,806
Street Maintenance & Repair SRF	4,619,185	-	-		732,077		-	5,351,262
Airport SRF	296,127	-	-		4,140,895			4,437,022
Capital Projects Maint & Repair SRF	545,451	-	-		-	-	192,000	737,451
Police Forfeitures SRF	40,468	-	-		-		-	40,468
Court Administrative Assess. SRF	98,783	-	-		50,400	12,000	-	161,183
Sr. NutrItion Program SRF	157,491	-	-		495,625	-	150,000	803,116
Recreation Program SRF	171,569	-	-		526,000	35,000	-	732,569
Forensic Services SRF	1,806	-	-		3,120	-	-	4,926
Environmental Planning SRF	3,258	-	-		75,000	-	-	78,258
MORE COPS' Funding SRF	2,857,543	-	-		1,550,000	200	-	4,407,743
Grant Administration	24,262	_	_		103,350	-	-	127,612
COVID-19 SRF	301.020	_	_	_	-	_	-	301.020
America Rescue SRF	6,566,300				_		_	6,566,300
SID Administration SRF	369,643	_			4.700	-	99,000	473,343
MRB Incentive SRF	193,333	_	_		112,500		-	305,833
Economic Development Incentive SRF	20,185				37,500	_	_	57,685
Fiscal Stabilization	2,065,000	_			-	_	10.000	2,075,000
Compensated Absences	83.479				_	_	10,000	93.479
Residential Const Tax Park CPF	3,151,274	_			417,000	_	-	3,568,274
Transportation Impact Fee CPF	591,114	_			114,500	_	_	705,614
Redevelopment CPF	7,827,732	_	3,500,000		8,700	_	_	11,336,432
Misc Capital Projects CPF	3,665,509		3,300,000		29,169,800		-	32.835.309
Technology Replacment CPF	570,394				29,109,000		300.000	870,394
Vehicle / Equipment Replacement CPF	1,125,659	-			_		750,000	1,875,659
Canyon Crest SID DSF	1,200,989				201,350	-	750,000	1,402,339
Anthem SID DSF	1,058,798				587,500	34,400	-	1,680,698
Allitell old bol	1,030,790		-		307,300	34,400	-	1,000,090
Subtotal Governmental Fund Types, Expendable Trust Funds	44,033,442	12,004,440	8,831,000		48,713,194	81,600	1,514,120	115,177,796
PROPRIETARY FUNDS								
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Subtotal Proprietary Funds	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	May 24, 2022 - 5:00 PN	12,004,440	8,831,000		xxxxxxxx	XXXXXXXXXX	0, 2022 (LV Review Jo	xxxxxxxxxx

Page 9 Schedule A 4/11/2022 Budget For Fiscal Year Ending June 30,2022

Budget Summary for	CITY OF MESQUITE
	(Local Government)

				SERVICES, SUPPLIES		CONTINGENCIES AND USES			
GOVERNMENTAL FUNDS AND				AND		OTHER THAN			
EXPENDABLE TRUST FUNDS		SALARIES		OTHER	CAPITAL	OPERATING	OPERATING		
		AND	EMPLOYEE	CHARGES	OUTLAY	TRANSFERS	TRANSFERS	ENDING FUND	
FUND NAME	*	WAGES	BENEFITS	**	***	OUT	OUT	BALANCES	TOTAL
General Fund	1 - 1	13,017,235	6,738,295	7,165,245	-	-	1,412,000	5,816,031	34,148,806
Street Maintenance & Repair SRF	R	312,300	154,200	589,000	-	-	-	4,295,762	5,351,262
Airport SRF	R	-	-	555,865	3,880,000		-	1,157	4,437,022
Capital Projects Maint & Repair SRF	R	-	=	192,000	-	-	=	545,451	737,451
Police Forfeitures SRF	R	-	-	-	-	-	-	40,468	40,468
Court Administrative Assess. SRF	R	23,115	2,463	38,400	-	-	=	97,205	161,183
Sr. NutrItion Program SRF	R	318,520	138,200	319,942	-	-	-	26,454	803,116
Recreation Program SRF	R	354,400	117,000	211,500	-	-	-	49,669	732,569
Forensic Services SRF	R	-		-	•	-	3,120	1,806	4,926
Environmental Planning SRF	R	-	-	75,000	-	-	=	3,258	78,258
MORE COPS' Funding SRF	R	801,500	493,560	80,660	-	-	-	3,032,023	4,407,743
Grant Administration	R	99,960	=	3,390	=	-	=	24,262	127,612
COVID-19	R	-	-	-	-	-	=	301,020	301,020
America Rescue SRF	R	-	-	-	6,566,300	-	-	-	6,566,300
SID Administration SRF	R	48,948	20,892	87,825		-	= :	315,678	473,343
MRB Incentive SRF	R	-	-	112,500	=	-	=	193,333	305,833
Economic Development Incentive SRF	R	-	-	37,500	-	-	-	20,185	57,685
Fiscal Stabilization SRF	R	-	-	-	-	-	-	2,075,000	2,075,000
Compensated Absences	R	-	-	-	-	-	-	93,479	93,479
Residential Const Tax Park CPF	С	-	=	-	568,057	-	=	3,000,217	3,568,274
Transportation Impact Fee CPF	С	-	-	92,000	85,000	-	-	528,614	705,614
Redevelopment CPF	С	110,900	54,320	525,000	7,800,000	-	-	2,846,212	11,336,432
Misc Capital Projects CPF	С	-	=	-	28,519,800	-	=	4,315,509	32,835,309
Technology Replacement Fund	С	-	-	-	50,000	-	-	820,394	870,394
Vehicle / Equipment Replacement CPF	С	-	-	-	566,999	-	-	1,308,660	1,875,659
Canyon Crest SID DSF	D	-	-	169,000	=	-	3,000	1,230,339	1,402,339
Anthem SID DSF	D	-	-	508,000	-	-	96,000	1,076,698	1,680,698
									-
									-
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS		15,086,878	7,718,930	10,762,827	48,036,156	-	1,514,120	32,058,885	- 115,177,796

^{*} FUND TYPES: R - Special Revenue

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May 24, 2022 - 5:00 PM

May 10, 2022 (LV Review Journal)

C - Capital Projects

D - Debt Service

T - Expendable Trust

^{**} Include Debt Service Requirements in this column

Budget Summary for	CITY OF MESQUITE
•	(Local Government)

FUND NAME	*	OPERATING REVENUES	OPERATING EXPENSES	NONOPERATING REVENUES	NONOPERATING EXPENSES	OPERATING TRANSFERS	NET INCOME (LOSS)
SEWER ENTERPRISE FUND	E	3,175,000	(7,061,594)	1,500,000	(1,451,172)	-	(3,837,766)
TOTAL		3,175,000	(7,061,594)	1,500,000	(1,451,172)		(3,837,766)

* FUND TYPES: E - Enterprise

I - Internal Service

N - Nonexpendable Trust

Page 11 SCHEDULE A-2 4/11/2022

** Include Depreciation

		(1)	(2)	(3)	(4)
			ESTIMATED	BUDGET YEAR EN	NDING 6/30/2023
		ACTUAL PRIOR	CURRENT		
REVENUES		YEAR ENDING	YEAR ENDING		FINAL
		6/30/2021	6/30/2022	TENTATIVE	APPROVED
TAXES:					
PROPERTY TAXES		4,428,287	4,624,735	5,331,000	-
ROAD RTC ROOM TAX		244,765	311,830	350,000	-
ROOM TAXES	_	489,531	563,400	560,000	-
	SUBTOTAL	5,162,583	5,499,965	6,241,000	-
BUSINESS LICENSES & PERMITS					
BUSINESS LICENSES		541,813	618,000	600,000	-
MASSAGE PERMITS		5,460	4,845	8,000	-
Marijuana - Retail Medical		82,804	66,347	65,000	-
Marijuana-Retail Recreational		745,137	667,649	675,000	-
Marijuana - Cultivation		86,659	64,357	65,000	-
Marijuana - Production		212,619	156,702	160,000	-
Marijuana - State Allocation		28,591	25,000	25,000	-
LIQUOR LICENSES		162,361	155,069	155,000	-
GAMING LICENSES		331,290	357,685	360,000	-
VACATION RENTAL LICENSE		7,483	7,610	7,500	-
BUILDING PERMITS		1,043,465	1,000,000	1,050,000	-
BUILDING SUBDIVISION FEES		-	-	-	-
STRUCTURE IMPACT FEES		37,884	39,986	40,000	-
ANIMAL CONTROL FEES		16,314	25,000	25,000	-
ZONE VARIANCE FEES		31,300	17,700	20,000	-
PLAN REVIEW FEES		13,500	23,300	22,000	-
FRANCHISE FEES - TELEPHONE SVC		142,364	116,941	120,000	-
FRANCHISE FEES - CABLE SVCS		159,355	218,070	200,000	-
FRANCHISE FEES - NATURAL GAS	SUBTOTAL	2,155 3,650,555	9,095 3,573,356	10,000 3,607,500	-
	SUBTUTAL	3,030,333	3,373,330	3,007,300	-
INTERGOVERNMENTAL REVENUE:					
LVCVA - ROOM & GAMING TAXES		434,526	860,831	860,831	_
EMPG (FIRE) AND OTHER GRANTS		-04,020	-	-	_
FEDERAL PUBLIC SAFETY GRANT			_	_	_
COUNTY GAMING LICENSES		404,530	387,600	300,000	-
COUNTY GRANTS		49,999	55,550	55,550	-
MISCELLANEOUS STATE AND OTHER GRA	NTS	33,474	9,600	9,600	_
STATE CONSOLIDATED TAX		9,927,558	11,723,086	12,004,440	_
SILVER RIDER FUEL / R&M REIMB.		87,109	130,900	130,900	-
SPECIAL AD VALOREM TRANS. TAX		93,253	105,000	-	-
REGIONAL FLOOD CONTROL, CL.CO.		· -	-	-	-
·	SUBTOTAL	11,030,448	13,272,567	13,361,321	-
CHARGES FOR SERVICES:					
HEALTH & WELFARE					
CEMETERY CHARGE AND SALES		80,275	92,500	92,000	-
OTHER FEES		-	-	-	-
	SUBTOTAL	80,275	92,500	92,000	-
DUDU LO OA ESTA					
PUBLIC SAFETY					
PD - Other Service Fees		3,372		-	-
BEAVER DAM DISPATCH SVC MOU		47,300	May 24, 2022 - 5:00	47,000	-
PD - Court Bailiff Services		5,000	5,000	5,000	-
PD: Inmate Housing (New FY16)		900	700	700	-
AMBULANCE FEES		1,165,797	1,400,000	1,400,000	-
FD-Ambulance Fee Recov (PY's)		170,235	194,473	190,000	-
FIRE DEPT. FEES		15,489	22,600	20,000	-
FD - OTHER MISC REVENUE	CLIDTOTAL	38,786	4 600 770	4 000 700	-
CONTINUED ON NEXT PAGE	SUBTOTAL	1,446,879	1,622,773	1,662,700	-
CONTINUED ON NEXT FAGE		OUT) / OF A	L		Page 12

CITY OF MESQUITE (Local Government) SCHEDULE B - GENERAL FUND Page 12 Schedule B-8 4/11/2022

		(4)	(0)	(0)	(4)
		(1)	(2)	(3)	(4)
		ACTUAL PRIOR	ESTIMATED CURRENT	BUDGET YEAR E	NDING 6/30/2023
REVENUES		YEAR ENDING	YEAR ENDING		FINAL
KEVENOES		6/30/2021	6/30/2022	TENTATIVE	APPROVED
CULTURE & RECREATION		0/30/2021	0/30/2022	ILMIATIVE	ALLINOVED
RECREATION CHARGES		188,291	215,000	215,378	-
REC CENTER FEE INCREMENT "		51,103	49,000	49,000	-
	SUBTOTAL	239,394	264,000	264,378	-
SANITATION					
RESID. GARBAGE SERVICE CHGS.		1,282,563	1,280,000	1,330,000	-
Sanitation Svc Fuel Surcharge		9,321	85,000	40,000	-
GARBAGE CAN RENTAL FEES GARBAGE DUMP FEE		152,542 464,087	140,000 470,000	160,000 500,000	-
ANIMAL CONTROL GRANTS		404,007	470,000	500,000	-
ANIMAL CONTROL GRANTS	SUBTOTAL	1,908,513	1,975,000	2,030,000	<u>-</u>
	000101712	1,000,010	1,010,000	2,000,000	
PUBLIC WORKS					
PW Inspections & Fees		(1,239)	2,000	2,000	-
	SUBTOTAL	(1,239)	2,000	2,000	-
COMMUNITY SUPPORT					
SPECIAL EVENT FEES MUSEUM MISC. FEES		605	3,000	3,000	-
SUBTOTAL	-	4,334 4,939	4,000 7,000	4,000 7.000	- -
SUBTUTAL	-	4,939	7,000	7,000	-
TOTAL CHANGES	FOR SERVICE	3,678,761	3,963,273	4,058,078	-
FINES & FORFEITURES:					
FINES AND FORFEITURES		230,802	250,000	250,000	-
MISC COURT FEES	OUDTOTAL	2,290	2,000	1,500	-
	SUBTOTAL	233,092	252,000	251,500	•
INVESTMENT EARNINGS:					
INTEREST EARNINGS		14,323	15,018	15,018	_
INTEREST EXITATION	SUBTOTAL	14,323	15,018	15,018	-
		,-	- 7	-,	
MISCELLANEOUS REVENUES:					
SALES OF ASSETS		25,475	18,850	<u>-</u>	-
DONATIONS		88,899	9,000	9,000	-
SIGN RENTAL		10,485	10,400	10,400	-
LEASEHOLD REVENUE CITY FACILITIES RENTAL FEES		98,670	98,000	98,000	-
City Rental Expenses		30,504 (19,258)	18,000	18,000	• -
COURT FACILITY RENTAL		40,759	42,000	42,000	-
MISCELLANEOUS REVENUE		103,034	6,800	6,800	<u>-</u>
	SUBTOTAL	378,568	203,050	184,200	-
SUBTOTAL-REVENUE FROM ALL SOURCE	ES	24,148,330	26,779,229	27,718,617	-
CONTINUED ON NEVT BAGE					
CONTINUED ON NEXT PAGE					

CITY OF MESQUITE (Local Government) SCHEDULE B - GENERAL FUND Page 13 Schedule B-8 4/11/2022

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR ENDING 6/30/2023	
	ACTUAL PRIOR	CURRENT		=::
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENITATI\	FINAL
OTHER FINANCING SOURCES:	6/30/2021	6/30/2022	TENTATIVE	APPROVED
LOAN PROCEEDS				
TRSFR FROM SRF#12 - AIRPORT				
TRANSFERS FROM #15 COURT ADMIN ASSESS				
TRSFR FROM SRF#17 - REC PROGRAMS				
TRSFR FROM SRF#19 - FORENSIC SERVICES	3.000	2.650	3.120	_
TRSFR FROM SRF#23 - MORE COPS	3,000	2,000	0,120	
TRSFR FROM SRF#25 - REDEVELOPMENT	-	-	-	-
TRSFR FROM SRF#32 - ARP	-	-	-	-
TRSFR FROM SRF#97 - CITY SERVICES				
TRSFR FROM SRF#98 - STABLIZATION				-
TRSFR FROM SRF#99 - TECHNOLOGY R&R FUND				
SUBTOTAL OTHER FINANCING SOURCES	3,000	2,650	3,120	-
TOTAL REVENUES AND OTHER SOURCES	24,151,330	26,781,879	27,721,737	-
BEGINNING FUND BALANCE:				
NONSPENDABLE				
RESTRICTED				
ASSIGNED UNASSIGNED				
TOTAL BEGINNING FUND BALANCE	2.111.887	2.827.972	6.427.069	6.427.069
TO THE BEOMINING FORD BALANGE	2,111,007	2,021,312	0,721,009	0,721,009
OTHER CHANGES IN FUND BALANCE:				
PRIOR PERIOD ADJUSTMENTS	-			
RESIDUAL EQUITY TRANSFERS				
TOTAL OTHER CHANGES IN FUND BALANCE	-	-	-	-
TOTAL AVAILABLE RESOURCES	26,263,217	29.609.851	34.148.806	6.427.069
TOTAL AVAILABLE INCOONOLO	20,200,217	20,000,001	54, 140,000	0,727,009

 CITY OF MESQUITE
 Page 14

 Schedule B-9
 SCHEDULE B - GENERAL FUND

		(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4) IDING 6/30/2023
EXPENDITURES BY FUNCTION AND ACTIVITY	<u>rion</u>	ACTUAL PRIOR YEAR ENDING 6/30/2021	CURRENT YEAR ENDING 6/30/2022	TENTATIVE	FINAL APPROVED
GENERAL GOVERNMENT					
CITY COUNCIL SALARIES & WAGES		101,776	108,000	115,000	_
EMPLOYEE BENEFITS		77,645	86,500	116,500	=
SERVICES & SUPPLIES		179,568	79,300	109,575	-
CAPITAL OUTLAY	SUBTOTAL	- 250 000	- 272 900	- 241.075	-
	SUBTUTAL	358,988	273,800	341,075	-
CITY MANAGER					
SALARIES & WAGES		276,170	161,355	193,600	-
EMPLOYEE BENEFITS SERVICES & SUPPLIES		91,539 15,927	72,000 2,550	77,500 6,740	-
CAPITAL OUTLAY		10,927	2,330	-	-
	SUBTOTAL	383,636	235,905	277,840	-
CITY CLERK					
SALARIES & WAGES		81,537	150,050	200,600	-
EMPLOYEE BENEFITS		36,309	68,300	104,500	-
SERVICES & SUPPLIES		11,452	13,963	15,100	-
CAPITAL OUTLAY	SUBTOTAL	129,299	232,313	320,200	-
	SOBIOTAL	123,233	232,313	320,200	_
FINANCE / TREASURER					
SALARIES & WAGES		185,628	328,800	311,950	-
EMPLOYEE BENEFITS SERVICES & SUPPLIES		86,315 56,190	146,500 60,745	142,850 68,440	-
CAPITAL OUTLAY		-	-	-	-
	SUBTOTAL	328,133	536,045	523,240	-
INFORMATION TECHNOLOGY					
SALARIES & WAGES		325,867	333,525	371,800	-
EMPLOYEE BENEFITS		148,562	177,600	166,650	-
SERVICES & SUPPLIES CAPITAL OUTLAY		486,109	603,925	706,000	-
GAI TIAL GOTEAT	SUBTOTAL	960,537	1,115,050	1,244,450	-
DEDOONNE					
PERSONNEL SALADIES & WACES		460 004	242.075	220 000	
SALARIES & WAGES EMPLOYEE BENEFITS		168,901 72,473	213,075 91,200	228,800 91,300	-
SERVICES & SUPPLIES		82,721	76,800	84,555	-
CAPITAL OUTLAY		-	-	_	-
	SUBTOTAL	324,095	381,075	404,655	-
NON-DEPARTMENTAL / SHARED SEF	RVICES				
SALARIES & WAGES			-		
EMPLOYEE BENEFITS ADJUSTME	NTS	6,145	5,650	6,000	-
SERVICES & SUPPLIES	SUBTOTAL	511,023 517,168	618,373 624,023	751,018 757,018	-
CONTINUED ON NEXT PAGE		211,100		,	

May 24, 2022 - 5:00 PM CITY OF MESQUITE (Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: GENERAL GOVERNMENT

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Schedule B-10 4/11/2022

	(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4) IDING 6/30/2023
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2021	CURRENT YEAR ENDING 6/30/2022	TENTATIVE	FINAL APPROVED
CITY ATTORNEY SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY	172,070 77,612 212,198	277,275 119,300 106,450	329,250 143,700 37,636	- - -
SUBTOTAL	461,880	503,025	510,586	-
TOTAL GENERAL GOVERNMENT	3,463,737	3,901,236	4,379,064	-
FUNCTION SUMMARY				
GENERAL GOVERNMENT				
SALARIES & WAGES	1,311,950	1,572,080	1,751,000	-
EMPLOYEE BENEFITS	596,599	767,050	849,000	-
SERVICES & SUPPLIES	1,555,187	1,562,106	1,779,064	-
CAPITAL OUTLAY FUNCTION SUBTOTAL	3,463,737	- 3,901,236	4,379,064	-
TOTOTION GODITOTAL	J, 1 UJ,1J1	3,301,230	7,010,004	

	CITY OF MESQUITE
	SCHEDULE B - GENERAL FUND
FUNCTION:	GENERAL GOVERNMENT

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	(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4)
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT	BODGET TEAR EN	
AND ACTIVITY	YEAR ENDING 6/30/2021	YEAR ENDING 6/30/2022	TENTATIVE	FINAL APPROVED
JUDICIAL	0,00,202.	0/00/2022		7
MUNICIPAL COURT				
SALARIES & WAGES EMPLOYEE BENEFITS	352,226 126,671	207,854 136,000	273,880 134,500	-
SERVICES & SUPPLIES	32,959	48,043	49,757	-
CAPITAL OUTLAY	-	-	-	-
SUBTOTAL	511,855	391,897	458,137	-
PUBLIC DEFENDER FEES				
PUBLICE DEFENDER FEES				
SALARIES & WAGES				
EMPLOYEE BENEFITS				
SERVICES & SUPPLIES	50,700	48,000	74,000	-
CAPITAL OUTLAY				
SUBTOTAL	50,700	48,000	74,000	-
TOTAL JUDICAL	562,555	439,897	532,137	-
FUNCTION SUMMARY				
JUDICAL SALARIES & WACES	252 226	207.054	272 000	
SALARIES & WAGES EMPLOYEE BENEFITS	352,226 126,671	207,854 136,000	273,880 134,500	-
SERVICES & SUPPLIES	83,659	96,043	123,757	
CAPITAL OUTLAY	-	-	120,737	_
FUNCTION SUBTOTAL	562,555	439,897	532,137	-

SCHEDULE B - GENERAL FUND	
FUNCTION: JUDICAL May 24, 2022 - 5:00 PM	Page 17 Schedule B-10

		(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4) DING 6/30/2023
EXPENDITURES	BY FUNCTION	ACTUAL PRIOR	CURRENT	BOBGET TEARLER	D1140 0/00/2020
AND AC	CTIVITY	YEAR ENDING	YEAR ENDING		FINAL
201105		6/30/2021	6/30/2022	TENTATIVE	APPROVED
POLICE SALARIES & WAGES		2,359,583	2,645,995	2,985,575	
EMPLOYEE BENEFITS		1,291,564	1,500,000	1,694,340	<u>-</u>
SERVICES & SUPPLIES		635,054	693,962	732,907	-
CAPITAL OUTLAY		-	-	-	-
	SUBTOTAL	4,286,200	4,839,957	5,412,822	-
CORRECTIONS					
SALARIES & WAGES		567,019	672,880	718,885	-
EMPLOYEE BENEFITS		295,174	395,000	432,000	-
SERVICES & SUPPLIES		168,933	186,798	193,988	-
CAPITAL OUTLAY		-	-	-	-
	SUBTOTAL	1,031,126	1,254,678	1,344,873	-
DISPATCH					
SALARIES & WAGES		706,549	634,409	710,225	=
EMPLOYEE BENEFITS		290,477	288,500	339,000	-
SERVICES & SUPPLIES		17,343	22,856	23,356	-
CAPITAL OUTLAY		-	-	-	
	SUBTOTAL	1,014,370	945,765	1,072,581	-
	SUBTOTAL POLICE	6,331,696	7,040,400	7,830,276	-
FIRE -	•				
SALARIES & WAGES		2,508,281	2,923,035	3,171,100	- -
EMPLOYEE BENEFITS		1,342,674	1,601,400	1,719,000	-
SERVICES & SUPPLIES		534,243	503,222	585,097	_
CAPITAL OUTLAY		19,134	-	-	_
	SUBTOTAL FIRE	4,404,332	5,027,657	5,475,197	-
		3,101,000	2,021,001	2,112,121	
	TOTAL PUBLIC SAFTEY	10,736,028	12,068,057	13,305,473	-
		, ,	, ,	, ,	
FUNCTION SUMMARY					
PUBLIC SAFTEY					
SALARIES & WAGES		6,141,432	6,876,319	7,585,785	-
EMPLOYEE BENEFITS		3,219,889	3,784,900	4,184,340	-
SERVICES & SUPPLIES		1,355,573	1,406,838	1,535,348	-
CAPITAL OUTLAY		19,134	-	-	-
FUNCTION SUBTOTAL		10,736,028	12,068,057	13,305,473	-

	CITY OF MESQUITE	
SCHE	EDULE B - GENERAL FUN	D

 FUNCTION:
 PUBLIC SAFTEY
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 May 24, 2022 - 5:00 PM
 Schedule B-10

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EN	DING 6/30/2023
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENITATI) (E	FINAL
PUBLIC WORKS	6/30/2021	6/30/2022	TENTATIVE	APPROVED
PUBLIC ADMINSTRATION				
SALARIES & WAGES	48,014	59,762	82,570	_
EMPLOYEE BENEFITS	21,478	28,000	36,000	_
SERVICES & SUPPLIES	6,253	8,030	7,260	_
CAPITAL OUTLAY	-	-	-	-
SUBTOTA	L 75,745	95,792	125,830	-
DEVELOPMENT SERVICES				
SALARIES & WAGES	630,220	724,495	932,725	-
EMPLOYEE BENEFITS	283,030	358,625	398,500	-
SERVICES & SUPPLIES	46,609	61,600	52,987	-
CAPITAL OUTLAY SUBTOTA	L 959,860	1,144,720	1.384.212	
0021017	300,000	1,144,120	1,004,212	
FACILITY MAINTENANCE				
SALARIES & WAGES	242,261	295,148	335,875	- '
EMPLOYEE BENEFITS	127,757	151,600	191,750	-
SERVICES & SUPPLIES	224,011	288,777	313,477	-
ALLOCATION TO OTHE DEPATMENTS FUNDS	(191,693)	(241,830)	(241,830)	-
CAPITAL OUTLAY	-	-	-	-
SUBTOTA	AL 402,336	493,695	599,272	-
STREETS & DRAINAGE				
SALARIES & WAGES	187,859	230,270	249,900	- -
EMPLOYEE BENEFITS	115,352	136,500	137,000	-
SERVICES & SUPPLIES	400,035	419,317	434,006	-
CAPITAL OUTLAY	-	-	-	-
SUBTOTA	L 703,246	786,087	820,906	-
VEHICLE MAINTENANCE				
SALARIES & WAGES	158,276	242,480	192,525	_
EMPLOYEE BENEFITS	85,599	101,400	102,500	<u>-</u>
SERVICES & SUPPLIES	446,355	565,327	622,500	-
ALLOCATION TO OTHE DEPATMENTS FUNDS	(291,976)	(312,289)	(312,289)	-
CAPITAL OUTLAY	- '	-	- 1	-
SUBTOTA	AL 398,253	596,918	605,236	-
TOTAL PUBLIC WORK	S 2,539,440	3,117,212	3,535,456	-
101121021011011	2,000,110	0,,	0,000,100	
ELINICATION CLIMMADY				
FUNCTION SUMMARY				
PUBLIC WORKS	4 000 000	4 550 455	4 700 505	
SALARIES & WAGES	1,266,630	1,552,155	1,793,595	-
EMPLOYEE BENEFITS	633,216	776,125	865,750	-
SERVICES & SUPPLIES	639,593	788,932	876,111	-
CAPITAL OUTLAY		-		-
FUNCTION SUBTOTAL	2,539,440	May 24, 2022 - 5:00	3,535,456	-

CITY OF MESQUITE

SCHEDULE B - GENERAL FUND

FUNCTION: PUBLIC WORKS

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	(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4) DING 6/30/2023
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2021	CURRENT YEAR ENDING 6/30/2022	TENTATIVE	FINAL APPROVED
HEALTH AND SANITATION	0,00,202.	0/00/2022		7 1.1.0.125
LANDFILL/SOLID WASTE SALARIES & WAGES EMPLOYEE BENEFITS				
SERVICES & SUPPLIES ALLOCATION TO OTHE DEPATMENTS FUNDS CAPITAL OUTLAY	1,144,441 (46,510)	1,274,350 (40,415)	1,275,000 (40,415)	- -
SUBTOTAL	1,097,932	1,233,935	1,234,585	-
ANIMAL CONTROL				
SALARIES & WAGES	245,811	264,904	274,250	-
EMPLOYEE BENEFITS	116,650	133,300	135,000	-
SERVICES & SUPPLIES	88,174	94,411	97,411	-
CAPITAL OUTLAY	450.005	-	-	-
SUBTOTAL	450,635	492,615	506,661	-
TOTAL SANITATION & HEALTH	1,548,567	1,726,550	1,741,246	-
FUNCTION SUMMARY				
HEALTH AND SANITATION				
SALARIES & WAGES	245,811	264,904	274,250	-
EMPLOYEE BENEFITS	116,650	133,300	135,000	-
SERVICES & SUPPLIES	1,186,106	1,328,346	1,331,996	-
CAPITAL OUTLAY	-	-	-	-
FUNCTION SUBTOTAL	1,548,567	1,726,550	1,741,246	-

	CITY OF MESQUITE		
	SCHEDULE B - GENERAL FUND		
FUNCTION:	HEALTH AND SANITATION	Page	20
		4/11/2	023

	(1)	(2) ESTIMATED	(3) BUDGET YEAR EN	(4) DING 6/30/2023
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2021	CURRENT YEAR ENDING 6/30/2022	TENTATIVE	FINAL APPROVED
CULTURE & RECREATION				
PARKS/GROUNDS MAINTENANCE SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY	561,247 272,086 797,538	333,750 796,393 -	685,350 334,905 833,363 -	
SUBT	OTAL 1,630,871	1,765,827	1,853,618	-
LEISURE SERVICES SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY	464,193 140,337 465,796	210,000	599,775 207,000 649,700	
SUBT	OTAL 1,070,326	1,294,863	1,456,475	-
MUSEUM SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY	38,499 21,754 12,910 -	27,200 12,720 -	53,600 27,800 12,349 -	
SUBT	OTAL 73,163	95,420	93,749	-
WELCOME CENTER SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY	- - 11,527	23,032	- - 23,557 -	- - - -
SUBT	OTAL 11,527	23,032	23,557	-
TOTAL CULTURE & RECREA	TION 2,785,887	3,179,142	3,427,399	-
FUNCTION SUMMARY				
CULTURE AND RECREATION SALARIES & WAGES	1,063,939	1,186,906	1,338,725	_
EMPLOYEE BENEFITS	434,177	570,950	569,705	-
SERVICES & SUPPLIES CAPITAL OUTLAY	1,287,771	1,421,286	1,518,969	-
FUNCTION SUBTOTAL	2,785,887	3,179,142	3,427,399	-

SCHEDULE B - GENERAL FUND

May 24, 2022 - 5:00 PM

FUNCTION: CULTURE AND RECREATION

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	NDING 06/30/23
		ESTIMATED		
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING		FINAL
DAGE FUNCTION CUMMADY	6/30/2021	6/30/2022	TENTATIVE	APPROVED
PAGE FUNCTION SUMMARY	0.400.707	0.004.000	4.070.004	
General Government	3,463,737	3,901,236	4,379,064	-
Judicial	562,555	439,897	532,137	-
Public Safety	10,736,028	12,068,057	13,305,473	-
Public Works	2,539,440	May 24, 2022 - 5:00 P	3,535,456	-
Health & Sanitation	1,548,567	1,726,550	1,741,246	-
Welfare				
Culture and Recreation	2,785,887	3,179,142	3,427,399	-
Community Support	-	-	-	-
Debt Service				-
Intergovernmental Expenditures		-	-	
		_	_	_
		-	-	
		-	-	
TOTAL EXPENDITURES - ALL FUNCTIONS	21,636,214	21,314,882	26,920,775	_
OTHER USES:				
CONTINGENCY (Not to exceed 3% of		-	-	-
Total Expenditures all Functions)	21,636,214	21,314,882	26,920,775	-
Operating Transfers Out (Schedule T)	, ,	, ,		
TO PROJECTS R&M FUND	250,000	247,900	192,000	-
TO SPECIAL REVENUE FUNDS	87,500		-	_
TO CAPITAL PROJECT FUNDS	115,000	_	-	
TO RECREATION PGMS	-	-	-	-
TO CAPITAL PROJECT FUNDS	500,000	500,000	_	-
TO CITY FISCAL STABLIZATION	-	10,000	10,000	
TO SENIOR NUTRITION	150,000	300,000	150,000	
TO VEH/EQUIP REPL	500,000	500,000	750,000	
TO COVID 19 FUND	400,000	-	-	
TO IT SHARED SVCS FUND	400,000	300,000	300.000	
TO COMP ABSCENSES		10,000	10,000	<u> </u>
10 COIVII ADSOLINGES		10,000	10,000	
TOTAL TRANSFERS OUT	2,002,500	1,867,900	1,412,000	-
TOTAL TRANSFERS OUT	23,638,714		28,332,775	
ENDING FUND BALANCE:	23,030,714	23,182,782	20,332,113	-
	600.670			
Reserved	639,870	-	-	
Unreserved	2,188,102	- 0.407.000		
TOTAL ENDING FUND BALANCE TOTAL GENERAL FUND	2,827,972	6,427,069	5,816,031	
	26 466 696	20 600 954	24 149 906	
COMMITMENTS AND FUND BALANCE	26,466,686	29,609,851 27.7235	34,148,806 20.5276	#DIV/0

City of Mesquite

May 24, 2022 - 5:00 PM

SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

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 GENERAL FUND - ALL FUNCTIONS
 Schedule B-11

 4/11/2022

		(1)	(2)	(3)	(4)
		(')	(-/	` ,	R ENDING 06/30/23
<u>REVENUES</u>		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL REVENUES RIGHT OF WAY FEES REGIONAL TRANS COMM - COUNTY		401,243 -	425,000 -	425,000 -	
GAS TAX - COUNTY GAS TAX - STATE VVWD REIMBURSEMENTS		298,229 299,590	299,999 299,590	86,621 220,456	
GRANT REVENUE	SUBTOTAL	999,061	1,024,589	732,077	-
MISCELLANEOUS REVENUE: INVESTMENT EARNINGS		- (4,574)	- 25,000	-	- -
OTHER FINANCING SOURCES: TRANSFER FROM GENERAL FUND	SUBTOTAL	(4,574)	25,000	-	_
	JOBIOTAL	(4,574)	25,000		-
TOTAL REVENUES AND OTHER SOURCES		994,487	1,049,589	732,077	-
TOTAL BEGINNING FUND BALANCE-RESERVED		4,142,219	4,421,772	4,619,185	
TOTAL AVAILABLE RESOURCES		5,136,706	5,471,361	5,351,262	-
<u>EXPENDITURES</u>					
SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES CAPITAL OUTLAY		250,011 119,599 345,324	289,676 142,500 420,000	312,300 154,200 589,000	-
	SUBTOTAL	714,934	852,176	1,055,500	-
OTHER USES					
TOTAL EXPENDITURES AND OTHER USES		714,934	852,176	1,055,500	-
ENDING FUND BALANCE-RESERVED		4,421,772	4,619,185	4,295,762	-
TOTAL COMMITMENTS AND FUND BALANCE		5,136,706	5,471,361	5,351,262	-

SCHEDULE B

FUND 11 - STREET I May 24, 2022 - 5:00 PM

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		(1)	(2)	(3)	(4)
		()	()	BUDGET YEAR E	` ′
			ESTIMATED		
		ACTUAL PRIOR	CURRENT		
REVENUES		YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
KEVENOLO		6/30/2021	6/30/2022	APPROVED	APPROVED
		0/00/2021	0/00/2022	7.111.0125	ALTROVES
INTERGOVERNMENTAL					
FUEL TAX - JET FUEL		1,016	500	-	
OTHER GOVERNMENT		,			
FAA GRANTS		275,971	4,900,000	3,585,938	
	SUBTOTAL	276,987	4,900,500	3,585,938	-
CHARGES FOR SERVICES					
AVIATION FUEL/OIL SALES		569,115	300,000	450,000	
LEASES		111,458	82,957	104,957	
	SUBTOTAL	680,573	382,957	554,957	-
OTHER FINANCING SOURCES:					
TRANSFER FROM GENERAL FUND		-	-	-	-
TRANSFER FROM CAPITAL PROJECTS FUND #45		-	-	-	-
	SUBTOTAL	-	-	-	-
TOTAL REVENUES AND OTHER SOURCES		957,560	5,283,457	4,140,895	-
BEGINNING FUND BALANCE-RESERVED		301,071	384,017	296,127	
TOTAL AVAILABLE RESOURCES		1,258,631	5,667,474	4,437,022	-
EXPENDITURES					
SALARIES & WAGES					
EMPLOYEE BENEFITS		E00 450	474 0 47	FFF 00F	
SERVICES & SUPPLIES		599,459	471,347	555,865	
CAPITAL OUTLAY	SUBTOTAL	275,155	4,900,000	3,880,000	
	SUBTUTAL	874,614	5,371,347	4,435,865	-
OTHER USES					
TRANSFER TO GENERAL FUND					
TRAINOPER TO GENERAL FUND		-		-	-
TOTAL EXPENDITURES AND OTHER USES		874,614	5,371,347	4,435,865	-
TO THE EXI ENDITORES AND OTHER USES		074,014	5,571,547	+,455,005	-
ENDING FUND BALANCE-RESERVED		384,017	296,127	1,157	
ENDING FORD BREMOE MEDERVED		304,017	230,127	1,137	-
TOTAL COMMITMENTS AND FUND BALANCE		1,258,631	5,667,474	4,437,022	-

SCHEDULE B

FUND 12 - AIRPORT SRF

FUND 12 - AIRPORT

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	(1)	(2)	(3)	(4)
	•		BUDGET YEAR E	ENDING 06/30/23
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
-				
MISCELLANEOUS REVENUE: INTEREST REVENUE				
OTHER FINANCING SOURCES: TRANSFER FROM GENERAL FUND TRANSFER FROM CAPITAL PROJECT FUND	250,000	247,900	192,000	
		0.5		
TOTAL REVENUES AND OTHER SOURCES	250,000	247,900	192,000	-
BEGINNING FUND BALANCE-RESERVED	400,149	545,451	545,451	
TOTAL AVAILABLE RESOURCES	650,149	793,351	737,451	-
EXPENDITURES -				
SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES	104,698	247,900	192,000	
CAPITAL OUTLAY SUBTOTAL	104,698	247,900	192,000	-
OTHER USES - Transfer to Capital Project Fund	-			
TOTAL EXPENDITURES AND OTHER USES	104,698	247,900	192,000	-
ENDING FUND BALANCE-RESERVED	545,451	545,451	545,451	-
TOTAL COMMITMENTS AND FUND BALANCE	650,149	793,351	737,451	-

SCHEDULE B

FUND 13 CAP PROJECT MAINT/REPARIS SRF

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	(1)	(2)	(3)	(4)	
	•		BUDGET YEAR E	BUDGET YEAR ENDING 06/30/23	
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED	
FINES & FORFEITURES: FORFEITURES	-	-	-	-	
OTHER FINANCING SOURCES:	(44)	-	-	-	
OTTER					
TOTAL REVENUES AND OTHER SOURCES	(44)	-	-	-	
DECUMBING FUND DAY ANDE	10.510	40,400	10, 100		
BEGINNING FUND BALANCE:	40,512	40,468	40,468		
TOTAL AVAILABLE RESOURCES	40,468	40,468	40,468	-	
<u>EXPENDITURES</u>					
SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES	_	-		_	
CAPITAL OUTLAY	-	-	-	-	
SUBTOTAL	-	-	-	-	
OTHER USES					
TOTAL EXPENDITURES AND OTHER USES	-	-	-	-	
ENDING FUND DAY ANGE	40.00	40.122	40.400		
ENDING FUND BALANCE:	40,468	40,468	40,468	-	
TOTAL COMMITMENTS AND FUND BALANCE	40,468	40,468	40,468	-	

SCHEDULE B

FUND 14 - POLICE FORFEITURES SRF

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	(1)	(2)	(3)	(4)
	•		BUDGET YEAR E	ENDING 06/30/23
	1	ESTIMATED		
REVENUES	ACTUAL PRIOR YEAR ENDING	CURRENT YEAR ENDING	TENITATIVE	FINAL
<u>REVENUES</u>	6/30/2021	6/30/2022	TENTATIVE APPROVED	APPROVED
_	0,00,2021	0,00,2022	7.1.1.10.125	7.1.1.10125
INTERGOVERNMENTAL REVENUES				
GRANTS	21,520	21,520	38,400	
FINES & FORFEITURES:				
ADMINISTRATIVE ASSESSMENTS	12,474	12,000	12,000	
CREDIT CARD PROCESSING FEES				
OTHER FINANCING SOURCES:				
COLLECTION FEES	11,450	8,000	8,000	
PROGRAM PARTICIPANT FEES	4,486	4,266	3,000	
CIVIL FILING FEES	1,060	1,000	1,000	
TRANSFER FROM OFNERAL FUND				
TRANSFER FROM GENERAL FUND	-	-	-	-
TOTAL REVENUES AND OTHER SOURCES	50,990	46,786	62,400	-
BEGINNING FUND BALANCE:	84,016	97,829	98,783	
TOTAL AVAILABLE RESOURCES	135,006	144,615	161,183	-
			,	
<u>EXPENDITURES</u>				
SALARIES & WAGES	25.072	15 000	22 445	
EMPLOYEE BENEFITS	25,972 1,620	15,000 2,000	23,115 2,463	
SERVICES & SUPPLIES	9,585	28,832	38,400	
CAPITAL OUTLAY	-	-	-	-
SUBTOTAL	37,177	45,832	63,978	-
OTHER USES				
OTHER USES				
OPERATING TRANSFER TO GENERAL FUND				
TOTAL EXPENDITURES AND OTHER USES	37,177	45,832	63,978	-
ENDING FUND DALANCE.	07.000	00.700	07.005	
ENDING FUND BALANCE:	97,829	98,783	97,205	-
TOTAL COMMITMENTS AND FUND BALANCE	135,006	144,615	161,183	-

SCHEDULE B

FUND 15 - COURT ADMIN ASSESSMENT SRF

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		(1)	(2)	(3)	(4)
		()	()	BUDGET YEAR E	
			ESTIMATED	30302112/11(1	
		ACTUAL PRIOR	CURRENT		
REVENUES		YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
KEVENOEO		6/30/2021	6/30/2022	APPROVED	APPROVED
INTERGOVERNMENTAL REVENUES:		0/00/2021	0/00/2022	7	7
FEDERAL GRANTS, TITLE III		281,140	314,000	277,020	
EQUIPMENT GRANT		,	ŕ	,	
U.S.D.A FOOD DISTRIBUTION		46,015	40,000	46,905	
CLARK COUNTY OAG		35,000	35,000	35,000	
NCPC PROGRAM					
	SUB TOTAL	362,154	389,000	358,925	-
	555.5.7L	302,.31	200,000	333,520	
OTHER REVENUES		-	-	-	-
CHARGES FOR SERVICES:					
MEAL DONATIONS		71,847	78,700	78,700	
OTHER INCOME		46,056	44,584	58,000	
	SUBTOTAL	117,903	123,284	136,700	-
	TOTAL REVENUES	480,057	512,284	495,625	-
OTHER FINANCING SOURCES:					
DONATIONS - FACILITIES/SPACE RENT					
TRANSFER FROM GENERAL FUND	OURTOTAL	150,000	300,000	150,000	
	SUBTOTAL	150,000	300,000	150,000	-
TOTAL REVENUES AND OTHER SOURCES		630,057	812,284	645,625	-
TO THE REPORT OF THE CONTROL OF THE		000,007	012,201	0.10,020	
BEGINNING FUND BALANCE:		212,303	157,996	157,491	
TOTAL AVAILABLE RESOURCES		842,360	970,280	803,116	-
EXPENDITURES					
SALARIES & WAGES		252,081	306,503	318,520	
EMPLOYEE BENEFITS		110,751	136,100	138,200	
SERVICES & SUPPLIES		321,533	317,112	319,942	
CAPITAL OUTLAY	CLIDTOTAL	- 694 204	53,074	776 000	-
	SUBTOTAL	684,364	812,789	776,662	-
OTHER USES					
TOTAL EXPENDITURES AND OTHER USES		684,364	812,789	776,662	
TOTAL EXI ENDITORES AND OTHER USES		004,304	012,709	110,002	-
ENDING FUND BALANCE:		157,996	157,491	26,454	-
TOTAL COMMITMENTS AND FUND STORY		0.40.555	070.000	000 110	
TOTAL COMMITMENTS AND FUND BALANCE		842,360	970,280	803,116	-

SCHEDULE B

FUND 16 - SR. NUTRITION PRC/lay 24, 2022 - 5:00 PM

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	NDING 06/30/23
<u>REVENUES</u>		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
CHARGES FOR SERVICES: RECREATION CHARGES		432,078	475,000	475,000	
FIELD RENTALS OTHER INCOME		50,000	48,000	51,000	
- THE RINGS ME	SUBTOTAL	482,078	523,000	526,000	-
OTHER FINANCING SOURCES GRANT - CLARK COUNTY OAG		35,000	35,000	35,000	
TRANSFER FROM GENERAL FUND		-	-	-	-
	SUBTOTAL	35,000	35,000	35,000	-
TOTAL REVENUES AND OTHER SOURCES		517,078	558,000	561,000	-
BEGINNING FUND BALANCE:		229,347	189,185	171,569	
TOTAL AVAILABLE RESOURCES		746,425	747,185	732,569	-
<u>EXPENDITURES</u>		7.33,33	,		
SALARIES & WAGES		243,617	279,616	354,400	
EMPLOYEE BENEFITS		90,413	102,000	117,000	
SERVICES & SUPPLIES CAPITAL OUTLAY		223,210	194,000	211,500	-
	SUBTOTAL	557,240	575,616	682,900	-
OTHER USES: OPERATING TRANSFER TO GENERAL FUND		-	-		
TOTAL EXPENDITURES AND OTHER USES		557,240	575,616	682,900	-
ENDING FUND BALANCE:		189,185	171,569	49,669	-
TOTAL COMMITMENTS AND FUND BALANCE		746,425	747,185	732,569	-

SCHEDULE B

FUND 17 - RECREATION PROGRAMS

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	(1)	(2)	(3)	(4)
			BUDGET YEAR I	ENDING 06/30/23
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
FINES & FORFEITURES ANALYSIS FEES, DRUGS/ALCOHOL OTHER FINANCING SOURCES:	2,420	2,650	3,120	
TOTAL REVENUES AND OTHER SOURCES	2,420	2,650	3,120	-
BEGINNING FUND BALANCE:	2,386	1,806	1,806	
TOTAL AVAILABLE RESOURCES	4,806	4,456	4,926	-
EXPENDITURES SERVICES & SUPPLIES OTHER USES:	-	-	-	-
OPERATING TRANSFERS TO GENERAL FUND SUBTOTAL	3,000 3,000	2,650 2,650	3,120 3,120	_
SOBIOTAL	3,000	2,030	5,120	-
ENDING FUND BALANCE:	1,806	1,806	1,806	-
TOTAL COMMITMENTS AND FUND BALANCE	4,806	4,456	4,926	-

SCHEDULE B

FUND 19 - FORENSIC SERVICE SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	ENDING 06/30/23
<u>REVENUES</u>		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL: FISH & WILDLIFE GRANT NRCS GRANT OTHER GRANTS		-	-	-	
OTTER GRANTS	SUBTOTAL	-	-	-	-
MISCELLANEOUS REVENUES: OTHER INCOME INTEREST EARNINGS		30,426 -	75,000 -	75,000 -	
	SUBTOTAL	30,426	75,000	75,000	-
OTHER FINANCING SOURCES TRANSFER FROM GENERAL FUND	QUIDTOTAL	-	-	-	
TOTAL REVENUES AND OTHER SOURCES	SUBTOTAL	30,426	- 75,000	75,000	-
TO THE NET PER		00,120	. 0,000	. 0,000	
BEGINNING FUND BALANCE:		3,258	3,258	3,258	
TOTAL AVAILABLE DESCRIPTION		22.224	70.050	70.050	
TOTAL AVAILABLE RESOURCES		33,684	78,258	78,258	-
<u>EXPENDITURES</u>					
SALARIES & WAGES EMPLOYEE BENEFITS CONTRACT SERVICES & SUPPLIES CAPITAL OUTLAY		30,426	75,000	75,000	
	SUBTOTAL	30,426	75,000	75,000	-
TRANSFERS TO GENERAL FUND		<u>-</u>	-	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES AND OTHER USES		30,426	75,000	75,000	-
ENDING FUND BALANCE:		3,258	3,258	3,258	-
TOTAL COMMITMENTS AND FUND BALANCE		33,684	78,258	78,258	

SCHEDULE B

FUND 21 ENVIRONMENTAL PLANNING SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	ENDING 06/30/23
REVENUES		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
TAXES: STATE GRANT - 1/4% SALES TAX INCREASE		1,757,704	2,200,000	1,550,000	
INTERGOVERNMENTAL: OTHER GRANTS		-	-	-	-
MISCELLANEOUS REVENUES: INTEREST EARNINGS OTHER REVENUES		(1,016)	180	200	
	SUBTOTAL	(1,016)	180	200	-
TRANSFERS FROM GENERAL FUND	SUBTOTAL	-	-	-	-
	OODIOTAL				
TOTAL REVENUES AND OTHER SOURCES		1,756,688	2,200,180	1,550,200	-
BEGINNING FUND BALANCE:		1,492,137	1,992,924	2,857,543	
TOTAL AVAILABLE RESOURCES		3,248,825	4,193,104	4,407,743	-
EXPENDITURES SALARIES & WAGES EMPLOYEE BENEFITS		769,973	792,701	801,500	
SERVICES & SUPPLIES CAPITAL OUTLAY		422,831 63,096	462,200 80,660	493,560 80,660	
ON THE OUTEN	SUBTOTAL	1,255,900	1,335,561	1,375,720	-
TRANSFERS TO GENERAL FUND		-	-	-	
TOTAL EXPENDITURES AND OTHER USES		1,255,900	1,335,561	1,375,720	-
ENDING FUND BALANCE:		1,992,924	2,857,543	3,032,023	-
TOTAL COMMITMENTS AND FUND BALANCE		3,248,825	4,193,104	4,407,743	-

SCHEDULE B

FUND 23 - MORE COPS SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	ENDING 06/30/23
<u>REVENUES</u>	l	ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL: OTHER GRANTS		411,574	166,118	103,350	
MISCELLANEOUS REVENUES: INTEREST EARNINGS OTHER REVENUES					
	SUBTOTAL	411,574	166,118	103,350	-
TRANSFERS FROM GENERAL FUND	CURTOTAL	-	-	-	-
	SUBTOTAL				
TOTAL REVENUES AND OTHER SOURCES		411,574	166,118	103,350	-
BEGINNING FUND BALANCE:		-	24,262	24,262	
TOTAL AVAILABLE RESOURCES		411,574	190,380	127,612	-
EXPENDITURES SALARIES & WAGES & BENEFITS		134,164	444.027	99,960	
SERVICES & SUPPLIES		196,468	114,927 18,346	3,390	
CAPITAL OUTLAY		56,681	32,845	-	-
	SUBTOTAL	387,312	166,118	103,350	-
TRANSFERS TO GENERAL FUND		-	-	-	
TOTAL EXPENDITURES AND OTHER USES		387,312	166,118	103,350	-
ENDING FUND BALANCE:		24,262	24,262	24,262	-
TOTAL COMMITMENTS AND FUND BALANCE		411,574	190,380	127,612	-

SCHEDULE B

FUND 30 - GRANT ADMINSTATION SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	ENDING 06/30/23
REVENUES		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL: OTHER GRANTS		1,947,190	-	-	-
MISCELLANEOUS REVENUES: INTEREST EARNINGS OTHER REVENUES				-	-
	SUBTOTAL	1,947,190	-	-	-
TRANSFERS FROM GENERAL FUND		400,000	-	-	-
	SUBTOTAL	400,000			
TOTAL REVENUES AND OTHER SOURCES		2,347,190	-	-	-
BEGINNING FUND BALANCE:		-	338,835	301,020	
TOTAL AVAILABLE RESOURCES		2,347,190	338,835	301,020	-
EXPENDITURES					
SALARIES & WAGES		338,605	3,801	-	-
EMPLOYEE BENEFITS		39,655	539	-	-
SERVICES & SUPPLIES		748,114	21,294	-	-
ECONOMIC SUPPORT		276,232	12,180		
CAPITAL OUTLAY	SUBTOTAL	605,750 2,008,356	- 37,815	-	-
	JOBIOTAL	2,000,550	37,013		
TRANSFERS TO GENERAL FUND		-	-		
TOTAL EXPENDITURES AND OTHER USES		2,008,356	37,815	-	-
ENDING FUND BALANCE:		338,835	301,020	301,020	-
TOTAL COMMITMENTS AND FUND BALANCE		2,347,190	338,835	301,020	-

SCHEDULE B

FUND 31 - COVID 19 SRF

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
INTERCOVERNIMENTAL REVENUE.	6/30/2021	6/30/2022	APPROVED	APPROVED
INTERGOVERNMENTAL REVENUE: CLFRF- STATE	_	13,250,749	_	
OTHER		10,200,740		
SUBTOTAL	-	13,250,749	-	-
MISCELLANEOUS REVENUES:				
OTHER REVENUE	-	-	-	
INTEREST INCOME				
SUBTOTAL	-	-	-	-
TOTAL OPERATING REVENUES		13,250,749	_	_
TOTAL OPERATING REVENUES	-	13,230,749	-	-
OTHER FINANCING SOURCES:				
TRANSFER FROM GENERAL FUND			-	-
TOTAL TRANSFERS	-	-	-	-
OTHER FINANCING SOURCES SUBTOTAL	-	-	-	-
TOTAL REVENUES - ALL SOURCES	-	13,250,749	-	-
DECIMAING FLIND DALANCE.	_		0.500.200	
BEGINNING FUND BALANCE:	-	-	6,566,300	
TOTAL AVAILABLE RESOURCES	-	13,250,749	6,566,300	-
<u>EXPENDITURES</u>				
SALARIES & WAGES EMPLOYEE BENEFITS		624,750 42,349	-	-
SERVICES & SUPPLIES		42,349 834	-	
CAPITAL OUTLAY		6,016,516	6,566,300	
SUBTOTAL	-	6,684,449	6,566,300	-
OTUED ENAMOUS LIGES				
OTHER FINANCING USES: TRANSFER TO GENERAL FUND	_	_	_	
TRANSIER TO GENERAL FOND	-		-	
TOTAL OTHER USES	-	-	-	-
TOTAL EXPENDITURES AND OTHER USES	-	6,684,449	6,566,300	-
ENDING FUND BALANCE:	-	6,566,300	-	_
ENDITO I OND BALLANCE.	-	3,300,300	-	-
TOTAL COMMITMENTS AND FUND BALANCE	-	13,250,749	6,566,300	-

SCHEDULE B /lay 24, 2022 - 5:00 PM

FUND 32 - AMERICA RESCUE SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	NDING 06/30/23
REVENUES		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
OTHER REVENUE LAND SALES - 75% ALLOCATION MISC GRANTS		23,422	250,000	112,500	
	SUBTOTAL	23,422	250,000	112,500	-
MISCELLANEOUS REVENUES: INTEREST INCOME	SUBTOTAL	_	-	_	
	SOBIOTAL		-	_	
SUBTO	TAL REVENUSE	23,422	250,000	112,500	-
OTHER FINANCING SOURCES: TRANSFER FROM GENERAL FUND TRANSFER FROM SRF #44		87,500 -	- -	- -	-
	SUBTOTAL	87,500	-	-	-
TOTAL REVENUES AND OTHER SOURCES		110,922	250,000	112,500	-
BEGINNING FUND BALANCE:		46,676	30,015	193,333	
TOTAL AVAILABLE RESOURCES		157,598	280,015	305,833	-
EXPENDITURES PROFESSIONAL & TECHNICAL SERVICE LAND PURCHASES CAPITAL IMPROVEMENTS CAPITAL OUTLAY		127,582 - -	75,000 11,682	112,500	
	SUBTOTAL	127,582	86,682	112,500	-
TOTAL EXPENDITURES AND OTHER USES		127,582	86,682	112,500	-
		Í		·	
ENDING FUND BALANCE:		30,015	193,333	193,333	-
TOTAL COMMITMENTS AND FUND BALANCE		157,598	280,015	305,833	-

SCHEDULE B

FUND 43 - MRB INCENTIV/lay 24, 2022 - 5:00 PM

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	(1)	(2)	(3)	(4)
		,		ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OTHER REVENUE				
LAND SALES - 25% ALLOCATION	7,807	50,000	37,500	
MISC GRANTS				
SUBTO	TAL 7,807	50,000	37,500	ı
MISCELLANEOUS REVENUES:				
INTEREST INCOME	-	-	-	
SUBTO	TAL -	-	-	-
TOTAL OPERATING REVENUES	7,807	50,000	37,500	-
-				
PRIVATE DEVELOPER	-	-	-	
SUBTO		-	-	-
OTHER FINANCING SOURCES SUBTOTAL	-	-	-	-
TOTAL DEVENUES ALL COURSES	7.007	50,000	07.500	
TOTAL REVENUES - ALL SOURCES	7,807	50,000	37,500	-
DECININING FUND DALANCE.	40.070	00.705	00.405	
BEGINNING FUND BALANCE:	12,978	20,785	20,185	
TOTAL AVAILABLE RESOURCES	20,785	70,785	57,685	-
<u>EXPENDITURES</u>				
PROFESSIONAL & TECHNICAL SERVICE	-	44,800	37,500	
LAND PURCHASES	-	5,800	-	-
CAPITAL IMPROVEMENTS	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
SUBTO	TAL -	50,600	37,500	-
TRANSFERS TO FUND 43	-	-	-	-
TOTAL EXPENDITURES AND OTHER USES	-	50,600	37,500	-
ENDING FUND BALANCE:	20,785	20,185	20,185	
ENDING I OND BALANGE.	20,785	20,185	20,185	-
TOTAL COMMITMENTS AND FUND BALANCE	20,785	70,785	57,685	-

SCHEDULE B

FUND 44 - ECONOMIC DEVELOPMENT INCENTIVE SRF

May 24, 2022 - 5:00 PM

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	ENDING 06/30/23
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
LICENSES & PERMITS				
RESIDENTIAL PARK CONSTRUCTION FEES	423,140	422,000	417,000	
INTERGOVERNMENTAL:				
GRANTS	87,916	-		
MISCELLANEOUS REVENUES: OTHER INCOME				
INTEREST EARNINGS	(2,803)	-	-	
SUBTOTAL	508,254	422,000	417,000	-
OTHER FINANCING SOURCES REDEVELOPMENT FUND #20		-	-	
CAP PROJECT FUND #45				
SUBTOTAL	-	-	-	-
TOTAL REVENUES AND OTHER SOURCES	508,254	422,000	417,000	-
BEGINNING FUND BALANCE:	2,361,778	2,797,274	3,151,274	
TOTAL AVAILABLE RESOURCES	2,870,032	3,219,274	3,568,274	-
<u>EXPENDITURES</u>				
PARK MAINTENANCE	70.750	00.000	500.057	
CAPITAL OUTLAY SUBTOTAL	72,758 72,758	68,000 68,000	568,057 568,057	-
TRANSFERS OUT	_	_	_	_
TOTAL EXPENDITURES AND OTHER USES	72,758	68,000	568,057	-
ENDING FUND BALANCE:	2,797,274	3,151,274	3,000,217	-
TOTAL COMMITMENTS AND FUND BALANCE	2,870,032	3,219,274	3,568,274	

SCHEDULE B

FUND 20 - RESIDENTIAL CONST TAX/PARK FUND SRF

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		(1)	(2)	(3)	(4)
		(.,	(-)	BUDGET YEAR E	` '
			ESTIMATED		
		ACTUAL PRIOR	CURRENT		
REVENUES		YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
		6/30/2021	6/30/2022	APPROVED	APPROVED
LICENSES & PERMITS:					
TRANSPORTATION IMPACT FEES		85,987	99,000	104,500	
TRANSFORTATION IN ACT I LES		00,307	99,000	104,500	
INTERGOVERNMENTAL REVENUES:					
GRANTS					
MISCELLANEOUS REVENUES:					
INTEREST EARNINGS		(1,263)	-	10,000	
	SUBTOTAL	84,724	99,000	114,500	-
OTHER FINANCING SOURCES:					
TRANSFER FROM GENERAL FUND		_	_	_	_
TRANSFER FROM MISC. CAPITAL PROJECTS FUND			_		_
THO WHO EXTROM MICO. ON THE PROJECTO FORD	SUBTOTAL	-	_	-	-
TOTAL REVENUES AND OTHER SOURCES		84,724	99,000	114,500	-
BEGINNING FUND BALANCE:		1,128,014	1,128,014	591,114	
TOTAL AVAILABLE DESCRIPTION		4 0 4 0 700	4.007.044	707.044	
TOTAL AVAILABLE RESOURCES		1,212,738	1,227,014	705,614	-
<u>EXPENDITURES</u>					
ADMINISTRATIVE					
SERVICE AND SUPPLIES		18,392	1,300	92,000	
LAND PURCHASES					
CAPITAL OUTLAY		37,355	634,600	85,000	
	SUBTOTAL	55,747	635,900	177,000	-
OTHER USES					
TRANSFERS TO THE GENERAL FUND		-	-	-	-
TOTAL EXPENDITURES AND OTHER USES		55,747	635,900	177,000	_
TO THE EMPTIONED FINE OFFICE		55,141	000,900	177,000	-
ENDING FUND BALANCE:		1,128,014	591,114	528,614	-
			•		
TOTAL COMMITMENTS AND FUND BALANCE		1,183,761	1,227,014	705,614	-

SCHEDULE B

FUND 22 - TRANSPORTATION IMPACT FEE CAPITAL PROJECT SRF

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		(1)	(2)	(3)	(4)
				BUDGET YEAR E	NDING 06/30/23
<u>REVENUES</u>		ACTUAL PRIOR YEAR ENDING 6/30/2021	ESTIMATED CURRENT YEAR ENDING 6/30/2022	TENTATIVE APPROVED	FINAL APPROVED
TAXES: PROPERTY TAXES		2,992,574	3,200,000	3,500,000	
INTERGOVERNMENTAL GRANT- SHPO OTHER		-	-	-	-
MISCELLANEOUS REVENUES: INTEREST EARNINGS OTHER	UBTOTAL	(3,952) 6,500 2,995,122	- 8,700 3,208,700	- 8,700 3,508,700	-
OTHER FINANCING SOURCES: TRANSFER FROM DEBT SVCS - Go Bond Fund 85 TRANSFER FROM GENERAL FUND LOAN PROCEEDS	OBTOTAL				-
		-	-	-	-
TOTAL REVENUES AND OTHER SOURCES		2,995,122	3,208,700	3,508,700	-
BEGINNING FUND BALANCE:		4,395,533	6,976,357	7,827,732	
TOTAL AVAILABLE RESOURCES		7,390,655	10,185,057	11,336,432	-
EXPENDITURES -					
SALARIES & WAGES EMPLOYEE BENEFITS SERVICES & SUPPLIES		110,752 48,187 255,135	98,600 58,725 300,000	110,900 54,320 525,000	
CAPITAL OUTLAY DEBT ISSUANCE COSTS	UBTOTAL	223 414,297	1,900,000	7,800,000	
OTHER USES TRANSFER TO CPF #45		-	2,357,325	8,490,220	- 1
TRANSFER TO G.O. DEBT SERVICE FUND #85 (2009 S TRANSFER TO GENERAL FUND TRANSFER TO GENERAL FUND - DS (Series 2014)	eries) UBTOTAL		-	<u>-</u>	_
TOTAL EXPENDITURES AND OTHER USES	OBTOTAL.	414,297	2,357,325	8,490,220	-
		·			
ENDING FUND BALANCE:		6,976,357	7,827,732	2,846,212	-
TOTAL COMMITMENTS AND FUND BALANCE		7,390,655	10,185,057	11,336,432	-

SCHEDULE B

FUND 25 - REDEVELOPMENT DISTRICT CRF

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	(1)	(2)	(3)	(4)
		 	BUDGET YEAR E	NDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
THE TENSOR	6/30/2021	6/30/2022	APPROVED	APPROVED
INTERGOVERNMENTAL REVENUE:	0,00,2021	0/00/2022	7	7.1.1.10.125
CLARK COUNTY GRANT - CDBG	-	_	950,000	_
CLARK COUNTY GRANT - RTC	4,288,227	8,700,000	6,800,000	_
CLARK COUNTY GRANT - RFC	613,883	2,989,800	21,419,800	_
STATE GRANTS - NDOT	0.0,000	2,000,000	2.,,	
SUBTOTAL	4,902,110	11,689,800	29,169,800	_
332.3	1,002,110	,000,000	20,100,000	
MISCELLANEOUS REVENUES:				
LAND SALES (REFUND)	-	_	_	_
OTHER REVENUE	_	_	_	_
INTEREST INCOME				
SUBTOTAL	-	_	_	_
TOTAL OPERATING REVENUES	4,902,110	11,689,800	29,169,800	-
OTHER FINANCING SOURCES:				
PRIVATE DEVELOPER	-	-	=	-
TRANSFER FROM GENERAL FUND	500,000	500,000	-	-
TRANSFER FROM VEHICLE / EQUIP CPF #99				
TOTAL TRANSFERS	500,000	500,000	-	-
OTHER FINANCING SOURCES SUBTOTAL	500,000	500,000	=	-
TOTAL REVENUES - ALL SOURCES	5,402,110	12,189,800	29,169,800	-
BEGINNING FUND BALANCE:	2,786,519	3,500,275	3,665,509	
TOTAL AVAILABLE RESOURCES	8,188,629	15,690,075	32,835,309	-
<u>EXPENDITURES</u>				
COST OF LAND SALES	49,654	-	-	-
LAND PURCHASES				
CAPITAL IMPROVEMENTS				
CAPITAL OUTLAY	4,638,701	12,024,566	28,519,800	-
SUBTOTAL	4,688,355	12,024,566	28,519,800	-
		 		
OTHER FINANCING USES:				
TRANSFER TO GENERAL FUND	-	-	-	
TRANSFER TO TRANSPORTATION IMPACT FEE C/P FUND				
TOTAL OTHER USES	-	-	-	-
	,:			
TOTAL EXPENDITURES AND OTHER USES	4,688,355	12,024,566	28,519,800	-
ENDING FUND DALANGE.	0.500.0==	0.005.500	4045.500	
ENDING FUND BALANCE:	3,500,275	3,665,509	4,315,509	-
TOTAL COMMITMENTS AND ELIND DALANCE	0 100 600	15 600 075	22 025 200	
TOTAL COMMITMENTS AND FUND BALANCE	8,188,629	15,690,075	32,835,309	-

SCHEDULE B

FUND 45 - MISC CAPITAL PROJECTS

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	9595	(2)	(3)	(4)
			BUDGET YEAR E	ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OTHER FINANCING SOURCES:				
PROPERTY TAXES	-	-	-	-
TRANSFER FROM GENERAL FUND	10,000	10,000	10,000	_
TRANSFER FROM OTHER FUNDS	10,000	10,000	10,000	-
TOTAL REVENUES AND OTHER SOURCES	10,000	10,000	10,000	-
	10,000	10,000	10,000	
BEGINNING FUND BALANCE:	63,479	73,479	83,479	
TOTAL AVAILABLE RESOURCES	73,479	83,479	93,479	
TOTAL AVAILABLE RESOURCES	73,479	03,479	93,479	
<u>EXPENDITURES</u>				
GENERAL GOVERNMENT: SALARIES WAGES AND BENEFITS	-	-	-	-
PUBLIC SAFETY: SALARIES WAGES AND BENEFITS	=	-	-	-
PUBLIC WORKS: SALARIES WAGES AND BENEFITS	-	-	-	-
CULTURE & RECREATION: SALARIES WAGES AND BENEFITS	-	-	-	-
COMMUNITY DEVELOPMENT: SALARIES WAGES AND BENEFITS	=	-	-	-
TOTAL EXPENDITURES	-	-	-	-
OTHER LISES:				
OTHER USES: TRANSFER TO GENERAL FUND				
TRANSFER TO GENERAL FUND	-	-	-	-
ENDING FUND BALANCE:	73,479	83,479	93,479	-
TOTAL COMMITMENTS AND FUND BALANCE	73,479	83,479	93,479	
TO TAL COMMITMENTS AND FUND DALANCE	13,419	03,479	93,479	-

SCHEDULE B

FUND 95 - COMPENSATED ABSENCES SRF

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	(1)	(2)	(3)	(4)
	()	()	BUDGET YEAR E	
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OTHER FINANCING SOURCES:				
PROPERTY TAXES				
TRANSFER FROM GENERAL FUND	10,000	10,000	10,000	
TRANSFER FROM OTHER FUNDS	-	-		
TOTAL REVENUES AND OTHER SOURCES	10,000	10,000	10,000	-
BEGINNING FUND BALANCE:	2,045,000	2,055,000	2,065,000	
TOTAL AVAILABLE RESOURCES	2,055,000	2,065,000	2,075,000	-
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
OTHER USES:				
TRANSFER TO GENERAL FUND	-	-	•	-
ENDING FUND BALANCE:	2,055,000	2,065,000	2,075,000	-
TOTAL COMMITMENTS AND FUND BALANCE	2,055,000	2,065,000	2,075,000	

SCHEDULE B

FUND 98 - STABILIZATION FO OPERATIONS SRF

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	(1)	(2)	(3)	(4)
			BUDGET YEAR I	ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OTHER FINANCING SOURCES:				
TRANSFER FROM GENERAL FUND	115,000	300,000	300,000	
TRANSFER FROM OTHER FUNDS				
TOTAL REVENUES AND OTHER SOURCES	115,000	300,000	300,000	-
BEGINNING FUND BALANCE:	300,000	300,394	570,394	
TOTAL AVAILABLE RESOURCES	415,000	600,394	870,394	-
EXPENDITURES				
CAPITAL OUTLAY:	-	30,000	50,000	
TOTAL EXPENDITURES	-	30,000	50,000	-
OTHER USES:	_	_	_	_
TRANSFER TO GENERAL FUND	114,606	-	-	-
ENDING FUND BALANCE:	300,394	570,394	820,394	-
TOTAL COMMITMENTS AND FUND BALANCE	300,394	600,394	870,394	-

SCHEDULE B

FUND 97 - TECHNOLOGY REPLACMENT CAPITAL PROJECTS

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OTHER REVENUE				
MISC OTHER REVENUE	19,650	-	-	
	-	-	-	
SUBTOTAL	19,650	=	-	-
TRANSFER FROM GENERAL FUND	500,000	500,000	750,000	-
TRANSFER FROM OTHER FUNDS	-	-	-	
TOTAL REVENUES AND OTHER SOURCES	519,650	500,000	750,000	-
BEGINNING FUND BALANCE:	1,007,118	1,261,332	1,125,659	
BEGINNING FOND BALLINGE.	1,007,110	1,201,002	1,120,000	
TOTAL AVAILABLE RESOURCES	1,526,768	1,761,332	1,875,659	-
EXPENDITURES				
CAPITAL OUTLAY:	265,436	635,673	566,999	
ON THE SOLDTI.	200, 100	000,010	000,000	
TOTAL EXPENDITURES	265,436	635,673	566,999	-
OTHER USES:				
TRANSFER TO GENERAL FUND	-	-		
ENDING FUND BALANCE:	1,261,332	1,125,659	1,308,660	-
	, ,	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	
TOTAL COMMITMENTS AND FUND BALANCE	1,261,332	1,761,332	1,875,659	-

SCHEDULE B

FUND 99 - VEHICLE/EQUIPMENT REPLACEMENT CAPITAL PROJECTS

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	(1)	(2)	(3)	(4)
			BUDGET YEAR ENDING 06/30/23	
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
SPECIAL ASSESSMENTS:				
PRINCIPAL	194,386	225,000	165,000	
INTEREST	62,901	49,000	32,000	
INTEREST EARNING SUBTO	TAL 257,287	274,000	197,000	
SUBTO	71AL 257,287	274,000	197,000	-
OTHER FINANCING SOURCES				
INTEREST INCOME	1,656	580	600	
LATE FEES	443	213	350	
OTHER	2,897	3,328	3,400	
SUBTO		4,121	4,350	-
TOTAL REVENUES AND OTHER SOURCES	262,283	278,121	201,350	-
BEGINNING FUND BALANCE:	1,198,387	1,171,868	1,200,989	
TOTAL AVAILABLE RESOURCES	1,460,670	1,449,989	1,402,339	_
		, ,	, ,	
<u>EXPENDITURES</u>				
BONDHOLDERS PRE-PAYMENT PREMIUM	-	-		
CAPITAL OUTLAY				
BOND ISSUE COST				
DEBT SERVICE:				
PRINCIPAL, SID	220,000	200,000	140,000	
INTEREST, SID	53,685	40,838	29,000	
TOTAL EXPENDITURES	273,685	240,838	169,000	-
TDANIGEEDO TO CID ADMINI ELIVID	45.110	0.400	2.22	
TRANSFERS TO SID ADMIN FUND	15,116	8,162	3,000	
TOTAL EXPENDITURES AND OTHER USES	288,801	249,000	172,000	-
ENDING FUND BALANCE:	1,171,868	1,200,989	1,230,339	-
TOTAL COMMITMENTS AND FUND BALANCE	1,460,670	1,449,989	1,402,339	-

SCHEDULE C - DEBT SERVICE FUND

FUND 81

CANYON CREST SID DEBT SERVICE

Audit Combines all the Debt Service Fund on on spreadsheet

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May 24, 2022 - 5:00 PM

		(1)	(2)	(3)	(4)
				BUDGET YEAR E	ENDING 06/30/23
			ESTIMATED		
		ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>		YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
		6/30/2021	6/30/2022	APPROVED	APPROVED
SPECIAL ASSESSMENTS:					
PRINCIPAL		840,152	362,107	273,500	
INTEREST		386,028	361,500	314,000	
	SUBTOTAL	1,226,180	723,607	587,500	-
OTHER FINANCING SOURCES					
INTEREST INCOME		1,482	362	400	
LATE FEES		2,818	1,960	2,000	
OTHER		26,152	32,046	32,000	
	SUBTOTAL	30,453	34,368	34,400	-
TOTAL REVENUES AND OTHER SOURCES		1,256,632	757,975	621,900	_
		, ,	, , , , , ,	, , , , , , , , , , , , , , , , , , , ,	
BEGINNING FUND BALANCE:		1,608,268	1,559,573	1,058,798	
TOTAL AVAILABLE RESOURCES		2,864,901	2,317,548	1,680,698	-
EXPENDITURES		04.000		5 000	
BONDHOLDER PRE-PAYMENT PREMIUM		24,300	-	5,000	
SALAIRES					
BENEFITS					
SERVICE, SUPPLIES AND OTHER					
FISCAL AGENT AND PROFESSIONAL FEE		905 000	007.050	205 222	
DEBT SERVICE:		895,000	897,250	285,000	
PRINCIPAL CENERAL ORLICATION		278,744	243,603	218,000	
PRINCIPAL, GENERAL OBLICATION INTEREST, SID					
INTEREST, SID INTEREST, GENERAL OBLICATION					
INTEREST, GENERAL OBLICATION		1,198,044	1,140,853	508,000	-
		.,100,014	.,110,000	000,000	
TRANSFERS TO SID ADMIN FUND		107,284	117,897	96,000	
TOTAL EXPENDITURES AND OTHER USES		1,305,328	1,258,750	604,000	-
ENDING FUND DAY ANGE		4.550.550	4.050.500	4.070.000	
ENDING FUND BALANCE:		1,559,573	1,058,798	1,076,698	-
TOTAL COMMITMENTS AND FUND DAY AND		0.004.004	0.047.540	4 000 000	
TOTAL COMMITMENTS AND FUND BALANCE		2,864,901	2,317,548	1,680,698	

CITY OF MESQUITE (Local Government)

SCHEDULE C - DEBT SERVICE FUND

FUND 82

ANTHEM AT MESQUITE SID DEBT SERVICE

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May 24, 2022 - 5:00 PM

	(1)	(2)	(3)	(4)
	(1)	(2)	BUDGET YEAR E	` '
		FOTIMATES	DODGET TEAR E	-14DING 00/30/23
	AOTUAL BRICE	ESTIMATED		
DEVENUE	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
ODECIAL ACCECCMENTO TRANCEEDO.				
SPECIAL ASSESSMENTS TRANSFERS:	-	0.400	0.000	
TRANSFER FROM CANYON CREST SID INTEREST EARNING	15,116	8,162	3,000 1,700	
SUBTOTAL: CANYON CREST	1,621	1,600	·	_
SUBTOTAL: CANTON CREST	16,737	9,762	4,700	-
TRANSFER FROM ANTHEM SID	107,284	117,897	96,000	
INTEREST EARNING	3,010	2,975	3,000	
SUBTOTAL: ANTHEM	110,294	120,872	99,000	-
TOTAL REVENUES AND OTHER SOURCES	127,031	130,634	103,700	-
. ST. E. CEVEROLO TRIEN GOORGEO	127,001	100,004	100,700	
BEGINNING FUND BALANCE:	454,010	430,540	369,643	
	.5.,510	.55,510	220,010	
TOTAL AVAILABLE RESOURCES	581,041	561,174	473,343	-
<u>EXPENDITURES</u>				
EXPENDITURES - CANYON CREST				
PROFESSIONAL SERVICES	15,469	15,100	16,000	
SALAIRES	20,531	38,934	24,474	
BENEFITS	8,637	14,799	10,446	
SERVICE, SUPPLIES AND OTHER	6,011	6,025	6,100	
FISCAL AGENT AND PROFESSIONAL FEE	50,647	74,858	57,020	-
DEBT SERVICE:				
PRINCIPAL, SID				
PRINCIPAL, GENERAL OBLICATION				
INTEREST, SID				
INTEREST, GENERAL OBLICATION				
EXPENDITURES - ANTHEM MESQUITE	00.005	54.050	57.000	
PROFESSIONAL SERVICES	62,035	54,250	57,000	
SALARIES	20,531	38,934	24,474	
BENEFITS SERVICES & SURRIVES	8,636	14,799	10,446	
SERVICES & SUPPLIES SUBTOTAL	8,651	8,690	8,725	_
TOTAL EXPENDITURES	99,853 150,501	116,673 191,531	100,645 157,665	-
TOTAL LAFLINDITURES	150,501	191,531	137,000	=
ENDING FUND BALANCE:	430,540	369,643	315,678	-
LINDING FOND BALANCE.	430,540	309,043	310,078	-
TOTAL COMMITMENTS AND FUND BALANCE	581,041	561,174	473,343	-
. S L. SS MEITTO / MD I SILD MICE	001,041	001,174	17 0,040	

CITY OF MESQUITE (Local Government)

SCHEDULE C - DEBT SERVICE FUND

FUND 83

SID DISTRICTS ADMINISTRATION DEBT SERVICE

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	ENDING 06/30/23
		ESTIMATED		
	ACTUAL PRIOR	CURRENT		
PROPRIETARY FUND	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2021	6/30/2022	APPROVED	APPROVED
OPERATING REVENUES				
CHARGES FOR SERVICES				
SERVICE FEES	2,867,748	2,820,000	3,000,000	
INTEREST EARNING	208,879	175,000	175,000	
TOTAL OPERATING REVENUE	3,076,627	2,995,000	3,175,000	-
OPERATING EXPENSES				
SALARIES & WAGES	869,967	928,985	1,053,115	-
EMPLOYEE BENEFITS	424,980	534,134	494,709	-
SERVICE, SUPPLIES AND OTHER	1,229,433	2,338,340	3,823,770	-
CAPITAL OUTLAY				
DEPRECIATION	1,698,589	1,690,000	1,690,000	-
TOTAL OPERATING EXPENSES	4,222,970	5,491,459	7,061,594	-
OPERATING INCOME (LOSS)	(1,146,343)	(2,496,459)	(3,886,594)	-
NONOPERATING REVENUES				
CONNECTION FEES	850,329	850,000	850,000	-
INTEREST INCOME	(5,943)	-	-	-
SALES TAX	652,887	769,400	650,000	-
LOSS ON DISPOSALS OF CAPITAL ASSETS	-	-	-	-
ARMY CORP ENGINEERS GRANT				
TOTAL NONOPERATION REVENUES	1,497,273	1,619,400	1,500,000	-
NONOPERATION EXPENSES				
INTEREST EXPENS	343,440	303,341	270,244	-
PRINCIPAL PAYMENTS ON BONDS	1,107,731	1,147,830	1,180,928	-
CONSTRUCTION COSTS				
TOTAL NONOPERATION EXPENSES	1,451,171	1,451,171	1,451,172	-
NET INCOME (LOSS) BEFORE				
OPERATING CONTRIBUTIONS & TRANSFERS	(1,100,241)	(2,328,230)	(3,837,766)	-
	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(/ /	(-,,	
CAPITAL CONTRIBUTIONS	0.4.770			
ON THE CONTRIBUTIONS	64,772	-	-	-
NET OPERATING TRANSFERS	-	-	-	
NET INCOME(LOSS)	(1,035,468)	(2,328,230)	(3,837,766)	-

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND 52 - SEWER ENTERPRISE

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	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR E	NDING 6/30/2022
	ACTUAL PRIOR	CURRENT		
PROPRIETARY FUND	YEAR ENDING	YEAR ENDING		FINAL
	6/30/2020	6/30/2021	TENTATIVE	APPROVED
A. CASH FLOWS FROM OPERATING				
ACTIVITES:				
CASH RECEIVED FROM CUSTOMERS, SERVICE FEES	2,860,624	2,820,000	3,000,000	-
CASH RECEIVED FROM CUSTOMERS, CAPACITY FEES/OTHER	208,879	175,000	175,000	-
CASH PAID TO SUPPLIERS	(1,132,337)	(2,338,340)	(3,823,770)	-
CASH PAID TO EMPLOYEES	(1,182,445)	(1,463,119)	(1,547,824)	-
a. NET CASH PROVIDED BY (OR USED FOR)	754,721	(806,459)	(2,196,594)	-
OPERATING ACTIVITES				
B. CASH FLOWS FROM NONCAPITAL				
FINANCING ACTIVITIES:				
TRANSFERS TO OTHER FUNDS		-	-	-
b. NET CASH PROVIDED BY (OR USED FOR)				
NONCAPITAL FINANCING ACTIVITES				
C. CASH FLOWS FROM CAPITAL				
AND RELATED FINANCING ACTIVITIES:				
SALES TAXES	652,887	769,400	650,000	-
GRANT REVENUE				
PROCEEDS FROM SALE OF BONDS				
PRINCIPAL PAYMENTS ON BONDS	(1,115,661)	(1,147,830)	(1,180,928)	-
BOND ISSUANCE COSTS PAID				
INTEREST PAID	(335,511)	(303,341)	(270,244)	-
ACQUISITION / CONSTRUCTION OF CAPITAL ASSETS	(2,050)			
PROCEEDS FROM CAPITAL ASSET DISPOSALS	4,103			
CONNECTION FEES	850,329	850,000	850,000	-
c. NET CASH PROVIDED BY (OR USED FOR)				
CAPITAL AND RELATED FINANCING ACTIVITIES	54,097	168,229	48,828	-
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
INTEREST ON INVESTMENTS	(5,943)	-	-	
d. NET CASH PROVIDED BY (OR USED FOR	802,875	(638,230)	(2,147,766)	-
INVESTING ACTIVITIES				
CASH AND EQUIVALENTS AT BEGINNING OF YEAR JULY 1,2020	5,300,974	6,103,849	5,465,619	5,465,619
CASH AND EQUIVALENTS AT END JUNE 30, 2022	6,103,849	5,465,619	3,317,853	5,465,619

CITY OF MESQUITE

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND 52 - SEWER ENTERPRISE

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May 24, 2022 - 5:00 PM

TRANSFER SCHEDULE FOR FISCAL YEAR 2022 - 2023

	TRANSFERS IN			TRANSFER OUT	
FUND TYPE	FROM			то	
	FUND	PAGE	AMOUNT	FUND PAGE AMOU	INT
GENERAL FUND	SRF #19 - FORENSIC SVCS		3,120	GENERAL FUND - SRF #13 - CAP PROJ R & M 1	192,000
				GENERAL FUND - SRF #16 - SR. NUTRITION 1	150,000
					-
					-
SUBTOTAL			3,120	SUBTOTAL 3	342,000
SPECIAL REVENUE				SPECIAL REVENUE	
SRF #13 - CAP PROJ R&M	GENERAL FUND		192,000	·	3,120
SRF #16 - SR. NUTRITION	GENERAL FUND		150,000	1 -	750,000
SRF #83 - SID ADMINISTRATION	DSF #81 CANYON CREST SID		3,000	GENERAL FUND - SRF #98 STABILIZATION	10,000
SRF #83 - SID ADMINISTRATION	DSF #82 ANTHEM SID		96,000		10,000
SRF #98 - STABILIZATION	GENERAL FUND		10,000	GENERAL FUND - SRF #97 IT SHARED SVCS 3	300,000
SRF #95 - COMPENSATED ABSENCE	GENERAL FUND		10,000		
SUBTOTAL			461,000	SUBTOTAL 1,0	73,120
CAPTIAL PROJECTS FUNDS				CAPTIAL PROJECTS FUNDS	
SRF #97 - IT SHARED SVCS	GENERAL FUND		300,000		
SRF #99 - VEH/EQUIP CPF	GENERAL FUND		750,000		
				SUBTOTAL -	
SUBTOTAL			1,050,000		
				DEBT SERVICE	
DEBT SERVICE			_	DEBT SERVICE	
				DSF #81 - CANYON CREST SID	3,000
				DSF #82 - ANTHEM SID	96,000
SUBTOTAL			-	d	99,000
TOTAL TRANSFERS			A 4544:00		
TOTAL TRANSFERS			\$ 1,514,120	\$ 1,5	514,120

CITY OF MESQUITE
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

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ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type		6	MED-TERM FINLEASE PURCHASE
1	GENERAL OBLIGATION BONDS	7	CAPITAL LEASES
2	G.O. REVENUE SUPPORTED BONDS	8	SPECIAL ASSESSMENT BONDS
3	G.OSPECIAL ASSESSMENT BONDS	9	MORTGAGES
4	REVENUE BONDS	10	OTHER (SPECIFY TYPE)
5	MEDIUM-TERM FINANCING	11	PROPOSED (SPECIFY TYPE)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
							BEGINING	REQUIREMEN	TS FOR FISCAL	
			ORIGINAL		FINAL		OUTSTANDING	YEAR ENDI	NG 6/30/2022	(9) + (10)
NAME OF BOND OR LOAN			AMOUNT	ISSUE	PAYMENT	INTEREST	BALANCE	INTEREST	PRINCIPAL	
LIST & SUBTOTAL BY FUND	*	TERM	OF ISSUE	DATE	DATE	RATE	7/1/2022	INTEREST	PRINCIPAL	TOTAL P&I
SEWER ENTERPRISE FUND:										\$ -
2009 SEWER EXPANSION NOTE	2	20 YRS	20,301,000	9/22/2009	7/1/2029	2.863%	\$ 10,880,137	\$ 270,244	\$ 1,180,928	\$ 1,451,172
SUBTOTAL			20,301,000				\$ 10,880,137	\$ 270,244	\$ 1,180,928	\$ 1,451,172
										\$ -
SPECIAL IMPORVEMENT DISTRICT:										\$ -
CANYON CREST SID BONDS, SERIES 2005	3		5,500,000	9/8/2005	8/1/2020	5.500%	\$ 661,963	\$ 29,000	\$ 140,000	\$ 169,000
ANTHEM AT MESQUITE SID BONDS, SERIES 2007	3		10,215,000	11/1/2016	8/1/2037	6.250%	\$ 7,973,559	\$ 218,000	\$ 285,000	\$ 503,000
SUBTOTAL			15,715,000				\$ 8,635,522	\$ 247,000	\$ 425,000	\$ 672,000
										\$ -
TOTAL ALL DEBT SERVICE			36,016,000				19,515,659	517,244	1,605,928	2,123,172

SCHEDULE C-1 - INDEBTEDNESS

CITY OF MESQUITE	Budget Fiscal Year 2022-2023
(Local Government)	

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LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), each (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

	NE	vada Legisiature: 79tri Session; F	ebruary 2, 2016 to June 1, 201	5
1.	Activity:	Estimated Nevada L	egislative Lobbying Expense	
2.	Funding Source:		General Fund	
3.	Transportation		\$	
4.	Lodging and meals		\$	
5.	Salaries and Wages		\$	
6.	Compensation to lob	pyists	\$	24,000
7.	Entertainment		\$	<u>-</u>
8.	Supplies, equipment services spent in Car	& facilities; other personnel and son City	\$	
	Total		\$	24,000
Er	ntity:	City of Mesquite	Budget	Fiscal Year 2022-2023
Lc	obbying Expense Estin	nate, Page <u>1</u> of <u>1</u>		
				Page 55 Form 30

4/11/2022

Schedule of Existing Contracts Budget Year 2022-2023

Local Government: City of Mesquite, Nevada
Contact: Dodie Melendez, Finance Director
Email Address: dmelendez@mesquitenv.gov
Daytime Telephone: (702) 346-5295 ext. 2202

		Effective		Proposed	Proposed		
		Date of	Termination	Expenditure I		r	
Line	Vendor	Cotnract	Date of Contract		2022-23	Resolution	Reason or need for contract:
						1	Three year srvc contract with an option to renew on a yearly basis for sanitation cc payments 52-40-
1	Xpress Bill Pay	6/26/2017	6/25/2022	\$ 5,0	00 \$ 5,000		695
2	Partners in Conservation (PIC)	8/11/2015	8/11/2022	\$ 75,0	00 \$ 75,00)	Conservation Projects within the City/along the Virgin River. Budgeted in acct 21-85-214
3	Hardy Consulting Group	7/1/2015	Indefinite	\$ 24,0			State Legislative Affairs consulting
4	DigiTec	11/1/2020	Indefinite	\$ 55,5			Ground Ambulance Billing Services
6	M2Comsys	7/1/2018	6/30/2022	\$ 3,50	0 \$ 4,000		Transcription Service - Council Meetings / Public Hearings
8	Kokopelli Landscaping	7/1/2018	6/30/2022	\$ 23,94	0 \$ 23,940		Landscape maintenance - freeway on/off ramps and city street medians
9	Various Independent Contractors	1/1/2017	12/31/2022				Instructors for Recreation Program classes
10	Sunrise Engineering	7/22/2013	On-going				Construction Plan Design Review
11	Air Mesquite LLC	1/12/2022	1/11/2025				Manage Municipal Airport / Aircraft refueling
12	HintonBurdick. PLLC	7/1/2016	6/30/2023	\$ 50,65	0 \$ 53,600		Perform annual and single audit.
14	Air Methods	1/1/2017	12/31/2025				
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							
37							

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SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2021 - 2022

Local Government: City of Mesquite

Contact: Dodie Melendez, Finance Director

E-mail Address: dmelendez@mesquitenv.gov

Daytime Telephone: 702/346-5295 Ext 2202 Total Number of Privatization Contracts:

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2017-18	Proposed Expenditure FY 2018-19	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1										
2										
3										
4										
_										
5										
6										
-										
7										
	Tital									
8	Total									

Page Schedule 31 4/11/2022

Attach additional sheets if necessary.



Submitted by: Tysha Blaber

Submitting Department: Public Works

Presentation and status update on the American Rescue Plan Act (ARPA) funded projects and Possible Discussion and Direction on overall project listing.

- Public Comments
- Discussion and Possible Action

PETITIONER: Travis Anderson, P.E. Public Works Director DEPARTMENT: Public Works

RECOMMENDATION:

To Receive Presentation and Provide Staff with Possible Direction on overall project listing.

Background:

This presentation will provide a status update for projects that were approved to be funded through the American Rescue Plan Act funding. This will include projects that have been completed, on-going projects and up-coming projects. Due to elevated construction costs in today's market, discussion may also include deletion of some projects and inclusion of alternative projects.

Fiscal Impact: No Fiscal Impact

Budgeted Item: No

budgeted item. No

Attachments:

•



Submitted by: Tracy Beck

Submitting Department: Mayor & Council

Special Items & Presentations

Presentation by Mike Jackson of Silver Rider.	
- Public Comment - Discussion and Possible Action	
PETITIONER: Sandra Ramaker, Council member	DEPARTMENT: Mayor & Counci
RECOMMENDATION:	
Receive the Presentation	
Background:	
Fiscal Impact: None.	
Budgeted Item: No	
Attachments:	



Submitted by: Tracy Beck Submitting Department: City Clerk

City Council and Staff Comments and Reports PETITIONER: Tracy E. Beck, City Clerk DEPARTMENT: City Clerk RECOMMENDATION: Background: Fiscal Impact: Budgeted Item: No Attachments:



AGENDA ITEM
City Council Meeting
Meeting Date: May 24, 2022
Submitted by: Martine Green
Submitting Department:

Administrative

Consideration for approval of Resolution R22-019 of the City Council of the City of Mesquite finding that the sale of approximately 318 acres of City-Owned Property consisting of a portion of current Clark County Assessor's Parcel No. 002-232-11-002, this is designated for Economic Development purposes and is in the best interest of the City of Mesquite.

- Public Comment - Discussion and Possible Action	
PETITIONER: Martine Green, Deputy City Manager	DEPARTMENT:
RECOMMENDATION:	
Approve the 318 acres of City Owned Property for	the best interest of the City of Mesquite.
Background:	
Fiscal Impact: Revenue from sale of property	
Budgeted Item: No	

Attachments:

- Cover Page
- R22-019.docx



AGENDA ITEM
City Council Meeting
Meeting Date: May 24, 2022
Submitted by: Martine Green
Submitting Department:

Administrative

Consideration for approval of Resolution R22-019 of the City Council of the City of Mesquite finding that the sale of approximately 318 acres of City-Owned Property consisting of a portion of current Clark County Assessor's Parcel No. 002-232-11-002, this is designated for Economic Development purposes and is in the best interest of the City of Mesquite.

- Public Comment - Discussion and Possible Action	
PETITIONER: Martine Green, Deputy City Manager DEPARTMENT:	
RECOMMENDATION: Approve the 318 acres of City Owned Property for the best interest of the City of Mesquite).
Background:	
Fiscal Impact: Revenue from sale of property	

Attachments:

• R22-019.docx

Budgeted Item: No

RESOLUTION R22-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE FINDING THAT THE SALE OF APPROXIMATELY 318 ACRES OF CITY-OWNED PROPERTY CONSISTING OF A PORTION OF CURRENT CLARK COUNTY ASSESSOR'S PARCEL NO. 002-232-11-002, DESIGNATED AS PARCEL 1-1 OF THAT CERTAIN RECORD OF SURVEY FILED ON FEBRUARY 24, 2017 IN FILE 122, PAGE 7 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESIGNATED FOR ECONOMIC DEVELOPMENT PURPOSES IS IN THE BEST INTEREST OF THE CITY OF MESQUITE.

WHEREAS, the City of Mesquite (City) acquired property north of I-15 from the BLM in 1988; and

WHEREAS, the City Charter Section 2.340 dictates the process for disposing of real property for economic development purposes; and

WHEREAS, a private party has expressed interest in acquiring approximately 318 acres of City-owned property consisting of a portion of current Clark County Assessor's Parcel No. 002-232-11-002, designated as Parcel 1-1 of that certain Record of Survey filed on February 24, 2017 in File 122, page 7 of official records, Clark County, Nevada (hereafter the "Property"); and

WHEREAS, the City desires to sell the Property to help spur growth, commercial development and employment opportunities for residents; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that it is in the best interest of the City of Mesquite to offer this property for sale without offering the real property to the public and for less than fair market value for economic development purposes as defined in NRS 268.063.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 24th of May, 2022.

THE CITY OF MESQUITE:	
By: Allan S. Litman, Mayor	
ATTEST:	Approved as to form:
By: Tracv E. Beck, Citv Clerk	By: Brvan Pack, City Attorney



Submitted by: Martine Green Submitting Department: City Manager

Administrative

Consideration for approval of Resolution R22-020 finding that the sale of approximately 318 acres of City-Owned Property consisting of a portion of current Clark County assessor's parcel No. 002-232-11-002, designated as Parcel 1-1 of that certain record of survey filed on February 24, 2017 in file 122, page 7 of official records, Clark County, Nevada, is consistent with all Ordinances and Resolutions adopted by the City Council regarding the disposal of real property for the purposes of Economic Development or Redevelopment, in accordance with Mesquite City Charter Section 2.340.

- Public Comment
- Discussion and Possible Action

PETITIONER: Martine Green, Deputy City Clerk	DEPARTMENT: City Manager
RECOMMENDATION:	
Approve Resolution R22-020 for the sale of the Mesquite, LLC, for economic development purp	

Background:

Fiscal Impact: Revenue from the land sale.

Budgeted Item: No

Attachments:

- R22-020.docx
- Letter of Intent. May 16 2022 (1).pdf
- Appraisal. 318 acres.pdf
- Rendering (1).pdf
- Parcel Map (1).pdf
- Section 2.340.docx

RESOLUTION R22-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) FINDING THAT THE SALE OF APPROXIMATELY 318 ACRES OF CITY-OWNED PROPERTY CONSISTING OF A PORTION OF CURRENT CLARK COUNTY ASSESSOR'S PARCEL NO. 002-232-11-002, DESIGNATED AS PARCEL 1-1 OF THAT CERTAIN RECORD OF SURVEY FILED ON FEBRUARY 24, 2017 INFILE 122, PAGE 7 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, IS CONSISTENT WITH ALL ORDINANCES AND RESOLUTIONS ADOPTED BY THE CITY COUNCIL REGARDING THE DISPOSAL OF REAL PROPERTY FOR THE PURPOSES OF ECONOMIC DEVELOPMENT OR REDEVELOPMENT, IN ACCORDANCE WITH MESQUITE CITY CHARTER SECTION 2.340.

WHEREAS, the City Charter 2.340 dictates the process for disposing of real property for economic development purposes; and

WHEREAS, pursuant to the City Charter Section 2.340(3)(a), two appraisals have been ordered for the above-described property, one has been received; and

WHEREAS, pursuant to the City Charter Section 2.340(3)(b), the City Council approved Resolution R22-019 on May 24, 2022, finding that it is in the best interest of the Public to sell the above-described property without offering it to the public and for less than fair market value for economic development purposes as defined in NRS 268.063; and

WHEREAS, the City of Mesquite desires to sell the above-described property to Affordable Futures of Mesquite, LLC, a Nevada Limited Liability Company for economic development purposes.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

- 1. The sale of the above-described property to Affordable Futures of Mesquite, LLC, a Nevada Limited Liability Company, is consistent with all ordinances and resolutions adopted by the City Council regarding the disposal of real property for the purpose of economic development or redevelopment; and
- 2. Staff is directed to work with Affordable Futures of Mesquite, LLC, a Nevada Limited Liability Company, to draft a Joint Development Agreement subject to approval by the City Council and an express condition of this transaction.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 24th of May, 2022.

CITY OF MESQUITE:
By: Allan S. Litman, Mayor
ATTEST:
By: Tracy E. Beck, City Clerk
Approved as to for:
By: Bryan Pack, City Attorney

May 16, 2022

City of Mesquite % Martine Green

RE: 318 +/- Acres

Dear Ms. Green:

Affordable Futures of Mesquite, LLC ("AFM") is pleased to submit this letter of intent to purchase approximately <u>318 acres</u> owned by the City of Mesquite. We intend to offer a viable solution for two important but lacking components in our community.

Our project goals include increasing the inventory and availability of workforce housing within a determined time frame; and to construct and dedicate to the City specific public recreational amenities that are much needed but are lacking public funds to bring it to fruition. This problem has been discussed for years and we now have a plan to offer a solution.

The following outlines the general terms and conditions of our proposal:

Seller: City of Mesquite

Buyer: Affordable Futures of Mesquite, LLC and/or Assignee

Properties:

Purchase:

Phase I A/B. Phase II and III of Exhibit A.

The subject properties shall consist of approximately 318+/- Acres within APN # 002-12-301-009 (318 Acres).

Public Recreational Facilities:

Phase I C of Exhibit A.

<u>APN # 002-12-301-009 (33 Acres)</u> will be dedicated to public recreational facilities (Phase I C).

Purchase Terms:

Purchase is to occur in 3 phases. Buyer to pay appraised value on a total of 272 Acres and \$1,000/ Acre on 46 Acres allocated for affordable housing in 3 different phases per Exhibit A, in exchange for the seller developing the recreational complex designed on Phase 1 C.

Purchase of Phase I: Consists of 110 Acres (Phase 1 A) to be purchased at appraised value and 46 Acres (Phase 1 B) priced at \$1,000/ Acre-Workforce Housing.

Purchase of Phase II: Consists of 32 Acres to be purchased at appraised value.

Purchase of Phase III: Consists of 130 Acres to be purchased at appraised value.

Buyer has the right to close on Phases II and III with the original appraisal value if executed within 18 months.

AFM will create a Master Plan and from that plan will determine necessary zone changes needed to achieve the planned development of all phases.

AFM is to deposit appraised value of Phase 1 A/B into Seller controlled Escrow account, at which point the title of Phase I A/B will be transferred to Buyer. Buyer will submit progress billings bi-monthly to Seller for the construction of public recreational facilities shown on Phase 1 C of Exhibit A, to be reimbursed from Escrow account. Same process would repeat for Phase II and III.

Workforce Housing:

Of the 156 Acres acquired in Phase I, 46 Acres will be allocated for workforce housing. We anticipate 170-200 units based on the land our engineer deems usable. We intend to construct homes between 1,300-1,500 sq ft and estimate project sales price per unit between \$190,000 and \$220,000.

The homes are intended to be single family, single story houses with carports.

AFM will work with the City to draft a mutually agreeable document outlining the restrictions of house purchases as well as drafting CC&R's to keep the units in good condition.

Examples of Restrictions May Include:

80% of workforce housing will have purchaser and seller restrictions.

20% of workforce housing is allocated for investors with a rent cap for 10 years.

Seller will have a profit margin cap of 15%.

Seller reserves the right to sell units at an open price at an open market if units aren't selling within 60 days of being on the market.

Public Recreational Amenities:

Buyer intends to develop a recreational complex on Phase 1 C consisting of 3 ball diamonds, a tennis court, pickleball courts, shuffleboards, a concessions/ media booth, and parking lot/ infrastructure necessary to accommodate the complex.

Construction costs of the recreational facilities will be estimated upon final approval of design. Buyer/developer guarantees cost savings.

Feasibility Period: The Feasibility Period will expire 60 days after the contract becomes fully executed. Buyer reserves rights to process and complete plans and studies or fulfill other requirements as may be decided by Buyer as its sole discretion.

Close of Escrow: Closing shall occur in 3 phases

Phase I A/B-APN: 002-12-301-009 (156 Acres) Shall close 30 days after the expiration of the Buyers Feasibility Period.

Phase II- APN: 002-12-301-009 (32 Acres) Shall close within 18 months at the same value of original appraisal.

Phase III- APN: 002-12-301-009 (130 Acres) Shall close within 18 months at the same value of original appraisal.

By executing this letter of intent, you agree that these basic terms and conditions are acceptable and that you wish to proceed with a formal written Purchase & Sale Agreement.

Sincerely,

Dillon Jensen Authorized Agent for Affordable Futures of Mesquite, LLC



APPRAISAL OF REAL PROPERTY

Approximately 351 Acres of Vacant Land Southwest Quadrant of Hardy Way and Falcon Ridge Parkway Portion of APN 002-12-301-009 Mesquite, Clark County, NV 89027

IN AN APPRAISAL REPORT

As of May 6, 2022

Prepared For:

City of Mesquite 10 E Mesquite Blvd Mesquite, Nevada 89027

Prepared By:

Cushman & Wakefield of Nevada, Inc.
Valuation & Advisory
6725 Via Austi Parkway, Suite 275
Las Vegas, NV 89119
Cushman & Wakefield File ID: 22-56001-900090-001



Approximately 351 Acres of Vacant Land
Southwest Quadrant of Hardy Way and Falcon Ridge Parkway
Portion APN 002-12-301-009
Mesquite, Clark County, NV 89027



6725 Via Austi Parkway, Suite 275 Las Vegas, NV 89119 Tel +1 702-396-7956 cushmanwakefield.com

May 12, 2021

Martine Green
Deputy City Manager
City of Mesquite
10 E Mesquite Blvd
Mesquite, Nevada 89027

Re: Appraisal Report

Approximately 351 Acres of Vacant Land

Southwest Quadrant of Hardy Way and Falcon Ridge Parkway Portion APN 002-12-301-009
Mesquite, Clark County, NV 89027

Cushman & Wakefield File ID: 22-56001-900090-001

Dear Ms. Green:

In fulfillment of our agreement as outlined in the Letter of Engagement copied in the Addenda, we are pleased to transmit our appraisal of the above referenced property in the following Appraisal Report. The scope of work and value scenarios were clarified by the client during the course of assignment to include 3 different site values.

The subject property consists of approximately 351 acres of land located in Clark County, NV 89027. The subject property is generally located along the south side of Hardy Way, west side of Falcon Ridge Parkway and the east side of Lower Flat Top Drive. The site has been owned by the City of Mesquite and is within an area described as the Desert Falls Master Plan with zoning that allows for public use, sports/recreation, open space/parks, residential and commercial uses. However, as will be discussed in the zoning discussion, given the size, topography and master plan requirements, the precise use will be based on the successful submission and acceptance of a development plan. The City has been presented with a letter of intent to purchase approximately 318 acres of the site for multi-phase development of residential project with approximately 33 acres remaining under City of Mesquite ownership to develop a supporting park and recreation/sports facility.

This Appraisal Report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The Commercial Real Estate (CRE) market is driven by investor demand and strong liquidity. Since its onset in March 2020, the COVID-19 pandemic has had a dramatic effect on both of these factors as the market navigated actual and perceived impact. We observed asset classes experiencing various impacts, both positive and negative. We observed that asset values can fall significantly in short periods of time if either demand or liquidity, often in conjunction with many other factors, change significantly. We also observed asset values rise based on newfound demand for sector or property characteristics. Either through empirical data or COVID fatigue, society and the market are perceiving that we are near the end of the pandemic. Restrictions continue to be lifted and activities,

Martine Green City of Mesquite May 12, 2021 Page 4

such as travel and dining, are returning to pre-pandemic levels. We are observing stabilizing trend lines in most asset classes as we see the effects of vaccinations and approach herd immunity. In spite of the threat of new variants, the uncertainty of the early months of the pandemic has been replaced with clearer expectations and forecasts of asset class and individual property performance. Of course, some uncertainty exists in most property types in terms of forecast demand, to varying degrees. As we have throughout the pandemic, Cushman & Wakefield is closely monitoring the latest developments resulting from the COVID-19 pandemic and recovery and its effect on the subject and its market.

Based on the agreed-to Scope of Work, and as outlined in the report, we developed the following opinions:

Value Conclusions			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As Is 351 Acres	Fee Simple	May 6, 2022	\$7,020,000
Market Value As Is 318 Acres	Fee Simple	May 6, 2022	\$6,360,000
Market Value As Is 33 Acres	Fee Simple	May 6, 2022	\$990,000

Compiled by Cushman & Wakefield of Nevada, Inc.

Extraordinary Assumptions

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions. The use of extraordinary assumptions, if any, might have affected the assignment results.

We requested but have not been provided with a soil report or title report. We have assumed that the site has no environmental, soil or title issues that would prevent development. The subject is a portion of a larger parcel in a master plan with a variety of zoning designations. We requested but were not provided with a site survey. There is no approved site plan or zone change requests. We have included an extraordinary assumption that the site sizes in the letter of intent and exhibit are accurate and the proposed use for residential development would be approved.

Hypothetical Conditions

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions. The use of hypothetical conditions, if any, might have affected the assignment results.

This appraisal does not employ any hypothetical conditions.

Martine Green City of Mesquite May 12, 2021 Page 5

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Respectfully submitted,

CUSHMAN & WAKEFIELD OF NEVADA, INC.

Petra Latch, MAI Executive Director

Nevada Certified General Appraiser

License No. A.0004239-CG petra.latch@cushwake.com 702-605-1561 Office Direct

Client Satisfaction Survey

WE WANT TO HEAR FROM YOU!

VALUATION & ADVISORY



V&A National Quality Control Group values your feedback!

- What are we doing right?
- Are there areas where we could improve?
- Did our report meet your requirements?

As part of our quality monitoring campaign, your comments are critical to our efforts to continuously improve our service.

We'd appreciate your help in completing a short survey pertaining to this report and the level of service you received. Rest assured, any feedback will be treated with proper discretion and confidentiality.

Simply click https://www.surveymonkey.com/r/LQKCGLF?c=22-56001-900090-001 to respond.

Contact our National Lead for Quality Control with any questions or comments:

Rick Zbranek, MAI

Senior Managing Director U.S. Lead, National Quality Control Valuation & Advisory T +1 713 963 2863

Rick.Zbranek@cushwake.com

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Summary of Salient Facts and Conclusions

BASIC INFORMATION

Common Property Name: Approximately 351 Acres of Vacant Land

Address: Southwest Quadrant of Hardy Way and Falcon Ridge Parkway

Mesquite, Nevada 89027

County: Clark County
Property Ownership Entity: City of Mesquite

SITE INFORMATION

Total Land Area: 15,289,560 Square Feet 351.00 Acres

Potential Residential Site: 318.00 Acres
Sports/Recreation Complex Site: 33.00 Acres
Site Shape: Irregularly shaped

Site Topography: Hilly with some areas of steep topography

Frontage: Average Site Utility: Average

MUNICIPAL INFORMATION

Assessment Information:

Assessing Authority: Clark County

Assessor's Parcel Identification: Portion of APN 002-12-301-009

 Current Tax Year:
 2021/2022

 Taxable Assessment:
 \$2,068,206

 Current Tax Liability:
 \$57,366

 Taxes Per Acre:
 \$116.50

Are taxes current? Taxes are current
Is a grievance underway? Not to our knowledge
Subject's assessment is: At market levels

Zoning Information:

Municipality Governing Zoning: City of Mesquite

Current Zoning: PUD, Planned Unit Development

Is proposed use permitted? Yes

Zoning Change Pending:Not to our knowledge **Zoning Variance Applied For:**Not to our knowledge

HIGHEST & BEST USE

As Vacant:

Mixed use development to consist of primarily residential units with some supporting community development

As Improved:

Residential Development

VALUATION INDICES	Market Value As Is 351 Acres	Market Value As Is 318 Acres	Market Value As Is 33 Acres
VALUE DATE	May 6, 2022	May 6, 2022	May 6, 2022
Land Value			
Indicated Value:	\$7,020,000	\$6,360,000	\$990,000
Per Acre:	\$20,000	\$20,000	\$30,000
FINAL VALUE CONCLUSION			
Real Property Interest:	Fee Simple	Fee Simple	Fee Simple
Concluded Value:	\$7,020,000	\$6,360,000	\$990,000
Per Acre:	\$20,000	\$20,000	\$30,000
EXPOSURE AND MARKETING TIMES			
Exposure Time:	6-12 Months		
Marketing Time:	6-12 Months		

Extraordinary Assumptions

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions. The use of extraordinary assumptions, if any, might have affected the assignment results.

We requested but have not been provided with a soil report or title report. We have assumed that the site has no environmental, soil or title issues that would prevent development. The subject is a portion of a larger parcel in a master plan with a variety of zoning designations. We requested but were not provided with a site survey. There is no approved site plan or zone change requests. We have included an extraordinary assumption that the site sizes in the letter of intent and exhibit are accurate and the proposed use for residential development would be approved.

Hypothetical Conditions

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions. The use of hypothetical conditions, if any, might have affected the assignment results.

This appraisal does not employ any hypothetical conditions.

Summary of Critical Observations

SUMMARY OF CRITICAL OBSERVATIONS

The strengths and weaknesses analysis applies both specifically (attributes internal or specific to the subject) and generally (external or economic considerations that influence the subject).

Strengths

- Perimeter roads are improved
- Utilities are located in the general area around the perimeter of the site
- Elevations would result in some home lots having view premiums

Weaknesses

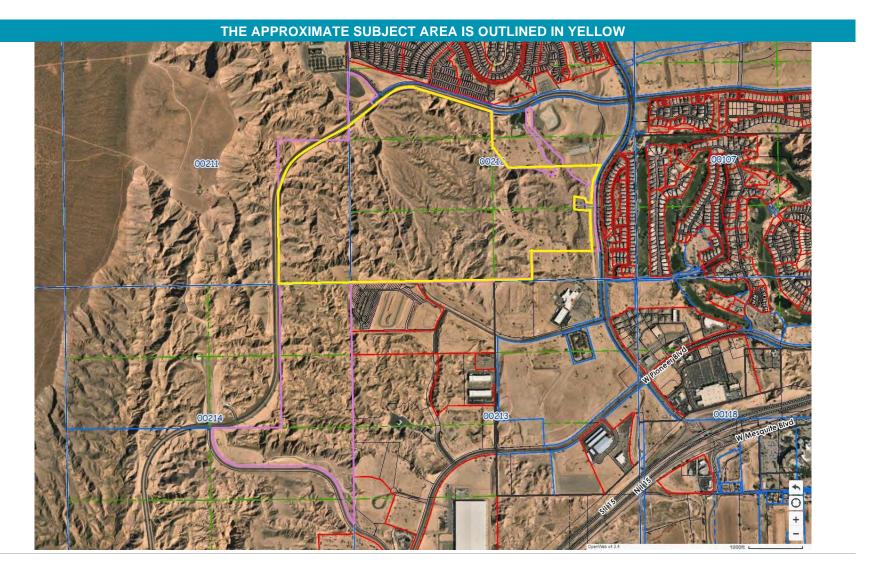
- Large site
- Significant changes in topography
- No roads or utilities are pulled through the site
- Absence of soil reports or surveys results in uncertainty about density and usable area

Conclusions

Based on the preceding strengths and weaknesses, the subject property's specific outlook is considered to be stable while the general outlook for the overall market is concluded to be improving.

APPROXIMATELY 351 ACRES OF VACANT LAND PROPERTY PHOTOGRAPHS

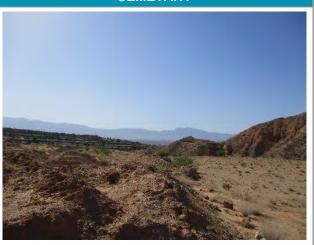
Property Photographs



_VIEW SOUTH TOWARD SUBJECT FROM HARDY WAY



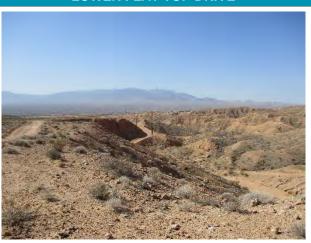




VIEW SOUTH TOWARD SUBJECT FROM LOWER FLAT TOP DRIVE

VIEW SOUTHEAST TOWARD SUBJECT FROM LOWER FLAT TOP DRIVE





VIEW EAST FROM LOWER FLAT TOP DRIVE

VIEW EAST FROM LOWER FLAT TOP DRIVE







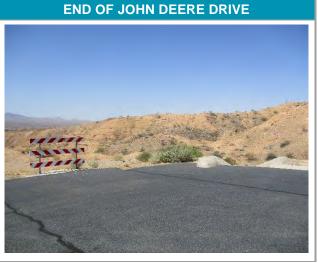




VIEW NORTH FROM BEHIND THE HOSPITAL





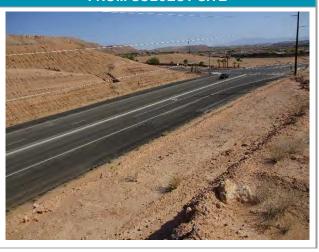


VIEW SOUTHEAST TOWARD SUBJECT FROM

LOWER FLAT TOP DRIVE



LOOKING DOWN ON LOWER FLAT TOP DRIVE FROM SUBJECT SITE



FALCON RIDGE PARKWAY LOOKING NORTH



BERTHA HOWE AVENUE LOOKING EAST



HARDY WAY LOOKING WEST



FALCON RIDGE PARKWAY LOOKING SOUTH



Scope of Work

Overview

Scope of work is the type and extent of research and analyses involved in an assignment. To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the relevant characteristics of the subject property, and other pertinent factors. Our concluded scope of work is summarized below, and in some instances, additional scope details are included in the appropriate sections of the report:

Research

- We inspected the property and its environs. Physical information on the subject was obtained from the property owner's representative, public records, and/or third-party sources.
- Regional economic and demographic trends, as well as the specifics of the subject's local area were
 investigated. Data on the local and regional property market (supply and demand trends, rent levels, etc.) was
 also obtained. This process was based on interviews with regional and/or local market participants, primary
 research, available published data, and other various resources.
- Other relevant data was collected, verified, and analyzed. Comparable property data was obtained from various sources (public records, third-party data-reporting services, etc.) and confirmed with a party to the transaction (buyer, seller, broker, owner, tenant, etc.) wherever possible. It is, however, sometimes necessary to rely on other sources deemed reliable, such as data reporting services.

Analysis

- Based upon the subject property characteristics, prevailing market dynamics, and other information, we developed an opinion of the property's Highest and Best Use.
- We analyzed the data gathered using generally accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.
- The results of each valuation approach are considered and reconciled into a reasonable value estimate.

This Appraisal Report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Cushman & Wakefield of Nevada, Inc. has an internal Quality Control Oversight Program. This Program mandates a "second read" of all appraisals. Assignments prepared and signed solely by designated members (MAIs) are read by another MAI who is not participating in the assignment. Assignments prepared, in whole or in part, by non-designated appraisers require MAI participation, Quality Control Oversight, and signature.

This appraisal employs only the Sales Comparison Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that this approach would be considered necessary and applicable for market participants.

Report Option Description

USPAP identifies two written report options: Appraisal Report and Restricted Appraisal Report. This document is prepared as an Appraisal Report in accordance with USPAP guidelines. The terms "describe," "summarize," and "state" connote different levels of detail, with "describe" as the most comprehensive approach and "state" as the least detailed. As such, the following provides specific descriptions about the level of detail and explanation included within the report:

- Describes the real estate and/or personal property that is the subject of the appraisal, including physical, economic, and other characteristics that are relevant
- States the type and definition of value and its source
- Describes the Scope of Work used to develop the appraisal
- Describes the information analyzed, the appraisal methods used, and the reasoning supporting the analyses and opinions; explains the exclusion of any valuation approaches
- States the use of the property as of the valuation date
- Describes the rationale for the Highest and Best Use opinion

Identification of Property

Common Property Name: Approximately 351 Acres of Vacant Land

Address: Southwest Quadrant of Hardy Way and Falcon Ridge Parkway,

Mesquite, Clark County, NV 89027

Location: The subject property is located along the south side of Hardy Way, west side of

Falcon Ridge Parkway, east side of Lower Flat Top Drive, generally northwest

of Pioneer Boulevard.

Assessor's Parcel Number(s): Portion of APN 002-12-301-009

Legal Description: The legal description is presented in the Addenda of this report in the Clark

County Assessor and Treasurer Data Section.

Property Ownership and Recent History

Current Ownership: City of Mesquite

Sale History: To our knowledge, the property has not sold or transferred within three years of

the effective date of the appraisal.

Current Disposition: To the best of our knowledge, the property is not under contract of sale nor is it

being marketed for sale. The city has been presented with a letter of intent to purchase approximately 318 acres of the site for use as a residential project with a combined price of approximately \$6.65 million (rounded) to be closed in

phases over the next 18 months +/-.

The interested party is an established developer in the Mesquite area who has experience with sites that have topographical challenges. The intent of the site is for 3 phases including lower density homes with views as well as medium

density homes identified as "affordable". The developer acknowledged that not all of the site will be usable (80 percent or less) and that site development for the property is higher than a level site due to excavation and the potential for special work needed to move utilities to elevated lots.

The buyer does not yet know what the density will be or what site development costs will be but recalls prices they have paid for other sites, some of which also had topographical issues. Not included in the proposed purchase is an approximate 33-acre site that will be owned by the City but developed by the buyer with a sports and recreation facility for the benefit of the future residents.

Dates of Inspection and Valuation

Effective Date(s) of Valuation:

As Is: May 6, 2022

Date of Report: May 12, 2021

Date of Inspection: May 6, 2022

Property Inspected by: Petra Latch, MAI did an exterior inspection only.

Client, Intended Use and Users of the Appraisal

Client: City of Mesquite

Intended Use: This appraisal is intended to provide an opinion of the Market Value of the Fee

Simple interest in the property for the use of the client for an internal review.

This report is not intended for any other use.

Intended User: This appraisal report was prepared for the exclusive use of City of Mesquite. Use

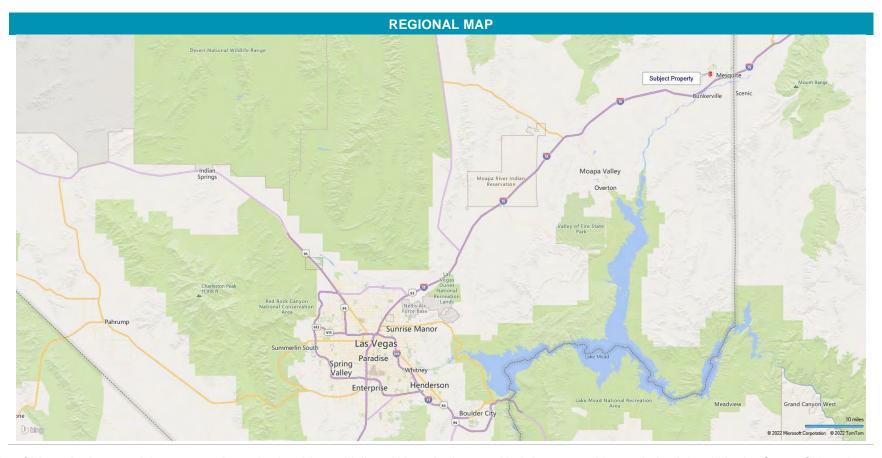
of this report by others is not intended by the appraiser. Please see the

Engagement Letter in the addenda.

APPROXIMATELY 351 ACRES OF VACANT LAND

LAS VEGAS REGIONAL ANALYSIS

Las Vegas Regional Analysis



The City of Mesquite is an outlying community to the Las Vegas Valley. Although closer to Utah in geographic proximity, it is within the State of Nevada and Clark County which has its own unique characteristics. The economic factors affecting the Mesquite area trickle down from what is occurring in the larger Clark County area and Las Vegas in specific. Therefore, we have included an overall regional overview of Clark County and the Las Vegas area and will consider the City of Mesquite specifically in a later discussion.

The following data is a compilation of indices most recently assembled by Moody's Analytics as of November 2021. We have also included some supplemental data from Applied Analysis, Costar COMPs, MLS, UNLV Lied School of Business, Clark County Planning Department, the LVCVA and other sources. We have considered key markers that are more recently available than the Moody's November date to further illustrate recovery trends and overall economic conditions.

Moody's

LAS VEGAS-HENDERSON-PARADISE NV

Data Buffet® MSA code: IUSA_MLAS

ECONOMIC DRIVERS





EMPLOYMENT GROWTH RANK

2020-2022 **11** 1st quintile

in building.

2022 2020-2025 1 6 1st quintile

Best=1, Worst=410

RELATIVE COSTS

12% 92 U.S.=100%

ANALYSIS

RELATIVE 1.13

Best=1, Worst=403

OF LIFE

32

Best=1, Worst=378

QUALITY

BUSINESS CYCLE STATUS



STRENGTHS & WEAKNESSES

STRENGTHS

- » Unparalleled gaming and entertainment infrastructure.
- » No personal income tax.
- » Strong migration trends.
- » High concentration of prime-age workers.

WEAKNESSES

- Overreliance on consumer spending.
- » High employment volatility.
- » Relatively low educational attainment.
- » Single-family housing is overvalued.

		ACT	DIC	V.C
UK	420	AST	KI3	K >

SHORTTERM



LONG TERM



COVID-19 EXPOSURE NOVEMBER 2021

2 1st quintile

Most=1 Least=403

UPSIDE

- » No personal income tax and ideal climate attract even more baby boomers.
- » Low business costs drive even faster growth in industries outside of tourism.

DOWNSIDE

MOODY'S RATING

COUNTY

- » Rapidly rising house prices result in some buyers being priced out of the market.
- » COVID-19 variants cause new restrictions for international travel, derailing the tourism recovery.

Recent Performance. Las Vegas-Henderson-Paradise's economy is advancing aggressively, adding jobs faster than the West and the nation. The labor market is still behind the rest of the country in its journey back to pre-pandemic norms, but broad strength in private services, including leisure/hospitality, is helping narrow the gap. The jobless rate is steadily declining, but there remains an above-average amount of labor market slack. This is enabling strong job gains compared with areas with labor shortages. The improving economy and an increase in out-of-state buyers are a boon for housing. Skyrocketing single-family home values are causing a pickup

Tourism. The rise in domestic tourism will drive leisure/hospitality job growth while some barriers to international travel remain. The reopening of the economy kicked the leisure/hospitality recovery into higher gear. Visitation to LAS reached about 85% of pre-pandemic numbers in the fall, though the Delta wave disrupted the ascent a bit. In terms of the leisure/hospitality jobs recovery, LAS is faring better than some other tourist destinations such as New York City and Orlando. The much-anticipated Resorts World is open for business, and conventions, shows and sporting events are on the calendar, all of which will be a draw for visitors and extend the turnaround in tourist-dependent employment.

A stronger rebound in international travel, a key component of LAS tourism, will be needed for leisure/hospitality to make a fuller recovery. Overseas visitors have been slower than domestic visitors to come back given the virus threat. International passenger traffic at Harry Reid International Airport remains extremely depressed compared with 2019. Still, pent-up demand, strong U.S. income growth, and LAS's variety of entertainment offerings will fuel big job gains in the near term.

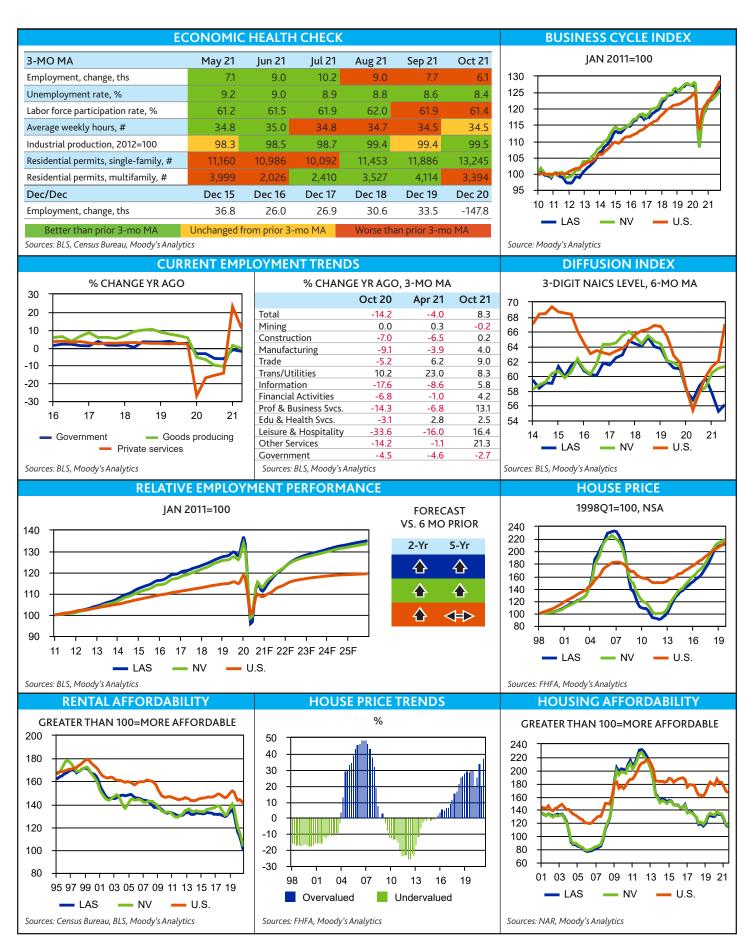
Other services. LAS's secondary industries will support job growth in the new year. For instance, healthcare will add jobs more quickly than any other industry besides leisure/hospitality to meet the demand of the growing patient pool. Retail, which is already reaching new heights, will expand briskly as the local economy recovers and visitation improves. Further, the public sector will finally start moving in the right direction. State and local government payrolls will grow as in-person schooling is resuming and the fiscal 2022-2023 state budget aims to restore several state programs that had endured painful cuts. Nearly half of Nevada's state government workers are in LAS so it will benefit most from the bolstered budget.

Demographics. Favorable demographics make for a positive long-term outlook. Superior population growth will persist and LAS's age profile will support impressive labor force growth and consumer and housing demand. The crucial primeworking-age population is poised to increase at one of the fastest rates in the West during the next few years. LAS's friendly tax environment and relatively low business costs will attract residents and businesses alike. The combination will help develop the metro area's secondary industries and improve its industrial diversity, making it less susceptible to wild swings in tourism.

Las Vegas-Henderson-Paradise's economy will add jobs at one of the fastest rates in the country in 2022 as travel activity rebounds. It will take leisure/hospitality years to make up all losses, but the rest of the economy will soon reach new heights. Once the effects of the pandemic dissipate, unmatched tourism assets and strong population trends will make LAS an above-average performer in the long run.

Haley Curtin 1-866-275-3266 November 2021 help@economy.com

AS OF SEP 27, 2017 2015 2020 2023 2016 2017 2018 2019 **INDICATORS** 2021 2022 2024 2025 2026 97.9 100.1 103.1 107.3 111.7 100.8 106.7 113.6 121.5 127.7 133.3 Gross metro product (C12\$ bil) 138.7 5.4 2.3 3.0 4.1 4.0 -9.7 % change 5.9 6.5 6.9 5.1 4.4 4.0 918.8 909.8 947.4 1,012.3 949.3 977.2 1,006.9 1,036.8 Total employment (ths) 1,041.5 1,062.7 1,079.0 1,095.9 4.0 3.3 2.9 3.0 3.0 -12.2 % change 4.1 6.8 2.9 2.0 1.5 1.6 6.9 5.9 5.2 4.6 4.1 14.9 Unemployment rate (%) 8.7 5.5 4.6 4.6 4.8 4.7 6.0 Personal income growth (%) -0.1 3.9 5.8 5.3 5.5 71 6.7 6.1 5.8 53.1 54.9 56.6 59.0 62.1 53.4 Median household income (\$ ths) 51.3 50.4 52.0 55.4 57.1 53.7 2,096.7 2,138.8 2,181.6 2,226.1 2,266.7 2,311.4 Population (ths) 2,340.8 2,387.2 2,435.3 2,482.9 2,529.8 2,576.3 2.0 2.0 % change 2.0 1.9 2.1 2.0 2.0 1.8 1.3 2.0 2.0 1.8 31.5 30.5 32.0 34.9 31.3 37.6 Net migration (ths) 24.1 38.6 40.6 40.4 40.1 40.0 7.805 8,805 9,812 9,721 10,042 10,038 Single-family permits (#) 12,412 16,619 18.320 18.337 18,540 17,963 2,800 4,772 4,261 2,323 3,861 4,062 Multifamily permits (#) 4,770 7,986 8,756 8,458 7,861 6,958 FHFA house price (1995Q1=100) 159.4 171.6 189.2 218.1 232.2 242.2 264.9 265.0 256.5 251.9 250.5 250.7



EMPLOYMENT AND INDUSTRY TOP EMPLOYERS Nellis Air Force Base 10,000 +Mandalay Bay Resort & Casino 5,000 - 9,999 5.000 - 9.999 Las Vegas Sands Corp. Caesars Entertainment Corp. 5,000 - 9,999 MGM Resorts International 5.000 - 9.999 Flamingo Las Vegas Hotel & Casino 5,000 - 9,999 Orleans Hotel & Casino 5,000 - 9,999 Aquarius Casino Resort 5.000 - 9.999 Planet Hollywood 5,000 - 9,999 The Palazzo Casino Resort 1,000 - 4,999 Gold Coast Hotel & Casino 1,000 - 4,999 Harrah's Las Vegas Hotel & Casino 1,000 - 4,999 Sahara Las Vegas 1,000 - 4,999 Marshall Rousso 1,000 - 4,999 1,000 - 4,999 Paris Casino & Hotel New Castle Corporation 1,000 - 4,999 Sources: Clark County, 2017, Las Vegas Business Press, Book of Lists 2019, Nevada Workforce, Q4 2020

PUBLIC

Federal

State Local

2020

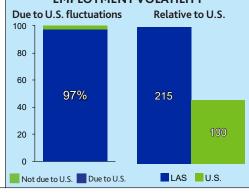




Product	\$ mil
Food and kindred products	ND
Chemicals	ND
Primary metal manufacturing	ND
Fabricated metal products	ND
Machinery, except electrical	171.2
Computer and electronic products	296.2
Transportation equipment	153.2
Miscellaneous manufacturing	1,210.4
Other products	503.1
Total	2,430.8
Destination	\$ mil
Africa	14 3

Destination	\$ mil
Africa	14.3
Asia	955.0
European Union	494.3
Canada & Mexico	595.6
South America	94.4
Rest of world	277.3
Total	2,430.8
% of GDP	1.9
Rank among all metro areas	308

Sources: BEA, International Trade Administration, Moody's Analytics, 2019



COMPARATIVE EMPLOYMENT AND INCOME

14,355

20,309

69,075

	% OF TO	% OF TOTAL EMPLOYMENT			AVERAGE ANNUAL EARNIN			
Sector	LAS	NV	U.S.	LAS	NV	U.S.		
Mining	0.0	1.2	0.4	\$22,722	\$100,814	\$151,071		
Construction	7.4	7.4	5.1	\$79,103	\$81,368	\$76,012		
Manufacturing	2.6	4.4	8.6	\$70,104	\$82,743	\$91,702		
Durable	56.8	67.1	62.2	nd	\$91,037	\$94,522		
Nondurable	43.2	32.9	37.8	nd	\$66,532	\$87,083		
Transportation/Utilities	5.9	6.1	4.3	\$44,209	\$49,116	\$65,944		
Wholesale Trade	2.5	2.9	4.0	\$93,718	\$92,289	\$98,506		
Retail Trade	11.3	11.1	10.4	\$44,663	\$43,525	\$41,889		
Information	1.0	1.1	1.9	\$135,814	\$126,049	\$153,450		
Financial Activities	5.7	5.2	6.1	\$41,889	\$40,258	\$67,570		
Prof. and Bus. Services	14.8	14.1	14.2	\$60,201	\$62,643	\$82,393		
Educ. and Health Services	11.3	11.1	16.3	\$65,720	\$65,850	\$63,178		
Leisure and Hosp. Services	22.8	20.1	9.4	\$49,195	\$46,419	\$30,932		
Other Services	3.1	2.9	3.8	\$38,724	\$40,149	\$42,842		
Government	11.4	12.5	15.4	\$93,093	\$91,374	\$86,611		

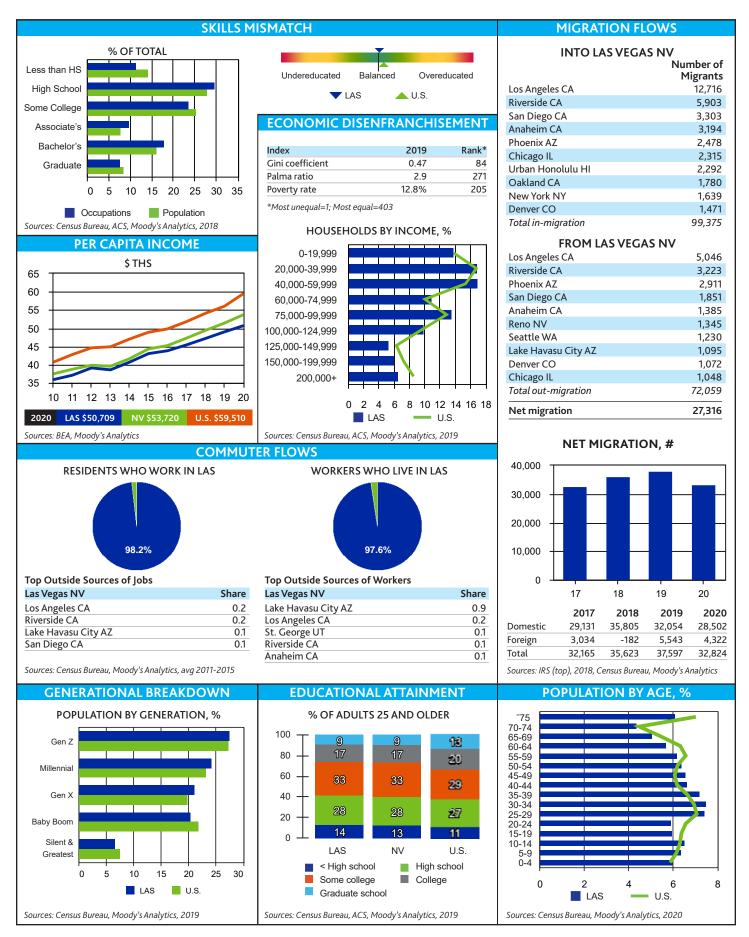
Sources: Percent of total employment — BLS, Moody's Analytics, 2020, Average annual earnings — BEA, Moody's Analytics, 2020



BUSI														
	NES:	S CO	STS								LE	ADING INDUSTRIES BY V	VAGE TII	ER
	U.S.=	:100	ı	- 1				HIGH-T			NAICS	Industry	Location Quotient	Emp
Total								Ths	% of total		5511	Management of companies & enterprise	es 1.3	
Unit labor							LAS	25.8	2.8	픙	6221	General medical and surgical hospitals	0.6	
Utilit labor		- 1					LAS	23.0	2.0	主	6211	Offices of physicians	0.9	
F							U.S.	7,540.4	5.3		GVF	Federal Government	0.7	
Energy											7211	Traveler accommodation	14.1	
0							НО	USING-	RELATED	□	GVL	Local Government	0.7	
State and local taxes								EMPLOY	MENT	Σ	GVS	State Government	0.6	
											2382	Building equipment contractors	1.4	
Oÿ ce rent					-			Ths	% of total		7225	Restaurants and other eating places	1.3	
							LAS	115.9	12.7	N _O	5617	Services to buildings and dwellings	1.4	
0	20	40	60	80	100	120	11.6	14 272 7	10.1	으	4451	Grocery stores	0.9	
		2015		2020)		U.S.	14,373.7	10.1		4481	Clothing stores	2.2	
Source: Moody's Analytics							Source:	Moody's Anai	lytics, 2020	Soi	ırce: Moo	dy's Analytics, 2020		

Employees (ths)

> 19.0 16.7 13.9 12.6 167.8 67.3 18.9 17.5 84.4 18.8 15.3 13.9

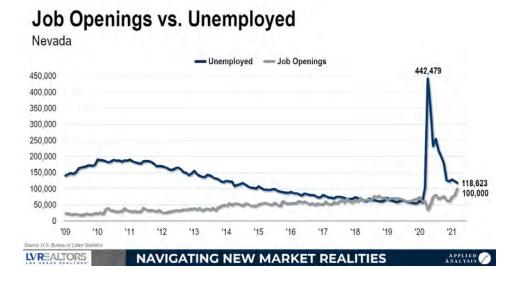


Pandemic Conditions and Employment Recovery

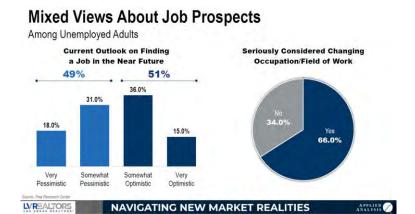
Due to the COVID-19 pandemic, the Las Vegas economy experienced a significant decline related to mandatory shutdowns that resulted in significant increases in unemployment. In April 2020, Nevada ranked 49th in the nation for unemployment at 21.2 percent, in comparison to the US national average at 13.4 percent. As of August 2021 Nevada, ranks 2nd in the nation in employment growth at 8.7 percent in comparison to the national average of 4.1 percent. Clearly Nevada is making up for lost ground but according to the US Bureau of Labor Statistics, as of August 2021, Las Vegas has lost 71,000 jobs.

Las Vegas Employment Growth by Sector Pre-COVD vs Today | August 2019 vs August 2021 Trade, Transportation, and Utilities Other Services 1,000 Las Vegas Lost Mining and Logging 71,000 Financial Activities -1,100Manufacturing -1.200Jobs -1,500 Information Education and Health Services -1,600 -3.500 Construction Professional and Business Services -5,500 Government -7.200 Leisure and Hospitality -66,100 **NAVIGATING NEW MARKET REALITIES** APPLIED ANALYSIS

As unemployment resolves, there is disconnect between job openings and workers seeking jobs in Nevada but also in the nation as a whole. This is in part to workers who have left the job market, decided to change careers and/or workers who are still able to sustain on stimulus and unemployment benefits. According to the US Bureau of Labor Statistics there are 10.7 million job openings and 5.7 million workers seeking jobs. In Nevada the range is more narrow but as indicted in the following chart suggests a similar trend.



In addition to workers considering changing occupations, there is also a growing percentage of persons working from home or looking for hybrid working conditions. Among employed adults there is a nearly 50/50 split in optimism/pessimism related to job prospects.



Increased Demand for Remote Work



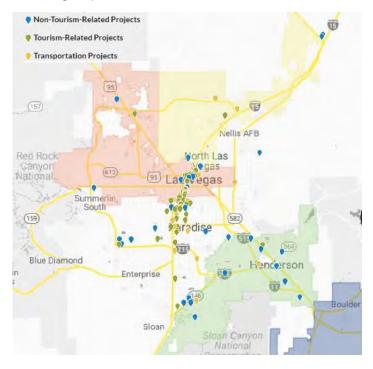
Lastly, recent surges in variants has resulted in labor shortages and disruption in services. On January 11, 2022 the Clark County School District was extending the scheduled Martin Luther King holiday closures to allow for a 5 day pause due to staffing shortages related to positive Covid cases.

Pandemic Timeline:

- After the March 2020 shut down of all non-essential businesses (including all casino's and gaming industries) phased opening began in June. Despite the ability to open, hotel/casinos rolled out slowly.
- February 11, 2021 Governor update on "safe re-opening" stated a plan to lift limits
- March 1 some students in Pre-K through third grade will have opportunity to return to schools in Clark County
- March 15 Almost all businesses return to 50% capacity; Gatherings to 250 people or 50% whichever is less
 with social distancing; Retails stores, indoor malls, community recreation centers at 50% and Spas, massage
 establishments, hair salons, nail salons and similar will continue to operate based on social distancing; High
 risk businesses such as adult entertainment, nightclubs, day clubs and brothels remain closed until May 1
- June 1, 2021 Las Vegas fully re-opened.
- July 22, 2021 at midnight, Clark County re-instated mask mandates for employees working indoors in public spaces due to the increased infections associated with the Covid Delta variant.
- July 30, 2021 mask mandates for all indoor activities have been reinstated regardless of vaccination status.

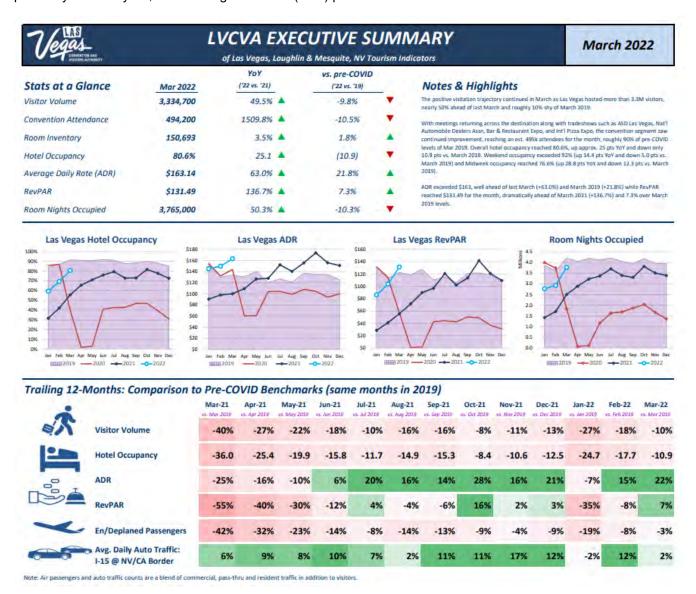
- August 16, 2021 exception to the mask requirement for large events that require all attendees to be vaccinated.
 This gives an option for event organizers to choose between requiring masks indoors for all attendees,
 regardless of vaccination status, or ensuring that all attendees are vaccinated, in which case fully vaccinated
 attendees can remove their masks.
- October 6, 2021 the Governor provided an update on Nevada vaccine efforts and stated that case rates and
 positivity rates are dropping rapidly in part due to a statewide "Get out the Vaccine" effort. As of this date,
 63.05% of Nevadans 12 and older have initiated vaccines and 53.64% are fully vaccinated, both numbers
 reportedly close to national averages.
- Although some venues and businesses still require masks others allow vaccinated persons to be without. Major
 venues such as Allegiant Stadium (Raiders games) require vaccinations to enter while T-Mobile Arena requires
 masks for all attendees. For the week of October 22-28 all counties in Nevada that are experiencing high
 transmission levels must follow mast requirements for everyone (including fully vaccinated) to wear a mask
 while in public indoor settings.
- In December 2021 a decision was made to continue mask mandates into early 2022.
- End of December 2021 the NV Gaming Control Board announced it would be intensifying the enforcement of mask mandates at gaming properties.
- February 10, 2022 the State's mask mandate was lifted. The State will no longer require masks in public places, but employers and organizations, including school districts, may set their own polices. Federal mask mandates are still in place for airports, on planes and on public buses and school buses.

Despite some losses and/or stalled projects there are still markers of continued investment in the Las Vegas market. According to data compiled by Applied Analysis mid-2021, there are 62 total projects underway at a cost of \$20.3 billion; 29 projects are under construction at a cost of \$7.5 billion. These include tourism and non-tourism related projects as illustrated in the following map.



As it relates to the strength of our major industry, there are 26 tourism related projects proposed at a cost of \$8.1 billion and 7 under construction at a cost of \$2.3 billion. Despite a slowly recovering convention sector 1.25 million square feet of new convention space is proposed and 12,500 additional hotel rooms. The addition of stadiums and event space makes possible a host of marketing realities, some already in place and others hoped for.

According to the Las Vegas Convention and Visitors Authority, March 2022 visitation increased 49.5 percent year-over-year, but Las Vegas is down (9.8) percent from this time in 2019. Convention attendance increased 1,509.8 percent year-over-year, but Las Vegas is down (10.5) percent from this time in 2019.



According to a compilation of data from Applied Analysis, the overall visitor and gaming profile is as follows:

- Monthly Visitor volume is down 566,500 from peak pre-pandemic levels
- Gross Gaming Revenue is surpassing pre-pandemic levels at or above \$1.0 billion monthly
- Visitors are younger (42.3 vs. 46.2 in 2019), traveling in larger groups (2.6 persons/room vs. 2.0 in 2019) and mostly (63% now vs. 47% in 2019) from the western part of the nation where they can travel by car. International visitors have decreased from 14% pre-pandemic to just 1% as of mid-year 2021.

Harry Reid International Airport

Harry Reid International Airport is the main public airport used in the Las Vegas valley, located approximately 5 miles south of Downtown Las Vegas. The airport was originally built in 1942 but has been renovated and upgraded

numerous times since. The overall site currently consists of 2,800 acres. The airport has four runways, 110 aircraft gates and two passenger terminals as well as an air cargo center and helicopter companies.

Harry Reid exceeded 4.3 million passengers in March 2022. However, passenger traffic was up 65.8 percent at Harry Reid partly due to continued international travel. Following is the latest news release for arriving and departing passenger travel as of March 2022.



Las Vegas • Harry Reid International Airport
P.O. Box 11005 • Las Vegas, NV 89111-1005

Clark County Department of Aviation – Rosemary A. Vassiliadis, Director



NEWS RELEASE

Contact: JOE RAJCHEL Public Information Administrator (702) 261-5968 josephra@lasairport.com FOR IMMEDIATE RELEASE April 26, 2022 Facebook.com/LASAirport Twitter.com/LASairport

LAS Exceeds 4.27 Million Passengers in March

ARRIVING & DEPARTING PASSENGERS MONTHLY TOTAL

MARCH 2022	MARCH 2021	PERCENT CHANGE 65.8%	
4,271,552	2,575,582		

ARRIVING & DEPARTING PASSENGERS YEAR-TO-DATE (YTD) TOTAL

2022 YTD	2021 YTD	PERCENT CHANGE
10,762,287	5.695.334	89.0%

ARRIVING & DEPARTING PASSENGERS BY CARRIER TYPE

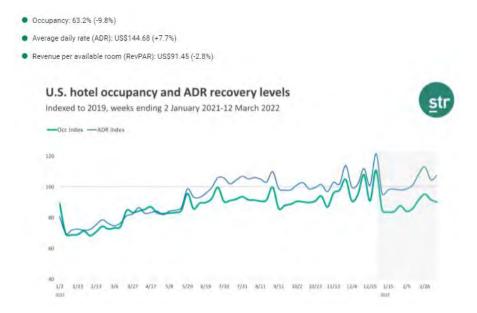
CARRIER TYPE	MAR 2022	MAR 2021	% CHANGE	YTD 2022	YTD 2021	% CHANGE
DOMESTIC	4,024,566	2,509,912	60.3%	10,210,865	5,529,655	84.7%
INTERNATIONAL	154,104	17,150	798.6%	348,700	46,755	645.8%
WEST SIDE/ HELICOPTERS	92,882	48,520	91.4%	202,722	118,924	70.5%

ARRIVING & DEPARTING PASSENGERS TOP FIVE SCHEDULED AIRLINES SERVING LAS VEGAS

AIRLINE	MAR 2022	MAR 2021	% CHANGE	YTD 2022	YTD 2021	% CHANGE
SOUTHWEST	1,468,680	892,517	64.6%	3,762,953	1,933,413	94.6%
SPIRIT	538,827	328,310	64.1%	1,346,463	796,779	69.0%
DELTA	424,678	216,775	95.9%	1,044,756	511,420	104.3%
AMERICAN	388,661	275,684	41.0%	1,005,764	597,759	68.3%
FRONTIER	366,203	286,412	27.9%	1,013,039	545,993	85.5%

Numbers listed herein are certified accurate at the time of this release but are subject to subsequent audit by the airport or by individual airlines and may be adjusted. See www.HarryReidAirport.com statistics for current data.

According to Smith Travel Research for week ending March 12, 2022, U.S. hotel weekly occupancy decreased to 63.2 percent.



While none of the Top 25 Markets showed an occupancy increase over 2019, Miami came closest to its 2019 comparable (-4.7% to 84.1%).

San Francisco/San Mateo experienced the largest occupancy decrease from 2019 (-29.7% to 56.3%).

Anaheim posted the highest ADR (+34.4% to US\$217.87) and RevPAR (+25.9% to US\$168.60) increases over 2019.

The steepest RevPAR deficits were in San Francisco/San Mateo (-44.9% to US\$101.77) and Washington, D.C. (-37.5% to US\$83.01).

*Due to the pandemic impact, STR is measuring recovery against comparable time periods from 2019.

The U.S. Department of Transportation (*Air Travel Consumer Report (ATCR)* reporting on marketing and operating air carrier data) reported that for the full year 2020, airlines operated 4,721,342 flights compared to 7,938,055 flights in full year 2019. This is the lowest number of flights operated in a given year since reporting began in 1987.

The Coronavirus Disease 2019 (COVID-19) public health emergency has resulted in significant changes to airline schedules and operations, contributing to airlines' on-time performance and cancellation statistics in December 2020 and the full year 2020.

ExpressJet Airlines ceased operations on Sept. 30, 2020 and no longer reports Airline Service Quality Performance Data to DOT.

The 10 marketing network carriers reported 397,802 scheduled domestic flights in December 2020 compared to 389,587 flights in November 2020 and 679,941 flights in December 2019. Of those 397,802 scheduled flights, 1.1%, 4,253 flights, were canceled. As a result of schedule reductions and cancellations, the carriers reported operating 393,549 flights in December 2020, compared to 387,481 flights in November 2020 and the all-time monthly low of 180,151 flights in May 2020. Airlines operated 672,725 flights in December 2019. For the full year 2020, airlines operated 4,721,342 flights compared to 7,938,055 flights in full year 2019. This is the lowest number of flights operated in a given year since reporting began in 1987.

However, in the February 2022 report, which was issued April 2022 and is the most recent data, Harry Reid International Airport reported 12,175 arrivals. In comparison to neighboring airports and similar destination locations, Las Vegas falls in the upper range.

City Airport	Percent	on Time	Reported (Operations
February 2022	ARR	DEP	ARR	DEP
Las Vegas	79.7	77.3	12,175	12,178
Phoenix PHX	79.7	77.4	12,968	12,969
Los Angeles	82.9	82.8	14,245	14,245
San Francisco	87.0	86.9	9,327	9,327
San Diego	84.4	86.5	5,349	5,349
Seattle	83.1	85.0	11,983	11,977
Reno	81.4	84.5	1,444	1,446
Salt Lake City	86.3	84.6	8,130	8,127
Orlando	72.7	75.3	11,108	11,107
Tampa	74.2	77.4	6,043	6,034
NYC JFK	72.8	71.1	10,289	10,292
NYC LGA	70.2	72.7	12,969	12,968
Honolulu	87.5	88.4	3,827	3,825
Denver	74.7	63.3	19,585	19,592

Major carriers are reporting still lower flight operations compared to one year prior.

AIR TRAVEL CONSUMER REPORT

TABLE 1A. OVERALL PERCENTAGE OF REPORTED FLIGHT OPERATIONS ARRIVING ON-TIME BY REPORTING OPERATING CARRIER
FEBRUARY 2022

	AT ALL US AIRPORTS						
CARRIER'	NUMBER OF AIRPORTS REPORTED	PERCENT OF ON-TIME ARRIVALS	RANK				
HAWAIIAN AIRLINES	22	87.1	-1				
DELTA AIR LINES	131	85.2	2				
HORIZON AIR	49	84.3	3				
ALASKA AIRLINES	76	81.1	4				
ENDEAVOR AIR	101	80.7	5				
UNITED AIRLINES	105	80.0	6				
SOUTHWEST AIRLINES	107	78.3	7				
SKYWEST AIRLINES	232	77.5	8				
MESA AIRLINES	97	74.7	9				
PSA AIRLINES	94	74.4	10				
ENVOY AIR	139	74.3	11				
REPUBLIC AIRWAYS	75	73.9	12				
AMERICAN AIRLINES	106	71.9	13				
SPIRIT AIRLINES	54	71.2	14				
FRONTIER AIRLINES	91	68.0	15				
ALLEGIANT AIR	127	65.1	16				
JETBLUE AIRWAYS	63	61.8	17				
TOTAL AIRPORTS SERVED	360	76.8					

All U.S. airlines with at least half of one percent of total domestic scheduled service passenger revenues.
 Note: For simplicity, statistics are displayed to one decimal place. Actual ranking order is calculated to nine decimal places.

According to the most recent Nevada Gaming Control Monthly Revenue for March 2022 (the most recent available) the taxable revenue between July 1, 2021 and March 31, 2022 is 60.27% higher than one-year prior in Clark County alone.

Win Revenue Summary - March 2022

Nevada's nonrestricted gaming licensees reported a total "gaming win" of \$1,355,229,902 for the month of March 2022. This amounts to a 26.83% <u>increase</u> compared to March 2021, when licensees reported a gaming win of \$1,068,515,073. For the fiscal year (July 1, 2021 through March 31, 2022), gaming win has increased 51.70%.

	Current I	eriod	% Change	Fiscal Yea		
Area	03/2022	03/2021		07/2021 - 03/2022	07/2020 - 03/2021	% Change
Statewide	1,355,229,902	1,068,515,073	26.83%	10,924,404,468	7,201,279,463	51.70%
Clark County	1,178,560,452	894,717,171	31.72%	9,433,633,224	5,886,093,828	60.27%
LV Strip	746,232,990	501,377,026	48.84%	6,080,004,569	3,190,841,489	90.55%
Downtown	86,431,308	70,516,011	22.57%	664,452,858	451,467,223	47.18%
North Las Vegas	27,199,526	26,314,598	3.36%	213,702,695	182,537,738	17.07%
Laughlin	49,830,273	47,749,935	4.36%	370,707,366	322,797,458	14.84%
Boulder Strip	96,795,522	96,557,104	0.25%	728,421,610	628,335,490	15.93%
Mesquite	18,383,471	16,542,318	11.13%	132,751,607	109,788,617	20.92%
Balance of County	153,687,363	135,660,178	13.29%	1,243,592,519	1,000,325,813	24.32%
Washoe County	84,718,599	83,116,219	1.93%	768,374,595	657,910,453	16.79%
Reno	59,761,010	59,021,995	1.25%	551,839,319	468,550,160	17.78%
Sparks	14,683,631	14,794,476	-0.75%	124,254,933	108,817,864	14.19%
North Lake Tahoe	2,008,983	2,032,210	-1.14%	20,655,711	18,720,015	10.34%
Balance of County	8,264,976	7,267,538	13.72%	71,624,633	61,822,414	15.86%
South Lake Tahoe	25,431,573	24,087,861	5.58%	176,473,609	184,583,842	-4.39%
Elko County	34,388,381	34,077,861	0.91%	282,847,039	239,179,344	18.26%
Wendover	23,100,030	22,748,280	1.55%	189,592,946	160,934,731	17.81%
Balance of County	11,288,351	11,329,581	-0.36%	93,254,092	78,244,613	19.18%
Carson Valley Area *	11,768,379	11,977,460	-1.75%	100,833,861	88,809,821	13.54%
Other	20,362,517	20,538,500	-0.86%	162,242,140	144,702,175	12.12%

^{*} Carson Valley Area includes Carson City, Gardnerville, Minden and all other areas of Douglas County except South Lake Taboe.

Win totals reflect the most recent data available and are subject to revision.

When breaking this revenue down, the Strip still captures the majority of revenue with the Las Vegas Locals and Downtown sectors also show resiliency.

Gross Gaming Revenue



Housing Market

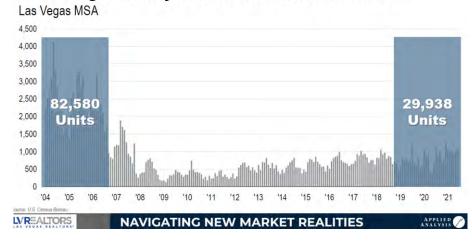
The housing market has been the surprising bright spot in the market despite cash flow disruptions and pandemic related unemployment. According to the March 2022 Las Vegas Realtors/MLS report, pricing has increased, fewer listings are offered and marketing times are still generally less than 30 days.

Housing Snapshot



Concerns about price appreciation, affordability and post-traumatic stress related to the Great Recession has people asking about the overall strength of the market. Although all participants recognize that this level of price appreciation is not sustainable there are vast differences between current conditions and those that led to the major housing market downfall in 2008/2009. Following are graphs that illustrate this point.

New Single-Family Residential Units Permitted

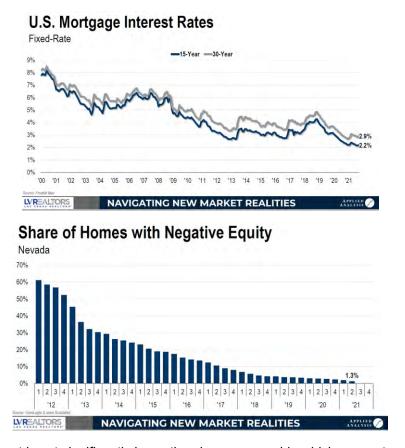




What this data illustrates is that price appreciation is in part due to a lower supply of both new and existing homes. Concerns about shadow inventory from investors that own portfolios is dispelled when we see that only 4.5 percent of total home ownership is held by these type of owners and some of these units may not come to market but instead will be held as rental units.

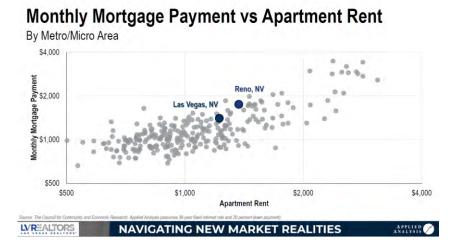


In addition, interest rates have been lower and the percentage of persons with negative equity is dramatically different. What is of concern is inflation and a keen eye toward Federal Reserve policy. According to a NY Times article December 15, 2021 (Fed Shifts to Inflation Battle, Winding Down Pandemic Support), the monthly bond buying program is set to end in March with a potential for up to 3 interest rate increases in 2022. "The Fed's new economic projections suggested rates, which have been rock bottom since March 2020, might rise to 2.1 percent by the end of 2024". As of the current date residential interest rates for a 30 year mortgage are above 5.0 percent.

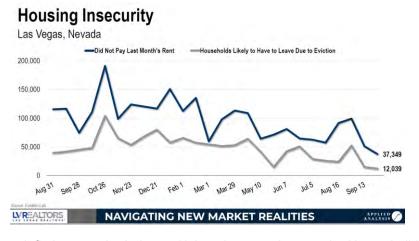


In addition, the cost to rent is not significantly lower than home ownership which suggests a relative stability in the cost of occupancy that does not favor one or the other sector.

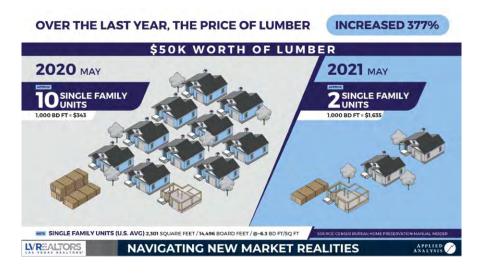




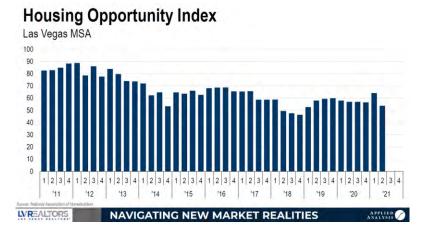
In addition, despite eviction moratoriums expiring, the level of homes at risk is small in comparison to total households.



However, concerns about inflation, supply chains and labor shortages has required home builders to increase prices that do put a strain on the buyer pool; especially if interest rates increase. Following is an illustration of the impact on rising lumber prices alone.

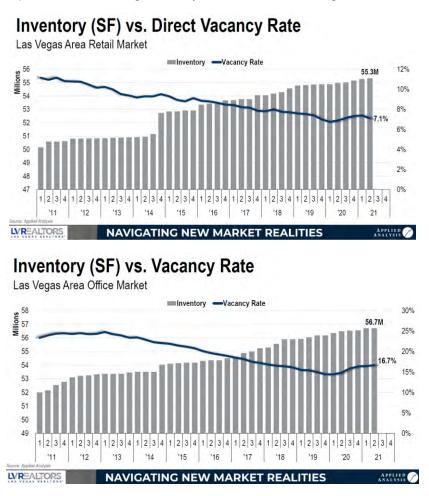


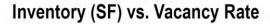
Although this trend is abating somewhat there are lingering concerns about costs and housing opportunity/affordability.

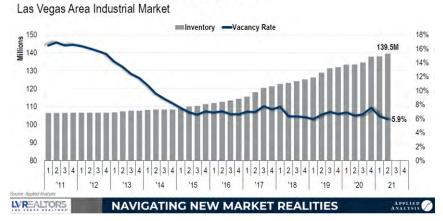


Other Market Sectors

As will be discussed further in this report, related to the subject property market sector, following are graphs illustrating some general trends in the office, retail and industrial markets based on data from Applied Analysis mid-2021 data. Overall land prices are increasing driven by demand in the housing and industrial market sectors.







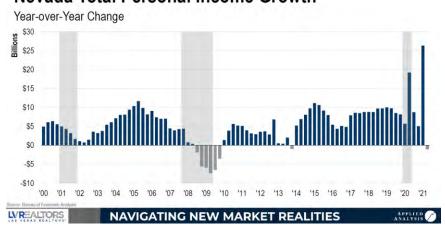
Vacant Land Market

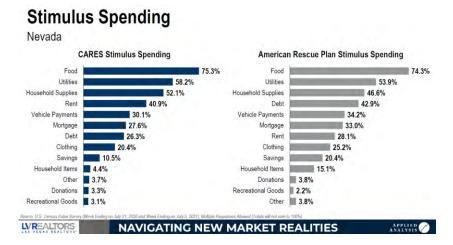


Income vs. Spending

In contrast to the Great Recession, Nevada Personal Income Growth in 2020 and 2021 were sustained by federal stimulus which has allowed for continued spending.

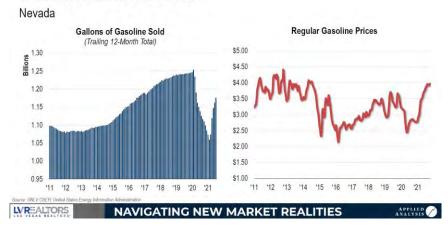
Nevada Total Personal Income Growth





However, stimulus has and will subside, and bills will come due. Concerns about inflation are emerging, predominantly related to costs of goods, supply chain disruptions in the face of strong demand and rising gas prices. The end result is an atypical increase in CPI and potential decrease in purchasing power.

Gasoline Sold vs Price



Consumer Price Index Year-Over-Year Growth



Conclusion

The COVID-19 pandemic resulted in a sharp and drastic unemployment rate and unprecedented losses of revenue in our primary hospitality/gaming/convention industry. Given that the hospitality and tourist industries are the major Las Vegas employment base, unemployment is still resolving, and the virtually non-existent convention business is still an area of concern as these events will hopefully return over the next 12 months. According to Destination Analysts reported by Applied Analysis, Las Vegas is among the top most desired domestic destinations in 2021, along with Florida, New York, Hawaii and California.

The housing market has been strong, but the rapid price appreciation is not sustainable, and inflation/affordability are areas of concern. The retail market is adjusting, the office market is recovering and, in some areas, expanding and the industrial market has been a significant driver for new development with price/rental rate increases, virtually no vacancy and an expanding interest in the Las Vegas market.

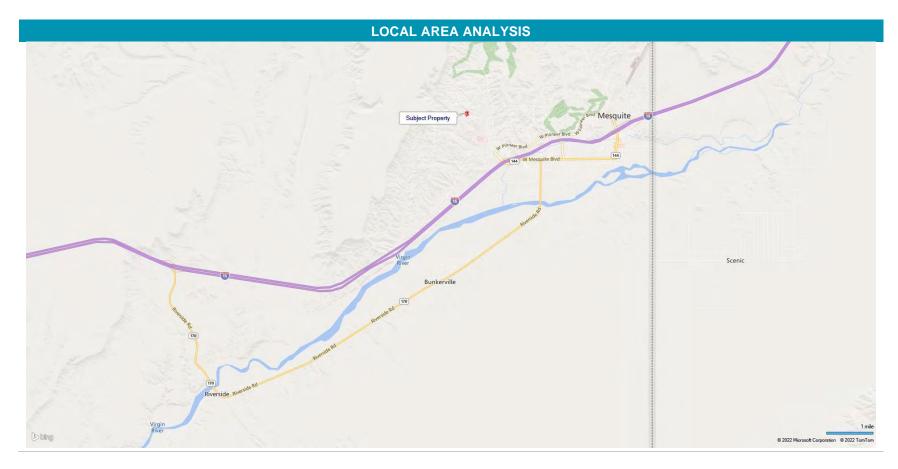
Las Vegas still has some fundamental advantages in comparison to neighboring states and the trend in national migration has been to the southwest. According to US Census Bureau Nevada ranks 3rd for annual population growth between 2019 and 2020 at 1.54%, behind Arizona and Idaho at 1.78% and 2.12%. According to Clark County Comprehensive Planning Department, the Las Vegas Metro Area experienced a 2.2% annual growth rate in 2020, or 139 net new residents daily and 5.8 per hour. The primary reasons for moving to Las Vegas are jobs, retirement, family, lifestyle and health. Based on driver license surrenders, 43.6% of newcomers are from California. In comparison to neighboring states, Las Vegas provides housing value that can attract retirees or persons who can work remotely outside of their employment state of origin. Projections are for continued population growth approaching 3.0 million within 10 years, which results in market growth as well as infrastructure demands.

Las Vegas was severely impacted by the Great Recession and learned some lessons which has led to less existing supply, a more modest pipeline and overall strong economic factors prior to this Pandemic crisis. The complete and final effect of the pandemic is not yet known but most market participants have cautious optimism for returning to pre-pandemic numbers in 2022 or 2023.

APPROXIMATELY 351 ACRES OF VACANT LAND

LOCAL AREA ANALYSIS

Local Area Analysis



Mesquite Overview

The subject is located in the City of Mesquite, north of Interstate 15. Generally, the boundaries of the immediate area are the city limits, primarily consisting of the Nevada and Arizona state line to the east, State Highway 170 to the south, the edge of development along with the Clark County/Lincoln County boundary to the north and State Highway 170 to the west.

Access

Local area accessibility is generally good, relying on the following transportation arteries:

Local: Hardy Way, Falcon Ridge Parkway and N Lower Flat Top Drive

The main roadways providing access to the subject are N Lower Flat Top Drive and Falcon Ridge Parkway. Interstate 15 is south of the subject with good access to Las Vegas to the southwest and Arizona and Utah to the northeast. The subject site is considered to have good accessibility to all sections of the Mesquite area.

Immediate Surrounding Land Uses

- To the north of the subject is the still expanding Sun City master plan, a utility substation and the Mesquite Regional Sports and Event Complex.
- To the east of the subject is a single-family residential subdivision, vacant land, an improved concrete drainage channel and water substation.
- To the west of the subject is vacant land and the edge of the current development.
- To the south of the subject is vacant land, the Mesa View Regional Hospital, RV Resort and Fire Station.



Basic Information - City of Mesquite

- Extreme Northeast corner of Clark County
- Approximately 80 miles northeast of Las Vegas along Interstate 15
- On the Northwest border of Arizona
- Approximately 35 miles from St. George, Utah
- Located along the Virgin River
- · Classified as a high desert region
- Average days over 90 degrees are 133 and under 32 degrees are 38
- Average of 331 days of sunshine
- Average relative humidity ranging from 15 to 44 percent
- Annual average rainfall of 4.5 inches

Local Area Characteristics

The City of Mesquite is located approximately 80 miles northeast of Las Vegas near the borders of Nevada, Arizona and Utah. The city is located in the Virgin River Valley and is the home to a growing retiree population. The city was incorporated in May 1984 and had its origins in farming. The Peppermill Mesquite casino, which opened in the 1970s, drove Mesquite's diversified economy. In the mid-1990s, more casinos opened. By 2006, Mesquite was one of the fastest-growing small towns in the United States, but by the late 2000s, recession led to the closure of both the Mesquite Star and Oasis casinos.

The City of Mesquite is situated along Interstate 15 which connects Arizona and Utah as well as California to the south through Nevada. The City of Mesquite has only one major roadway, Mesquite Boulevard, that runs parallel to Interstate 15 for portions of the city. A second commercial/commuter roadway known as Pioneer Boulevard has added to north/south travel on the north side of the freeway. There are currently three exits from I-15, including a newer ramp at the entrance to town that provides access to the industrial/commercial park. The intersection of this ramp now has a new truck stop with gas, mini market and fast-food restaurants. This ramp provides improved access to the industrial area for larger vehicles and trucks. Another new gas station is located near the second exit on the south side of I-15.

Mesquite is home to several hotels/casinos including: Virgin River Hotel/Casino, CasaBlanca Hotel/Casino, Eureka Hotel/Casino, Golden West Casino (small locals tavern style with no hotel rooms), Rising Star Hotel (hotel only with food/wine, no gaming) and Stateline Casino and Motel (small locals style).

The Virgin Valley Heritage Museum has exhibits about area pioneers and local history. The museum building was built in 1940 and is listed in the National Register of Historic Places. Mesquite is a stopping point for those traveling along Interstate 15 between Salt Lake City, Las Vegas and Los Angeles. Mesquite is also a destination for golfers. With over 9 public courses set into the desert, it draws golfers from all over. Mesquite Airport provides facilities for general aviation and skydiving.

The City of Mesquite is within the Clark County School District. There are two elementary schools, one middle school and one high school as well as a campus of the Community College of Southern Nevada.

The Valley is the site of numerous golf courses and festivals. The distance to nearby attractions is summarized here:

- Las Vegas: 80 miles northeast of Las Vegas
- Death Valley National Park: 213 miles east of the Death Valley National Park
- Lee Canyon Ski Area: 95 miles southwest
- Valley of Fire State Park: 35 miles southwest
- Lake Mead, North Shore: 30 miles southwest
- St. George, Utah: 35 miles northeast
- Cedar City, Utah: 80 miles northeast

The City of Mesquite has one hospital, Mesa View Hospital, a 25 bed, critical access hospital that also serves the surrounding communities of Littlefield, Logandale and Overton. The community benefits from baseball fields, community centers and area community parks. In addition, a bowling facility, casinos and restaurants are available for public use.

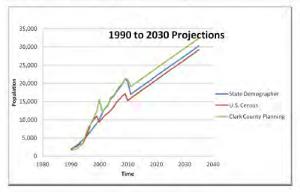
City of Mesquite				
Survey Area Zip Code	89027 and 89034			
Population	2018 State of NV certified - 22,557 2019 City Website - 23,827 2020 City Website - 24,971 Per City Manager they calculate a maximum potential population of 26,000 to 27,000 based on housing units if fully occupied so they estimate a more probable population of 24,000 +/-			
County Seat	Clark County			

Population has generally increased by 4.00 percent or greater with some periods of more significant growth and years with negative growth.

As of the 2020 Census, the average household size in Mesquite was 2.32 persons, lower than Clark County and State of Nevada averages. The city of Mesquite is predominantly a retirement community with only 28 percent of total families having children. The median age was 52.9 and over half (57%) of housing units were labeled as seasonal, recreational or occasional use. Approximately 1,446 housing units were considered seasonable which represented approximately 12.56 percent of the total housing stock. In addition, there are occupied housing units that are seasonal with unquantified estimates putting the seasonal or part time population of Mesquite at as much as 30 percent.

As of June 2012, population forecasts were opined as follows. Although all 3 sources were deemed reliable it was concluded that population would be mid-range within these 3 estimates.

Year	Low-range Projection	Mid-range Projection	High-range Projection	
2010	15,276	20,440	21,141	
2011	15,948	17,038	19,139	
2012	16,502	17,592	19,693	
2015	18,164	19,254	21,355	
2020	20,934	22,024	24,125	
2025	23,704	24,794	26,895	
2030	26,474	27,564	29,665	
2035	29,244	30,334	32,435	



Most of the construction permits are in the residential market sector. Minimal activity is noted in the industrial sector but there have been some land sales in the Hardy Way industrial area, including self-storage projects. Most of the housing units are occupied by owners with median incomes lower than county, state or national figures but more recent demand for new homes in Mesquite has resulted in several new home projects underway and interest in former vacant sites.

Major employers are the CasaBlanca, Virgin River and Eureka Casinos, Walmart, Clark County School District, Mesa View Hospital, City of Mesquite, Primex Plastics, Highland Manor, Do it Best, Rising Star Sports Ranch and Deep Roots Harvest Dispensary – plus several golf courses.

During my conversations with buyers, sellers and brokers of commercial and industrial property in Mesquite they all cited the same challenges to getting major businesses and new developments to Mesquite as the limited population and effects of seasonal vacancy. This will be further discussed in the valuation of the subject.

Conclusion

The subject is vacant land in the City of Mesquite. New home development is occurring but population is still lower than what many major retailers require and seasonal vacancy has been a challenge to small retail business survival. Two major employers were eliminated with the closing of two casinos (Oasis and Mesquite Star) but one re-opened as a hotel and sports complex and a new truck stop/fast food restaurant was added when the third I-15 exit was completed. Industrial development has been minimal, mostly in small owner user properties or self-storage facilities.

A flex/industrial project was built in the retail center across from Walmart with an asking rate of \$10.20 per square foot. The nationally based Stages retail store vacated their space in this same center and is now occupied by the Boulevard Home Furnishings store versus a new retail user. As a result, the location that Boulevard had been using (a 14,820 square foot former Walgreens) was subsequently leased to the Dollar Store who vacated their location in the adjacent center. New commercial development over the last 3 years has consisted of two C-store/Gas stations; a McDonalds (replaced another older location) and a Panda Express. According to listing information,

there are 3 retail buildings proposed for development on pad sites in front of the Rising Star along Sandhill Boulevard. The buildings will range from 800 to 5,577 square feet and are all labeled as "fast food with drive thru". No asking rates are published but this does represent he only "proposed" speculative retail in Mesquite as of this date.

Mesquite is considered to be a bedroom community to Las Vegas and St. George as well as a popular option for retirees. The Mesquite market follows the trends in Las Vegas and St. George, but due to size and location has less capacity for overall rebound independent of these markets and a smaller economic base.

The residential market is reportedly strong with some new home development occurring including national builders like Richmond American and Beazer Homes. There have also been some more recent industrial land sales.

During the 2021 State of the City address (virtual on February 23, 2021), future plans for Mesquite area development include a mixed-use project with commercial/office on the first floor and residential on the 2nd floor involving a public/private partnership. No specifics were available about the number of residential units but the proposal includes using redevelopment funds and land that is owned, purchased and gifted. In addition, a presentation was done by a consulting firm working on economic development that has identified some interested retailers as well as interest in the Mesquite airport for drone training. Lastly, a proposed RV park requested a zone change that would allow them to build a project that differs from zoning but is actually a lower density than originally planned. A new NRHA multi-family project on Hafen Lane will result in a new proposed traffic light at Hafen and Riverside in advance of this project.

Trade Area Overview

To define and analyze the market potential for Mesquite, we must first establish the boundaries of the trade area from which customers will be drawn. Once the trade area is defined, the area's demographics and economic profile can be analyzed, providing key insight into the area's potential for the subject.

Trade Area Analysis

We considered several factors in defining boundaries for the subject's trade area. First, the property's location with respect to transportation, second, competition and geographic boundaries and third the merchandising mix. Given these factors, we believe the subject property's primary trade area would likely span the entire Mesquite area plus a secondary trade area that would include Bunkerville, Moapa, Beaver Dam and I-15 commuter traffic.

Using these observations, we analyzed a primary demographic profile for the subject based on a drive time calculation of 30, 40 and 50 minutes. The 30- and 40-minute drive times are what would be most relevant to the subject. The 50-minute drive time includes areas northeast that are closer to St. George and not within the more reasonable trade area. To add perspective to this analysis, we made a comparison to the State and the United States. This data is presented in the following table.

	30-Minute	40-Minute	50-Minute	Mesquite	State of	United
	Drive Time I			CBSA		
DODUM ATION STATISTICS	Drive Time I	Drive Time I	orive time	CBSA	Nevada	States
POPULATION STATISTICS						
2000	11,595	13,618	24,107	9,246	1,998,039	281,422,025
2021	28,344	34,238	58,606	21,449	3,130,798	331,030,342
2026	33,063	40,625	70,306	24,485	3,300,895	342,471,025
Compound Annual Change						
2000 - 2021	4.35%	4.49%	4.32%	4.09%	2.16%	0.78%
2021 - 2026	3.13%	3.48%	3.71%	2.68%	1.06%	0.68%
HOUSEHOLD STATISTICS						
2000	4,213	4,806	8,415	3,456	751,080	105,480,443
2021	11,686	13,512	22,422	9,147	1,177,030	126,093,779
2026	13,744	16,084	26,909	10,554	1,249,474	131,168,645
Compound Annual Change						
2000 - 2021	4.98%	5.05%	4.78%	4.74%	2.16%	0.85%
2021 - 2026	3.30%	3.55%	3.72%	2.90%	1.20%	0.79%
AVERAGE HOUSEHOLD INCOME						
2000	\$53,804	\$53,778	\$52,732	\$55,552	\$57,528	\$56,675
2021	\$60,723	\$62,046	\$67,427	\$62,199	\$84,677	\$94,822
2026	\$63,395	\$64,827	\$70,403	\$64,927	\$88,084	\$99,827
Compound Annual Change						
2000 - 2021	0.58%	0.68%	1.18%	0.54%	1.86%	2.48%
2021 - 2026	0.86%	0.88%	0.87%	0.86%	0.79%	1.03%
OCCUPANCY						
Ow ner Occupied	69.11%	70.45%	71.30%	66.13%	55.95%	63.90%
Renter Occupied	30.89%	29.55%	28.70%	33.87%	44.05%	36.10%

Population

Between 2000 and 2021, Experian Marketing Solutions, Inc., reports that the population within the primary trade area (40-Minute-mile radius) increased at a compound annual rate of 4.49 percent. This is characteristic of suburban areas in this market. This trend is expected to continue into the near future albeit at a slightly slower pace. Expanding to the total trade area (50-Minute-mile radius), population is expected to increase 3.71 percent per annum over the next five years.

Households

A household consists of a person or group of people occupying a single housing unit, and is not necessarily a family unit. When an individual purchases goods and services, these purchases are a reflection of the entire household's needs and decisions, making the household a critical unit to be considered when reviewing market data and forming conclusions about the trade area as it impacts the retail center.

Figures provided by Experian Marketing Solutions, Inc., indicate that the number of households are increasing at a faster rate than the growth of the population. Several changes in the way households are being formed have caused this acceleration, specifically:

- The population is living longer on average. This results in an increase of single-and two-person households;
- Higher divorce rates have resulted in an increase in single-person households; and
- Many individuals have postponed marriage, also resulting in more single-person households.

According to Experian Marketing Solutions, Inc., the Primary Trade Area grew at a compound annual rate of 5.05 percent between 2000 and 2021. Consistent with national trends the trade area is experiencing household changes at a rate that varies from population changes. That pace is expected to continue through 2026, and is estimated at 3.55 percent.

Correspondingly, a greater number of smaller households with fewer children generally indicates more disposable income. In 2000, there were 2.84 persons per household in the Primary Trade Area and by 2021, this number is estimated to have decreased to 2.51 persons. Through 2026, the average number of persons per household is forecasted to decline to 2.50 persons.

Trade Area Income

Income levels, either on a per capita, per family or household basis, indicate the economic level of the residents of the trade area and form an important component of this total analysis. Average household income, when combined with the number of households, is a major determinant of an area's retail sales potential.

Trade area income figures for the subject support the profile of a broad middle-income market. According to Experian Marketing Solutions, Inc., average household income in the primary trade area in 2021 was approximately \$62,046, 99.75 percent of the CBSA average (\$62,199) and 73.27 percent of the state average (\$84,677).

Further analysis shows a relatively broad-based distribution of income, although skewed toward the lower income brackets similar to the distribution within the larger CBSA. This information is summarized as follows:

DISTRIBUTION OF HOUSEHOLD INCOME								
	30-Minute 4	10-Minute	50-Minute	Mesquite	State of	United		
Category	Drive Time D	rive Time I	Drive Time	CBSA	Nevada	States		
\$150,000 or more	3.69%	3.83%	5.61%	4.47%	10.78%	14.51%		
\$125,000 to \$149,999	3.02%	3.20%	3.57%	3.35%	5.45%	6.17%		
\$100,000 to \$124,999	6.52%	7.25%	8.16%	5.99%	9.72%	9.77%		
\$75,000 to \$99,999	12.59%	13.64%	13.84%	11.46%	14.12%	13.37%		
\$50,000 to \$74,999	20.76%	20.49%	20.81%	21.09%	19.20%	17.52%		
\$35,000 to \$49,999	17.36%	16.45%	14.82%	17.55%	13.29%	11.73%		
\$25,000 to \$34,999	11.97%	11.84%	11.27%	11.58%	9.06%	8.38%		
\$15,000 to \$24,999	11.69%	11.22%	10.95%	11.51%	8.53%	8.51%		
Under \$15,000	12.41%	12.09%	10.98%	13.00%	9.86%	10.03%		
SOURCE: © 2021 Experian Marketing Solutions, Inc. •All rights reserved								

The previous chart makes it clear that the distribution of higher income level households increases as distance from the subject increases.

The subject consists of vacant land zoned PUD, Planned Unit Development and is within a planned land use area identified as Desert Falls PUD. According to the land use map, zoning is PR (open space), PF (public facility) and CR-2 (commercial) but any use would require approval and open space sites can be zoned for alternate uses such as residential development. This site is located on the south side of Hardy Way, between Falcon Ridge Parkway N Lower Flat Top Drive. Most of the development in this area is single-family residential, public uses and golf courses.

Conclusion

The subject site is a large undeveloped site owned by the City of Mesquite in a master plan that would require approval for proposed uses based on a variety of factors that will be further discussed in the zoning section. There is high residential demand, and this use would be conforming with adjacent uses. The interested buyer is a residential developer who has experience with residential development in this area, including sites with topography issues. Despite the presence of some commercial zoning, the interior location and topography would render this portion of the site less suitable for commercial use.

Property Analysis

Site Description

GENERAL

Location:

Southwest Quadrant of Hardy Way and Falcon Ridge Parkway

Mesquite, Clark County, NV 89027

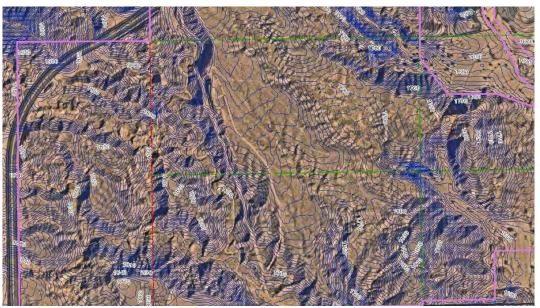
The subject property is located along the south side of Hardy Way, west side of Falcon Ridge Parkway, east of Lower Flat Top Drive, generally northwest of Pioneer Boulevard.

Shape: Irregularly shaped

Topography: Both rolling and steep hills, areas of sloping or flat sites. See topographic map (dated 2003)

below. This map measures 5 foot contours. As indicated there are places where the difference in topography of 100 feet or more. There is a portion in the middle that is more open but this is also the area adjacent to a major power line. As indicated in the sales comparison approach, sites with topography are utilized for residential development that

can utilize the elevation to promote views.



Land Area: Total Site – 351.00 Acres

Proposed Residential Site - 318.00 Acres

Park and Sports/Recreation Site – 33.00 Acres

Access, Visibility and Frontage:

The subject property has average access and average visibility. The frontage of the entire site is rated as average.

The frontage dimensions are listed below:

Hardy Way: Approximately 2,173 feet Falcon Ridge Parkway; Approximately 1,192 feet North Lower Flat Top Drive: Approximately 4,303 feet

Utilities:

All public utilities are available in the general area along the perimeter of the parcel and deemed adequate but will require extension into the site. Utility providers for the subject property are as follows. Southwest Gas is just coming to Mesquite and is located to the south along Pioneer Boulevard:

Water Virgin Valley Water District Sewer City of Mesquite Sanitaition Electricity Overton Power District

Gas Southwest Gas

Telephone **TDS and Reliance Connects**

Site None

Improvements:

SITE CONDITIONS

Soil Conditions: We were not given a soil report to review. However, we assume that the soil's load-bearing

> capacity is sufficient to support proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property. Drainage appears to be

adequate.

Land Use We were not given a title report to review. We do not know of any easements,

Restrictions: encroachments, or restrictions that would adversely affect the site's use. However, we

recommend a title search to determine whether any adverse conditions exist.

Wetlands: We were not given a wetlands survey to review. If subsequent engineering data reveal the

presence of regulated wetlands, it could materially affect property value. We recommend a

wetlands survey by a professional engineer with expertise in this field.

Hazardous

We observed no evidence of toxic or hazardous substances during our inspection of the Substances:

site. However, we are not trained to perform technical environmental inspections and

recommend the hiring of a professional engineer with expertise in this field.

Flood Zone Description:

The subject property is located in flood zone X (Areas determined to be outside the 500 year flood plain) as indicated by FEMA Map 32003C0378F, dated December 04, 2007.

There is a narrow portion along the west side of Falcon Ridge Parkway that is in flood zone A (Special flood hazard area subject to inundation by the 100-year flood. Because detailed hydraulic analyses have not been performed, no base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply) as indicated by FEMA Map 32003C0378F, dated December 04, 2007. This area contains an improved drainage channel as illustrated below:



The flood zone determination and other related data are provided by a third party vendor deemed to be reliable. If further details are required, additional research is required that is beyond the scope of this analysis.

CONCLUSIONS

Overall Site Utility: The subject site is functional for its proposed use but will require roads, site work and excavation for future use.

Location Rating: Average

Summary: The size is large and the topography is irregular. The precise density and usable area is

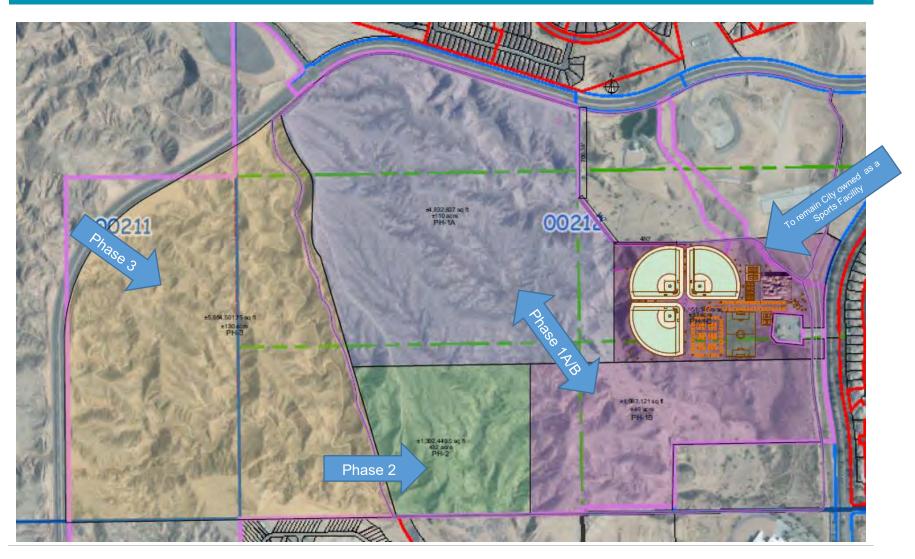
unknown and won't be determined until more extensive surveys are done and studies are

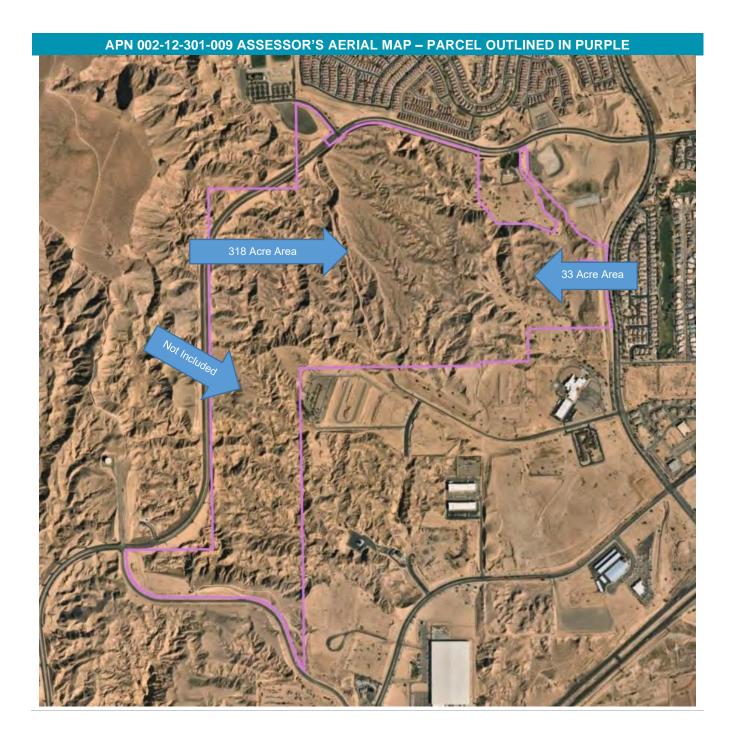
completed which makes the development potential speculative.

FLOOD MAP Flood Zone Determination: OUT SFHA (FLOOD ZONE) WITHIN 250 FEET OF FLOOD ZONE OUT NO FLOOD ZONE COMMUNITY 320035 X COMMUNITY NAME MESQUITE, CITY OF PANEL 0378F PANEL DATE COBRA OUT December 04, 2007 PARTICIPATION STATUS ORIGIN FIRM DATE September 28, 1990 MAP NUMBER FIPS CODE 32003C0378F 32003 X500 or B Zone A Zone V Zone D.Zone Floodway CBRA

APPROXIMATELY 351 ACRES OF VACANT LAND
SITE DESCRIPTION

SUBJECT SITE AREA





Real Property Taxes and Assessments

Current Property Taxes

The subject property is located in the taxing jurisdiction of Clark County, and the assessor's parcel identification is Portion of APN 002-12-301-009. According to the local tax collector's office, taxes are current.

The assessment and taxes for the entire parcel are presented in the following table:

PROPERTY ASSESSMENT INFORMATION	
Assessor's Parcel Number:	Portion of APN 002-12-301-009
Assessing Authority:	Clark County
Current Tax Year:	2021/2022
Assessment Ratio (% of market Value):	35%
Are Taxes Current?	Taxes are current
Is There a Grievance Underway?	Not to our knowledge
The Subject's Assessment and Taxes Are:	At market levels

ASSESSMENT INFORMATION	
Assessed Value	Totals
Land:	\$2,068,206
Improvements:	\$0
Total:	\$2,068,206
Total Taxable Value:	\$5,909,160
TAX LIABILITY	
Total Tax Rate:	2.7737%
Taxes as Assessed:	\$57,366
Less Tax Cap Reduction:	\$0
Total Net Taxes:	\$57,366
Land Area Entire Parcel (Acre):	492.43
Property Taxes per Acre:	\$116.50

Compiled by Cushman & Wakefield of Nevada, Inc.

According to personnel at the Assessor's Office, properties are appraised for taxable value based upon the cost approach. The taxable value of real property is the market value of the land and the current replacement cost of improvements less statutory depreciation. This approach to value is performed by estimating the replacement cost new of a property, less depreciation of 1.5% per year of effective age, up to a maximum of 75%. State Statute 361.227 indicates that the taxable value of the property must not exceed the current market value. Since the cost approach in some instances may provide an indication higher than current market value, the sales comparison approach and/or income capitalization approach may be used to establish the taxable value of the property. Property taxes are based upon an assessed value of 35 percent of the taxable land and building value. The Department of Taxation has announced that the tax cap rate for the 2021/2022 fiscal year is 7.7 percent from the previous year for all properties: residential (owner and non-owner occupied), commercial, land and personal property.

Sales do not trigger a reassessment but when the ownership of the subject changes from the City of Mesquite to a non-exempt entity, the new owner would be required to pay the taxes as assessed. Currently the subject does not have a tax cap.

Tax Comparable Analysis

To determine if the taxes on the property are reasonable, we examined the actual tax burdens of similar properties in the market. They are illustrated in the following table:

RE.	AL ESTATE TAX COMPARABLES						
No.	Address/Location	APN(s)	Land Area (Acre)	Assessment	Assess/Acre	Total Net Taxes	Taxes/Acre
S	SUBJECT PROPERTY	Portion of APN 002-12-301-009	492.43	\$2,068,206	\$4,200	\$57,366	\$116.50
1	299 Wittwer Trail	002-14-301-002	332.21	\$1,395,282	\$4,200	\$38,701	\$116.50
2	550 Canyon Crest	001-05-801-007	80.59	\$394,891	\$4,900	\$6,873	\$85.28
3	1301 Mesquite Heights	001-05-201-003	95.48	\$368,995	\$3,865	\$7,173	\$75.13
4	N/AV - Sun City Expansion N/O Hardy	001-06-711-001	132.93	\$372,204	\$2,800	\$6,185	\$46.53
5	N/AV - Sun City Expansion N/O Falcon Ridge	001-06-510-001	163.00	\$457,797	\$2,809	\$7,691	\$47.18
6	N/AV - Sun City Expansion	002-01-114-001	211.50	\$593,597	\$2,807	\$9,979	\$47.18
7	751 S Lower Flat Top	002-23-211-003	98.12	\$309,078	\$3,150	\$8,573	\$87.37
8	City of Mesquite Site N/O I-15	002-27-101-001	297.16	\$624,036	\$2,100	\$17,309	\$58.25
STA	ATISTICS						
Low	r:		80.59	\$309,078	\$2,100	\$6,185	\$46.53
Higl	n:		332.21	\$1,395,282	\$4,900	\$38,701	\$116.50
Ave	rage:		176.37	\$564,485	\$3,329	\$12,810	\$70.43
Con	united by Cushman & Wakefield of Nevada Inc						

Compiled by Cushman & Wakefield of Nevada, Inc.

Real Property Tax Conclusion

The comparable properties highlighted in yellow are also owned by the City. The comparables reflect taxes ranging from \$46.53 to \$116.50 per acre with an average of \$70.43 per acre. Based upon these comparables, the subject tax rate is higher range in comparison to other larger sites with topography.

The comparable properties reflect assessed values ranging from \$2,100 to \$4,900 per acre with an average of \$3,329 per acre. Based upon these comparables, the subject is generally higher range.

The subject has been owned by the City of Mesquite so no tax cap deductions were sought, as was the case with the above comparables not owned by the city. It is likely that if owned by a private party, such a tax cap reduction would be sought. However, assessments and taxes will change as the site is subdivided and improved.

Zoning

General Information

The property is zoned PUD, Planned Unit Development by City of Mesquite. A summary of the subject's zoning is provided in the following table:

ZONING

Municipality Governing Zoning: City of Mesquite

Current Zoning: PUD, Planned Unit Development

Yes

Planned Land Use: Mixed Density Residential Development and Supporting Community Uses

Current Use: Vacant Land

Proposed Use: Residential Development

Is Proposed Use Permitted?

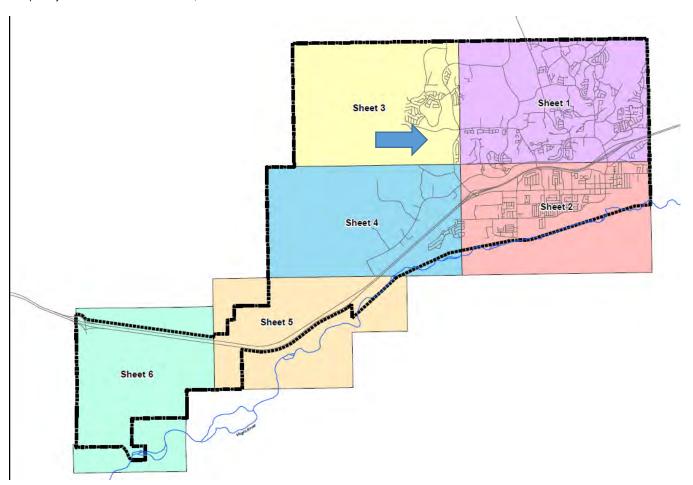
Change in Zone Likely: Not to our knowledge

Permitted Uses:

The intent of the Planned Unit Development is to encourage design flexibility, thereby enabling the applicant to capitalize on a site's desirable features in ways that would be prohibited under the otherwise applicable zoning. Under the PUD approach, land may be designed in ways that would not be possible under a strict application of existing zoning and subdivision regulations. It is intended to reduce the cost of infrastructure necessary to serve the new development while better promoting land use efficiency and environmental protection. A PUD will exhibit excellence in design, site arrangements, integration of

uses and structures and protect the integrity of surrounding development.

Compiled by Cushman & Wakefield of Nevada, Inc.



Below is a close up of the land use map which shows the subject parcel in the Desert Hills PUD with PR, CR-2 and PF zoning.



According to the master plan land use document published on the City of Mesquite website, below is information about this master plan.

Desert Falls Sports Resort PUD

Desert Falls Sports Resort PUD is a 935 acre master planned community centered around a large sports complex with mixed-use commercial and integrated resort residential uses, located north of the Mesquite Technology and Commerce Center, east of Flat Top Mesa and the Mesquite Regional Park, south of Anthem at Mesquite and west of Falcon Ridge Parkway.

Desert Falls Properties, LLC entered into a joint development agreement with the City of Mesquite on February 25, 2009, which agreement provided for the construction of a mixed-use community consisting of athletic playing and training facilities, commercial, open space, trails and 495 resort-oriented housing units.

Following is information about development in this master plan as indicated in pages 16 through 18.

Desert Falls PUD

Policy/Actions:

- LU.9.1 Prior to any development, property owners within the Desert Falls PUD shall prepare and adopt a specific Master Development Plan and Design Standards Handbook, per Mesquite Municipal Code (MMC) Section 9-7U.
 - LU.9.1.1 Until such time as the specific Master Development Plan and Design Standards Handbook are adopted, the Desert Falls PUD zoning shall be equivalent to the following zones and shall utilize the

corresponding design and development standards as specified in MMC Title 9 and PUD Section 9-7U a) PR is equivalent to PROS b) OS is equivalent to PROS c) PR-H is equivalent to MF-2 d) CR-2 is equivalent to CR-2 LU.9.1.2 A development agreement is required between the City and the developer, in order to deviate from City standards. LU.9.1.3 If an agreement and design standards have not been adopted by December 2012, the City shall re-evaluate the PUD designation of the property. LU.9.2 Prior to grading or development of any kind, a new Environmental Development Plan (EDP), meeting the requirements of MMC Section 9-13-2, shall be completed for the entire Desert Falls PUD, including any option pieces in the Joint Development Agreement. LU.9.3 Protect environmentally sensitive or scenic, undeveloped lands and viewsheds. LU.9.3.1 Development on land formations that obstruct Flat Top Mesa's viewshed must be avoided. LU.9.3.2 Development shall maintain to the greatest extent feasible, the natural areas of the ephemeral washes as identified in the Army Corp of Engineers letter dated October 7, 2008 to the City of Mesquite, Kurt Sawyer. LU.9.4 Mixed use developments and opportunities for work force housing may be considered as part of the Desert Falls PUD Design Standards Handbook LU.9.5 As part of the Desert Falls PUD Design Standards Handbook, the following issues must be addressed and mitigated, but may not be limited to: LU.9.5.1 The PUD handbook must incorporate heightened standards for architecture, site design and landscaping, and must incorporate alternative transportation modes and shared parking. LU.9.5.2 Setbacks and buffers shall be specified between recreational facilities, residential uses, and rights-of-way to minimize negative impacts (See MMC 9-8-3(M)) for current standards. Water conservation techniques and the use of artificial turf shall be specified in the handbook. LU.9.5.4 Light mitigation standards must be established for site-wide control of light and impacts to the night sky, arising from recreational facility operations and stadium lights, including but not limited to: a) Glare control to limit direct uplight and light pollution and to prevent overspill onto adjoining properties.

- b) Usage of low wattage lamps when feasible.
- c) Motion sensor controlled lights in non-essential areas.
- d) Curfew policy with procedures for time extensions.
- Use of enhanced landscaping and the natural topography to shield and buffer light of recreational facilities from residential uses and zones.
- f) Integration of commercial uses that shield and buffer light of recreational facilities.
- LU.9.5.5 Noise mitigation standards must be established for site-wide control of noise, arising from recreational facility operations, including but not limited to:
 - Speaker control to limit volumes and to minimize overspill of noise onto adjoining properties.
 - b) Curfew policy with procedures for time extensions.
 - Use of enhanced landscaping and the natural topography to shield and buffer noise of recreational facilities from residential uses and zones.
 - d) Integration of commercial uses that shield and buffer noise of recreational facilities.

LU.9.6

Prior to any residential uses being permitted within the Desert Falls PUD-CR2 zone, the number of units and density must be specified and approved as part of the Desert Falls PUD Development Agreement and Design Standards Handbook.

LU.9.7

Applications for development within the Desert Falls PUD must complete a traffic impact analysis per MMC Section 9-9-6 C. As part of the Desert Falls PUD Development Agreement, the applicant may include a traffic impact analysis for the entire PUD.

Zoning Compliance

Property value is affected by whether or not an existing or proposed improvement complies with zoning regulations, as discussed below.

Complying Uses

An existing or proposed use that complies with zoning regulations implies that there is no legal risk and that the existing improvements could be replaced "as-of-right."

Other Restrictions

We know of no deed restrictions, private or public, that further limit the subject property's use. The research required to determine whether or not such restrictions exist is beyond the scope of this appraisal assignment. Deed restrictions are a legal matter and only a title examination by an attorney or title company can usually uncover such restrictive covenants. We recommend a title examination to determine if any such restrictions exist.

Zoning Conclusions

We analyzed the zoning requirements in relation to the subject property, and considered the compliance of the proposed use. We are not experts in the interpretation of complex zoning ordinances but based on our review of public information, use of the property for a mixed use/mixed density residential project appears to be a complying use that conforms with the surrounding area and is typical for this type of site. This will require approval of a submitted plan in relation to the master plan guidelines.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our study correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence.

We note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

Valuation

Highest and Best Use

Highest and Best Use Definition

The Dictionary of Real Estate Appraisal, Sixth Edition (2015), a publication of the Appraisal Institute, defines the highest and best use as:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

To determine the highest and best use we typically evaluate the subject site under two scenarios: as though vacant land and as presently improved. In both cases, the property's highest and best use must meet the four criteria described above.

Highest and Best Use of Site as though Vacant

Legally Permissible

The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site. As described in the Zoning section, the subject site is zoned PUD, Planned Unit Development by City of Mesquite. The intent of the Planned Unit Development is to encourage design flexibility, thereby enabling the applicant to capitalize on a site's desirable features in ways that would be prohibited under the otherwise applicable zoning. Under the PUD approach, land may be designed in ways that would not be possible under a strict application of existing zoning and subdivision regulations. It is intended to reduce the cost of infrastructure necessary to serve the new development while better promoting land use efficiency and environmental protection. A PUD will exhibit excellence in design, site arrangements, integration of uses and structures and protect the integrity of surrounding development. We are not aware of any further legal restrictions that limit the potential uses of the subject. In addition, rezoning of the site is not likely due to the character of the area.

Physically Possible

The physical possibility of a use is dictated by the size, shape, topography, availability of utilities, and any other physical aspects of the site. The subject site contains 351.00 acres as a portion of a larger parcel. The site is irregularly shaped with sloping and steep hills. The entire parcel has average frontage, average access, and average visibility. The overall utility of the site is considered to be average. All public utilities are available in the area around the perimeter but none are pulled into the site. Utilities in the area include public water and sewer, gas (along Pioneer Boulevard), electric and telephone. Overall, the site is considered adequate to accommodate most permitted development possibilities.

Financially Feasible and Maximally Productive

In order to be seriously considered, a use must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible. Financially feasible uses are those uses that can generate a profit over and above the cost of acquiring the site, and constructing the improvements. Of the uses that are permitted, possible, and financially feasible, the one that will result in the maximum value for the property is considered the highest and best use.

As previously discussed, a variety of uses including residential use are legally permissible and physically possible options for the subject land. Although the subject property is large, the topography will limit density. There is demand for housing in Mesquite and sites with elevations do provide view premiums. The site has some CR-2 zoning but this aera is interior without direct frontage so traditional commercial use is less likely. The only reasonable and financially feasible use of the subject property is for a residential oriented development.

Conclusion

We considered the legal issues related to zoning and legal restrictions. We also analyzed the physical characteristics of the site to determine what legal uses would be possible, and considered the financial feasibility of these uses to determine the use that is maximally productive. Considering the subject site's physical characteristics and location, as well as the state of the local market, it is our opinion that the Highest and Best Use of the subject site as though vacant is for development with mixed use development to consist of primarily residential units with some supporting community development.

Most Likely Buyer

The subject's size, type, and configuration make it ideally suited for a mixed-use community residential oriented development. The most probable buyer is a developer who will consider density, home prices, costs to develop and sell off periods. Given the size of the site and the lack of specific information about density and costs, a feasible price is more speculative than what might be the case with a more typical level site. This type of purchaser would typically rely on the sales comparison approach to value the property.

Valuation Process

Methodology

There are three generally accepted approaches to developing an opinion of value: Cost, Sales Comparison and Income Capitalization. We considered each in this appraisal to develop an opinion of the market value of the subject property. In appraisal practice, an approach to value is included or eliminated based on its applicability to the property type being valued and the quality of information available. The reliability of each approach depends on the availability and comparability of market data as well as the motivation and thinking of purchasers.

The valuation process is concluded by analyzing each approach to value used in the appraisal. When more than one approach is used, each approach is judged based on its applicability, reliability, and the quantity and quality of its data. A final value opinion is chosen that either corresponds to one of the approaches to value, or is a correlation of all the approaches used in the appraisal.

We considered each approach in developing our opinion of the market value of the subject property. We discuss each approach below and conclude with a summary of their applicability to the subject property.

Cost Approach

The Cost Approach is based on the proposition that an informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements which represent the Highest and Best Use of the land; or when relatively unique or specialized improvements are located on the site for which there are few improved sales or leases of comparable properties.

In the Cost Approach, the appraiser forms an opinion of the cost of all improvements, depreciating them to reflect any value loss from physical, functional and external causes. Land value, entrepreneurial profit and depreciated improvement costs are then added, resulting in an opinion of value for the subject property.

Sales Comparison Approach

In the Sales Comparison Approach, sales of comparable properties are adjusted for differences to estimate a value for the subject property. A unit of comparison such as price per square foot of building area or effective gross income multiplier is typically used to value the property. When developing an opinion of land value the analysis is based on recent sales of sites of comparable zoning and utility, and the typical units of comparison are price per square foot of land, price per acre, price per unit, or price per square foot of potential building area. In both cases, adjustments are applied to the unit of comparison from an analysis of comparable sales, and the adjusted unit of comparison is then used to derive an opinion of value for the subject property.

Income Capitalization Approach

In the Income Capitalization Approach the income-producing capacity of a property is estimated by using contract rents on existing leases and by estimating market rent from rental activity at competing properties for the vacant space. Deductions are then made for vacancy and collection loss and operating expenses. The resulting net operating income is divided by an overall capitalization rate to derive an opinion of value for the subject property. The capitalization rate represents the relationship between net operating income and value. This method is referred to as Direct Capitalization.

Related to the Direct Capitalization Method is the Yield Capitalization Method. In this method periodic cash flows (which consist of net operating income less capital costs) and a reversionary value are developed and discounted

to a present value using an internal rate of return that is determined by analyzing current investor yield requirements for similar investments.

Summary

This appraisal employs only the Sales Comparison Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that this approach would be considered necessary and applicable for market participants.

Land Valuation

We used the Sales Comparison Approach to develop an opinion of land value. We examined current offerings and analyzed prices buyers have recently paid for comparable sites. If the comparable was superior to the subject, a downward adjustment was made to the comparable sale. If inferior, an upward adjustment was made.

The most widely used and market-oriented units of comparison for properties with characteristics similar to those of the subject is price per acre. All transactions used in this analysis are based on the most appropriate method used in the local market.

The major elements of comparison used to value the subject site include the property rights conveyed, the financial terms incorporated into the transaction, the conditions or motivations surrounding the sale, changes in market conditions since the sale, the location of the real estate, its utility and the physical characteristics of the property.

The comparables and our analysis are presented on the following pages. Comparable land sale data sheets are presented in the Addenda of this report.

APPROXIMATELY 351 ACRES OF VACANT LAND

LAND VALUATION

SUN	IMARY OF LAND SALES								
				PRC	PERTY INFO	ORMAT	TION		
No.	Location	Size (Acres)	Zoning	Site Utility	Public Utilities	Sale Date	Sale Price	\$/Acre	COMMENTS
S	Subject Property	351.00	PUD, Planned Unit Development	Average	Partially available				
1	Vacant Land 50 Kingsbury Drive Mesquite, NV	33.84	PUD,Planned Unit Development, Mesquite	Average	Partially Available	2/22	\$1,065,000	\$31,472	This property is located along the north side of Edgewood Avenue, just northeast of Ivy Lee Crest. The site has sloping and steep topography.
2	Vacant Land Sale 624 Wingate Drive Mesquite, NV	21.17	PUD,Planned Unit Development,Mesquite	Good	All Available	10/21	\$875,000	\$41,332	This property is located on the north side of Kensingtor Avenue, west of Oasis Boulevard. Some roadways and offsites are in place.
3	Vacant Land Sale Ivy Lee Crest and Edgewood Ave Mesquite, NV	86.96	PUD,Planned Unit Development, Mesquite	Average	Partially Available	9/21	\$1,275,000	\$14,662	This property is located in the northeast corner of lvy Lee Crest and Oasis Boulevard. The site has both rolling and steep topography with no onsite roads or improvements.
4	Vacant Land Sale 1440 Oasis Boulevard Mesquite, NV	53.12	PUD,Planned Unit Development, Mesquite	Average	Partially Available	9/21	\$1,275,000	\$24,002	This property is located in the northeast corner of Oasis Boulevard and Ivy Lee Crest. The site has steep and rolling topography with no onsite improvements but is adjacent to existing residential communities.
5	Vacant Land Sale 475 Horizon Boulevard Mesquite, NV	16.28	PUD,Planned Unit Development, Mesquite	Average	Partially Available	4/21	\$657,500	\$40,387	This property is located on the west side of Horizon Boulevard, south of Hardy Way. This property has rolling and steep topography with no onsite improvements. However, it is adjacent to a golf course and there are utilities in the area with adjacent residential communities. The plan is to develop single and multi-family units.
6	Vacant Land Kensington Avenue Mesquite, NV	50.34	PUD, Planned Unit Development, Mesquite	Good	Partially Available	12/19	\$2,850,000	\$56,615	This property is located in the southwest corner of Kensington Avenue and Oasis Boulevard. The first 43 lots were subdivided and had paved roads, utilities and some curbs and gutters.
	STATISTICS								
Low		16.28				12/19	\$657,500	\$14,662	
High		86.96				2/22	\$2,850,000	\$56,615	
Avera	ige	43.62				6/21	\$1,332,917	\$34,745	

Compiled by Cushman & Wakefield of Nevada, Inc.

APPROXIMATELY 351 ACRES OF VACANT LAND

LAND VALUATION

LAND SALE ADJUSTMENT GRID											
	Economic Adjustments (Cumulative)							Property Characteristic Adjustments (Additive)			
No.	Price Per Acre & Date	Property Rights Conveyed	Conditions of Sale	Financing	Market ⁽¹⁾ Conditions	PSF Land Subtotal	Location	Size	Public Utilities	Utility ⁽²⁾	Adj. Price Per Acre
1	\$31,472	Fee Simple	Arm's-Length	None	Inferior	\$0.73	Similar	Smaller	Similar	Similar	\$25,285
	2/22	0.0%	0.0%	0.0%	0.4%	0.4%	0.0%	-20.0%	0.0%	0.0%	-20.0%
2	\$41,332	Fee Simple	Arm's-Length	None	Inferior	\$0.97	Similar	Smaller	Superior	Superior	\$18,996
	10/21	0.0%	0.0%	0.0%	2.1%	2.1%	0.0%	-20.0%	-10.0%	-25.0%	-55.0%
3	\$14,662	Fee Simple	Arm's-Length	None	Inferior	\$0.35	Similar	Smaller	Similar	Similar	\$14,316
	9/21	0.0%	0.0%	0.0%	2.8%	2.8%	0.0%	-5.0%	0.0%	0.0%	-5.0%
4	\$24,002	Fee Simple	Arm's-Length	None	Inferior	\$0.57	Similar	Smaller	Similar	Similar	\$22,223
	9/21	0.0%	0.0%	0.0%	2.9%	2.9%	0.0%	-10.0%	0.0%	0.0%	-10.0%
5	\$40,387	Fee Simple	Arm's-Length	None	Inferior	\$0.97	Superior	Smaller	Similar	Similar	\$25,400
	4/21	0.0%	0.0%	0.0%	4.8%	4.8%	-20.0%	-20.0%	0.0%	0.0%	-40.0%
6	\$56,615	Fee Simple	Arm's-Length	None	Inferior	\$1.39	Similar	Smaller	Superior	Superior	\$27,272
	12/19	0.0%	0.0%	0.0%	7.0%	7.0%	0.0%	-10.0%	-20.0%	-25.0%	-55.0%
	•••										
	\$14,662	- Low									\$14,316
	\$56,615	- High									\$27,272
	\$34,745	- Average									\$22,249

Compiled by Cushman & Wakefield of Nevada, Inc.

(1) Market Conditions Adjustment Footnote

See Variable Growth Rate Assumptions Table Date of Value (for adjustment calculations): 5/6/22

(2) Utility Footnote

Utility includes shape, access, frontage, topography and visibility.

Variable Growth Rate Assumptions

 Starting Growth Rate:
 3.0%

 Inflection Point 1 (IP1):
 3/1/2020

 Change After IP1:
 0.0%

 Inflection Point 2 (IP2):
 1/1/2021

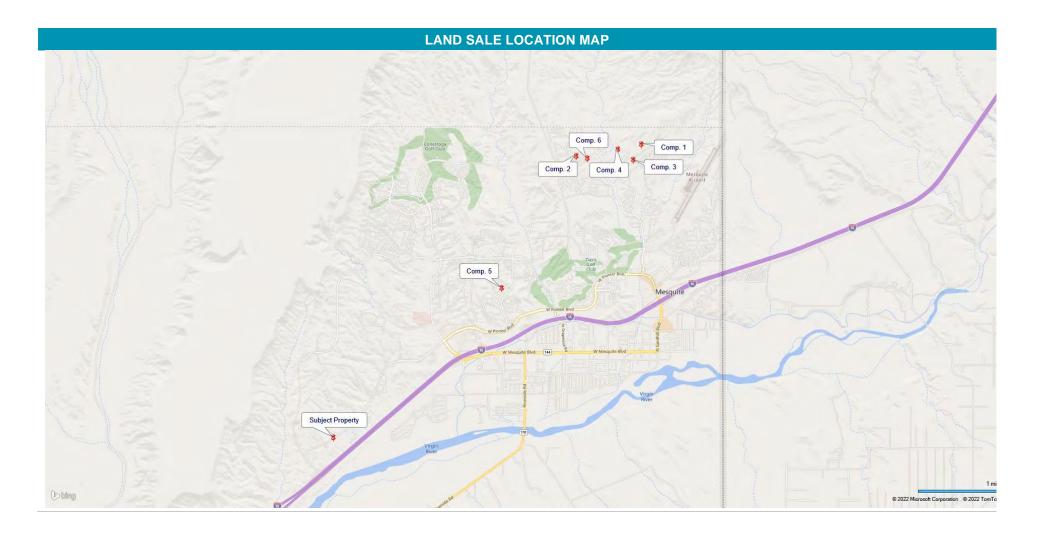
 Change After IP2:
 5.0%

 Inflection Point 3 (IP3):
 4/1/2022

 Change After IP3:
 0.0%

APPROXIMATELY 351 ACRES OF VACANT LAND

LAND VALUATION



Discussion of Adjustments

Property Rights Conveyed

The property rights conveyed in a transaction typically have an impact on the sale price of a property. Acquiring the fee simple interest implies that the buyer is acquiring the full bundle of rights. Since we are valuing the fee simple interest as reflected by each of the comparables, an adjustment for property rights is not required.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations the conditions of sale may significantly affect transaction prices. However, all sales used in this analysis are considered to be "arms-length" market transactions between both knowledgeable buyers and sellers on the open market. Therefore, no adjustments were required.

Financial Terms

The financial terms of a transaction can have an impact on the sale price of a property. A buyer who purchases an asset with favorable financing might pay a higher price, as the reduced cost of debt creates a favorable debt coverage ratio. A transaction involving above-market debt will typically involve a lower purchase price tied to the lower equity returns after debt service. We analyzed all of the transactions to account for atypical financing terms. To the best of our knowledge, all of the sales used in this analysis were accomplished with cash or market-oriented financing. Therefore, no adjustments were required.

Market Conditions

The sales that are included in this analysis occurred between December 2019 and February 2022. Despite pandemic conditions, there has been increased demand in the Mesquite area for single family homes. Offsetting this somewhat are rising construction costs. We have started price appreciation at 3 percent until March 2020 when pandemic conditions created some uncertainty. We resumed price appreciation at 5 percent in January 2021 when increased demand manifested in several sales of subdivided and partially completed or finished lots to national home builders. However, since the increase in interest rates, local brokers report homes sellers are decreasing asking prices by \$30,000 to start, so we discontinued appreciation as of April 2022.

Location

An adjustment for location is required when the locational characteristics of a comparable property differ from those of the subject property. The subject is located in the City of Mesquite similar to all of the sales. However, Sale 5 is adjacent to a golf course with view premiums related to this factor so we have adjusted this sale downward.

Size

The adjustment for size generally reflects the inverse relationship between unit price and lot size. Smaller lots tend to sell for higher unit prices than larger lots, and vice versa. All of the sales are smaller than the subject property but for larger sites with irregular topography it is difficult to determine the actual usable area. We have adjusted all of the sales downward for size.

Public Utilities

The availability of public utilities has a significant impact on the value of a property. Municipal utility providers often, but not always, provide utilities such as gas, water, electric, sewer, and telephone. It is therefore important to understand any differences that may exist in the availability of public utilities to the subject property and its comparables. The subject is raw land in an area that has utilities around the perimeter but no onsite utilities or infrastructure. Sales 1, 3, 4 and 5 are similar to the subject in this regard. Sale 2 has perimeter roads and offsites

in place and Sale 6 has both offsite and some onsite improvements. These sales have been adjusted downward for this factor.

Utility

The subject parcel is adequately shaped to accommodate a variety of projects but has very irregular topography similar to Sales 1, 3, 4 and 5. Sales 2 and 6 are level which results in superior utility with a higher usable area and density. Therefore, Sales 2 and 6 have been adjusted downward for utility.

Conclusion of Site Values

The adjustments applied to the comparable sales in the Land Sale Adjustment Chart reflect what we determined is appropriate in the marketplace. Despite the subjectivity, the adjustments were considered reasonable and were applied consistently.

After a thorough analysis, the comparable land sales reflect adjusted unit values ranging from \$14,316 per acre to \$27,272 per acre with an average of \$22,249 per acre.

We placed significant emphasis on Sales 3 and 4 which are larger sites with similar topography. The average of these 2 sales is \$18,270 per acre. We have also considered the average adjusted price of \$22,500 per acre and Sale 1 which was the most recent transaction. For the entire 351 acre parcel and the 318 acre portion being considered for the residential project, we have concluded at \$20,000 per acre.

Below are the concluded values via the Sales Comparison Approach:

AS IS LAND VALUE CONCLUSION 351 ACRES	Price Per Acre
Indicated Value	\$20,000
Per Acre	x 351.00
Indicated Value	\$7,020,000
Rounded to nearest \$10,000	\$7,020,000
\$/Acre Basis	\$20,000
LAND VALUE CONCLUSION \$/Acre Basis	\$7,020,000 \$20,000

Compiled by Cushman & Wakefield of Nevada, Inc.

AS IS LAND VALUE CONCLUSION 318 ACRES	Price Per Acre
Indicated Value	\$20,000
Per Acre	x 318.00
Indicated Value	\$6,360,000
Rounded to the nearest \$10,000	\$6,360,000
\$/Acre Basis	\$20,000
LAND VALUE CONCLUSION	\$6,360,000
\$/Acre Basis	\$20,000

Compiled by Cushman & Wakefield of Nevada, Inc.

For the 33 acre parcel alone, we have considered the same sales comparables with different size adjustments as summarized below.

SMALLER SITE LAND ADJUSTMENT GRID											
		Econom	ic Adjustme	nts (Cumula	Property Characteristic Adjustments (Additive)						
No.	Price Per Acre & Date	Property Rights Conveyed	Conditions of Sale	Financing	Market ⁽¹⁾ Conditions	PSF Land Subtotal	Location	Size	Public Utilities	Utility ⁽²⁾	Adj. Price Per Acre
1	\$31,472	Fee Simple	Arm's-Length	None	Inferior	\$0.73	Similar	Similar	Similar	Similar	\$31,607
	2/22	0.0%	0.0%	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
2	\$41,332	Fee Simple	Arm's-Length	None	Inferior	\$0.97	Similar	Similar	Superior	Superior	\$27,439
	10/21	0.0%	0.0%	0.0%	2.1%	2.1%	0.0%	0.0%	-10.0%	-25.0%	-35.0%
3	\$14,662	Fee Simple	Arm's-Length	None	Inferior	\$0.35	Similar	Larger	Similar	Similar	\$16,576
	9/21	0.0%	0.0%	0.0%	2.8%	2.8%	0.0%	10.0%	0.0%	0.0%	10.0%
4	\$24,002	Fee Simple	Arm's-Length	None	Inferior	\$0.57	Similar	Larger	Similar	Similar	\$25,927
	9/21	0.0%	0.0%	0.0%	2.9%	2.9%	0.0%	5.0%	0.0%	0.0%	5.0%
5	\$40,387	Fee Simple	Arm's-Length	None	Inferior	\$0.97	Superior	Smaller	Similar	Similar	\$31,750
	4/21	0.0%	0.0%	0.0%	4.8%	4.8%	-20.0%	-5.0%	0.0%	0.0%	-25.0%
6	\$56,615	Fee Simple	Arm's-Length	None	Inferior	\$1.39	Similar	Larger	Superior	Superior	\$36,363
	12/19	0.0%	0.0%	0.0%	7.0%	7.0%	0.0%	5.0%	-20.0%	-25.0%	-40.0%
	\$14,662	- Low									\$16,576
	\$56,615	- High									\$36,363
	\$34,745	- Average									\$28,277

Compiled by Cushman & Wakefield of Nevada, Inc.

(1) Market Conditions Adjustment Footnote
See Variable Grow th Rate Assumptions Table
Date of Value (for adjustment calculations): 5/6/22

(2) Utility Footnote

Utility includes shape, access, frontage, topography and visibility.

Greatest consideration is given to Sale 1 as the most recent sale, that is similar in size with comparable topography issues as well as the average indicated price to concluded at a value for this site alone of \$30,000 per acre.

Below is the value via the Sales Comparison Approach:

	Price Per
AS IS LAND VALUE CONCLUSION - 33 ACRES	Acre
Indicated Value	\$30,000
Per Acre	x 33.00
Indicated Value	\$990,000
Rounded to nearest \$10,000	\$990,000
\$/Acre Basis	\$30,000
LAND VALUE CONCLUSION	\$990,000
\$/Acre Basis	\$30,000

Compiled by Cushman & Wakefield of Nevada, Inc.

Reconciliation and Final Value Opinion

Valuation Methodology Review and Reconciliation

This appraisal employs only the Sales Comparison Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that this approach would be considered necessary and applicable for market participants. The approach indicated the following:

FINAL VALUE RECONCILIATION						
	Market Value As Is 351 Acres	Per Acre	Market Value As Is 318 Acres	Per Acre	Market Value As Is 33 Acres	Per Acre
Date of Value	May 6, 2022		May 6, 2022		May 6, 2022	
Land Valuation						
Land Value	\$7,020,000		\$6,360,000		\$990,000	
Final Value Conclusion	\$7,020,000	\$20,000	\$6,360,000	\$20,000	\$990,000	\$30,000
Compiled by Cushman & Wakefield of Nevada, Inc.						

We gave sole weight to the Sales Comparison Approach because this mirrors the methodology used by purchasers of this property type.

Value Conclusions			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As Is 351 Acres	Fee Simple	May 6, 2022	\$7,020,000
Market Value As Is 318 Acres	Fee Simple	May 6, 2022	\$6,360,000
Market Value As Is 33 Acres	Fee Simple	May 6, 2022	\$990,000

Compiled by Cushman & Wakefield of Nevada, Inc.

Extraordinary Assumptions

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions. The use of extraordinary assumptions, if any, might have affected the assignment results.

We requested but have not been provided with a soil report or title report. We have assumed that the site has no environmental, soil or title issues that would prevent development. The subject is a portion of a larger parcel in a master plan with a variety of zoning designations. We requested but were not provided with a site survey. There is no approved site plan or zone change requests. We have included an extraordinary assumption that the site size in the letter of intent is accurate and the proposed use for residential development would be approved.

Hypothetical Conditions

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions. The use of hypothetical conditions, if any, might have affected the assignment results.

This appraisal does not employ any hypothetical conditions.

Exposure Time and Marketing Time

Based on our review of national investor surveys, discussions with market participants and information gathered during the sales verification process, a reasonable exposure time for the subject property at the value concluded within this report would have been approximately six-twelve (6-12) months. This assumes an active and professional marketing plan would have been employed by the current owner.

We believe, based on the assumptions employed in our analysis, as well as our selection of investment parameters for the subject, that our value conclusion represents a price achievable within six-twelve (6-12) months.

Assumptions and Limiting Conditions

"Report" means the appraisal or consulting report and conclusions stated therein, to which these Assumptions and Limiting Conditions are annexed.

"Property" means the subject of the Report.

"Cushman & Wakefield" means Cushman & Wakefield, Inc. or its subsidiary that issued the Report.

"Appraiser(s)" means the employee(s) of Cushman & Wakefield who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

- No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are
 legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property
 is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated.
 No survey of the Property was undertaken.
- The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of such information. Neither the Appraiser nor Cushman & Wakefield shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any authorized user of the Report is obligated to bring to the attention of Cushman & Wakefield any inaccuracies or errors that it believes are contained in the Report.
- The opinions are only as of the date stated in the Report. Changes since that date in external and market factors or in the Property itself can significantly affect the conclusions in the Report.
- The Report is to be used in whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of Cushman & Wakefield is prohibited. Reference to the Appraisal Institute or to the MAI designation is prohibited. Except as may be otherwise stated in the letter of engagement, the Report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. No part of the Report shall be conveyed to the public through advertising, or used in any sales, promotion, offering or SEC material without Cushman & Wakefield's prior written consent. Any authorized user(s) of this Report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by Cushman & Wakefield in writing to use or rely thereon, hereby agrees to indemnify and hold Cushman & Wakefield, its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the Report by any such unauthorized person(s) or entity(ies).
- Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.
- The Report assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the Report is based.
- The physical condition of the improvements considered by the Report is based on visual inspection by the Appraiser or other person identified in the Report. Cushman & Wakefield assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.
- The forecasted potential gross income referred to in the Report may be based on lease summaries provided by the owner
 or third parties. The Report assumes no responsibility for the authenticity or completeness of lease information provided by
 others. Cushman & Wakefield recommends that legal advice be obtained regarding the interpretation of lease provisions
 and the contractual rights of parties.

- The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. The Appraiser and Cushman & Wakefield make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses, and supply and demand.
- Unless otherwise stated in the Report, the existence of potentially hazardous or toxic materials that may have been used
 in the construction or maintenance of the improvements or may be located at or about the Property was not considered in
 arriving at the opinion of value. These materials (such as formaldehyde foam insulation, asbestos insulation and other
 potentially hazardous materials) may adversely affect the value of the Property. The Appraisers are not qualified to detect
 such substances. Cushman & Wakefield recommends that an environmental expert be employed to determine the impact
 of these matters on the opinion of value.
- Unless otherwise stated in the Report, compliance with the requirements of the Americans with Disabilities Act of 1990
 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may
 adversely affect the value of the Property. Cushman & Wakefield recommends that an expert in this field be employed to
 determine the compliance of the Property with the requirements of the ADA and the impact of these matters on the opinion
 of value.
- If the Report is submitted to a lender or investor with the prior approval of Cushman & Wakefield, such party should consider
 this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall
 investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and
 Hypothetical Conditions and the Assumptions and Limiting Conditions incorporated in this Report.
- In the event of a claim against Cushman & Wakefield or its affiliates or their respective officers or employees or the
 Appraisers in connection with or in any way relating to this Report or this engagement, the maximum damages recoverable
 shall be the amount of the monies actually collected by Cushman & Wakefield or its affiliates for this Report and under no
 circumstances shall any claim for consequential damages be made.
- If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed referred to or
 included for informational purposes only and Cushman & Wakefield, its employees and the Appraiser have no liability to
 such recipients. Cushman & Wakefield disclaims any and all liability to any party other than the party that retained Cushman
 & Wakefield to prepare the Report.
- Unless otherwise noted, we were not given a soil report to review. However, we assume that the soil's load-bearing capacity
 is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our
 physical inspection of the property. Drainage appears to be adequate.
- Unless otherwise noted, we were not given a title report to review. We do not know of any easements, encroachments, or
 restrictions that would adversely affect the site's use. However, we recommend a title search to determine whether any
 adverse conditions exist.
- Unless otherwise noted, we were not given a wetlands survey to review. If subsequent engineering data reveal the presence
 of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a professional engineer
 with expertise in this field.
- Unless otherwise noted, we observed no evidence of toxic or hazardous substances during our inspection of the site.
 However, we are not trained to perform technical environmental inspections and recommend the hiring of a professional engineer with expertise in this field.
- Unless otherwise noted, we did not inspect the roof nor did we make a detailed inspection of the mechanical systems. The
 appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is
 urged to retain an expert in this field if detailed information is needed.
- By use of this Report each party that uses this Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- · Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined
 value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated
 result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- C&W has undertaken to complete this report without regard to race, color, religion, national origin, sex, marital status, or any other prohibited basis, and it is not intended to contain references that could be regarded as discriminatory.
- Petra Latch, MAI did make a personal inspection of the property that is the subject of this report.
- Petra Latch, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period
 immediately preceding acceptance of this assignment.
- No one provided significant real property appraisal assistance to the persons signing this report.
- As of the date of this report, Petra Latch, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Petra Latch, MAI Executive Director

Nevada Certified General Appraiser

License No. A.0004239-CG petra.latch@cushwake.com

702-605-1561 Office Direct

Addenda Contents

Addendum A: Glossary of Terms & Definitions

Addendum B: Engagement Letter

Addendum C: Comparable Land Sale Data Sheets

Addendum D: Clark County Assessor and Treasurer Data

Addendum E: Qualifications of the Appraiser

Addendum A: Glossary of Terms & Definitions

The following definitions of pertinent terms are taken from *The Dictionary of Real Estate Appraisal*, Sixth Edition (2015), published by the Appraisal Institute, Chicago, IL, as well as other sources.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Proposed Interagency Appraisal and Evaluation Guidelines, OCC-4810-33-P 20%)

Band of Investment

A technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment.

Cash Equivalency

An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash.

Depreciation

1. In appraising, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. 2. In accounting, an allowance made against the loss in value of an asset for a defined purpose and computed using a specified method.

Disposition Value

The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- Consummation of a sale will occur within a limited future marketing period specified by the client.
- The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- The buyer and seller is each acting prudently and knowledgeably.
- The seller is under compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider their best interest.
- An adequate marketing effort will be made in the limited time allowed for the completion of a sale.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone
 associated with the sale.

Note that this definition differs from the definition of market value. The most notable difference relates to the motivation of the seller. In the case of Disposition value, the seller would be acting under compulsion within a limited future marketing period.

Ellwood Formula

A yield capitalization method that provides a formulaic solution for developing a capitalization rate for various combinations of equity yields and mortgage terms. The formula is applicable only to properties with stable or stabilized income streams and properties with income streams expected to change according to the J- or K-factor pattern. The formula is

 $\mathsf{RO} = \left[\mathsf{YE} - \mathsf{M} \; (\mathsf{YE} + \mathsf{P} \; \mathsf{1/Sn} \neg - \mathsf{RM}) - \Delta \mathsf{O} \; \mathsf{1/S} \; \mathsf{n} \neg \right] / \left[\mathsf{1} + \Delta \mathsf{I} \; \mathsf{J}\right]$

where

RO = Overall Capitalization Rate

YE = Equity Yield Rate

M = Loan-to-Value Ratio

P = Percentage of Loan Paid Off

1/S n¬ = Sinking Fund Factor at the Equity Yield Rate

RM =Mortgage Capitalization Rate

ΔO = Change in Total Property Value

ΔI = Total Ratio Change in Income

J = J Factor

Also called mortgage-equity formula.

Exposure Time

1. The time a property remains on the market. 2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. See also marketing time.

Extraordinary Assumption

An assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Highest and Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

Hypothetical Conditions

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property, or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Insurable Replacement Cost/Insurable Value

A type of value for insurance purposes.

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease)

Leasehold Interest

The tenant's possessory interest created by a lease. See also negative leasehold; positive leasehold.

Liquidation Value

The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- Consummation of a sale will occur within a severely limited future marketing period specified by the client.
- The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- The buyer is acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- The buyer is acting in what he or she considers his or her best interest.
- A limited marketing effort and time will be allowed for the completion of a sale.
- · Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone
 associated with the sale.

Note that this definition differs from the definition of market value. The most notable difference relates to the motivation of the seller. Under market value, the seller would be acting in his or her own best interests. The seller would be acting prudently and knowledgeably, assuming the price is not affected by undue stimulus or atypical motivation. In the case of liquidation value, the seller would be acting under extreme compulsion within a severely limited future marketing period.

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Market Value

As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) See also exposure time.

Mortgage-Equity Analysis

Capitalization and investment analysis procedures that recognize how mortgage terms and equity requirements affect the value of income-producing property.

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Prospective Value upon Reaching Stabilized Occupancy

The value of a property as of a point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long-term occupancy. At such point, all capital outlays for tenant improvements, leasing commissions, marketing costs and other carrying charges are assumed to have been incurred.

¹ "Interagency Appraisal and Evaluation Guidelines." Federal Register 75:237 (December 10, 2010) p. 77472.

Special, Unusual, or Extraordinary Assumptions

Before completing the acquisition of a property, a prudent purchaser in the market typically exercises due diligence by making customary enquiries about the property. It is normal for a Valuer to make assumptions as to the most likely outcome of this due diligence process and to rely on actual information regarding such matters as provided by the client. Special, unusual, or extraordinary assumptions may be any additional assumptions relating to matters covered in the due diligence process, or may relate to other issues, such as the identity of the purchaser, the physical state of the property, the presence of environmental pollutants (e.g., ground water contamination), or the ability to redevelop the property.

Addendum B: Engagement Letter

John C. Kirby, MAI Market Lead



April 12, 2022

Martine Green
Deputy City Manager
CITY OF MESQUITE
10 East Mesquite Blvd.
Mesquite, NV 89027

Re: Two Separate Vacant Land Properties Located in Mesquite, NV

Dear Martine:

Thank you for requesting our proposal for appraisal services. This proposal letter will become, upon your acceptance, our letter of engagement to provide the services outlined herein.

TERMS OF ENGAGEMENT

I. PROBLEM IDENTIFICATION

The Parties to This Agreement: Cushman & Wakefield of Arizona ("C&W") and CITY OF MESQUITE

(the "Client").

Intended Users: The appraisal will be prepared for the Client and is intended only

for the use specified below. The Client agrees that there are no

other Intended Users.

Intended Use: Internal review by the Client.

Type of Opinion and Rights Market value of the Fee Simple Interest

Appraised:

Date of Value:

Date of inspection

Subject of the Assignment and Relevant Characteristics: The subject's include two separate properties located in Mesquite, Nevada.

Property A – will include approximately 300± acres of a larger 492± acres owned by the City (APN No. 002-12-301-009). The actual configuration and acreage will be provided by the Client.

Property B – will include two non-contiguous parcels totaling 58.72 acres located just off Isaac Newton Drive. The actual location and configuration will be provided by the Client.

Martine Green CITY OF MESQUITE April 12, 2022 Page 2

Assignment Conditions:

The assignment will incorporate any extraordinary and/or

hypothetical conditions as deemed necessary.

II. ANTICIPATED SCOPE OF WORK

USPAP Compliance:

C&W will develop an appraisal in accordance with USPAP and the Code of Ethics and Certification Standards of the Appraisal

General Scope of Work:

- Property Inspection to the extent necessary to adequately identify the real estate
- Research relevant market data, in terms of quantity, quality, and geographic comparability, to the extent necessary to produce credible appraisal results
- Consider and develop those approaches relevant and applicable to the appraisal problem. Based on our discussions with the Client, we anticipate developing the following valuation approaches:
- Sales Comparison Approach

III. REPORTING AND DISCLOSURE

Scope of Work Disclosure:

The actual Scope of Work will be reported within the report.

Reporting Option:

The appraisal will be communicated in two separate Appraisal

Reports.

IV. FEE, EXPENSES AND OTHER TERMS OF ENGAGEMENT

Fee:

- Parcel A

- Parcel B

All invoices are due upon receipt. The Client shall be solely responsible for C&W's fees and expenses hereunder. Acknowledgement of this obligation is made by the countersignature to this agreement by an authorized representative of the Client.

Additional Expenses: Fee quoted is inclusive of expenses related to the preparation of

the report.

Retainer: A retainer is not required for this assignment in order to

commence work.

Report Copies: The final report will be delivered in electronic format. Up to three

hard copies will be provided upon request.

Start Date: The appraisal process will initiate upon receipt of signed

agreement, applicable retainer, and the receipt of the property-

specific data.

Acceptance Date: This proposal is subject to withdrawal if the engagement letter is

not executed by the Client within four (4) business days.

Martine Green CITY OF MESQUITE April 12, 2022 Page 3

Final Report Delivery:

Within 4.5 weeks of receipt of your written authorization to proceed, assuming prompt receipt of necessary property information. Payment of the fee shall be due and payable upon delivery of the report.

Changes to Agreement:

The identity of the Client, Intended User(s) identified herein, or Intended Use identified herein; the date of value; type of value or interest appraised; or property appraised cannot be changed without a new agreement.

Prior Services Disclosure:

USPAP requires disclosure of prior services performed by the individual appraiser within the three years prior to this assignment. The undersigned appraiser(s) has not provided prior services within the designated time frame.

Future Marketing Disclosure:

Unless otherwise directed, at the conclusion of this engagement, we may disclose that we have appraised the subject property in future marketing documents and materials.

Conflicts of Interest:

C&W adheres to a strict internal conflict of interest policy. If we discover in the preparation of our appraisal a conflict with this assignment, we reserve the right to withdraw from the assignment without penalty.

Cancellation of Engagement:

Client may cancel this agreement at any time prior to C&W's delivery of the appraisal report upon written notification to C&W. Client shall pay C&W for work completed on the assignment prior to C&W's receipt of written cancellation notice, unless otherwise agreed upon by C&W and Client in writing.

Withdrawal of Appraiser Prior to Completion of Assignment:

C&W may withdraw without penalty or liability from the assignment(s) contemplated under this agreement before completion or reporting of the appraisal in the event that C&W determines, at C&W's sole discretion, that insufficient information was provided to C&W prior to the engagement, that Client or other parties have not or cannot provide C&W with documentation or information necessary to C&W's analysis or reporting, that conditions of the subject property render the original scope of work inappropriate, or that the Client has not complied with its payment obligations under this agreement. C&W shall notify the Client of such withdrawal in writing.

Further Conditions of Engagement:

The Conditions of Engagement attached hereto are incorporated herein and are part of this letter of engagement.

Martine Green CITY OF MESQUITE April 12, 2022 Page 4

Thank you for calling on us to render these services and we look forward to working with you.

Sincerely,

CUSHMAN & WAKEFIELD OF ARIZONA, INC.

John C. Kirby, MAI Managing Director

South Central Region - TX, AZ, NM, OK, AR, LA

CC:

AGREED:

CLIENT: CITY OF MESQUITE

By:

Martine Green

Title:

Deputy City Manager

E-mail Address:

mgreen@mesquiteenv.gov

Phone Number:

phone 702.346.5295; cell 702.375.5784

Information Needed to Complete the Assignment

We understand that you will provide the following information for our review, if available.

Physical Information

- Plot plan/survey and legal description
- Building plans/leasing plan/stacking plan
- Property Conditions Assessment Report
- Original construction and site acquisition costs
- Cost of any major expansions, modifications or repairs incurred over the past three years/capital expense budget
- On Site Contact—name and phone number—for property inspection

Financial Information

- Income & Expense Statements for three previous years plus year-to-date
- · Pro forma operating budgets
- Most recent real estate tax bill or statement
- Argus diskette or other financial modeling file
- Sales history of the subject property over the past three years at a minimum.

Supporting Documentation

- Leases and/or detailed Lease Abstracts
- Detailed Rent Roll including:
 - Commencement and Expiration Dates and options to renew
 - Leased Area
 - Base Rent and contractual increases (CPI, fixed steps, etc.)
 - Expense Recapture or Pass-through provisions including applicable base year amounts
 - Overage or Percentage Rent breakpoints and percentages, as applicable
 - Tenant Improvement (TI)costs
 - Concessions (free rent, other)
- Summary of recently negotiated unexecuted leases or letters of intent
- Delinquency report identifying tenants in arrears or in default

Other Documentation

- Copy of your guidelines or instructions to appraisers/consultants
- Supplemental Standards, if applicable (applies only to government agencies, government sponsored entities, other entities that establish public policy)
- Additional Information to be considered in the appraisal

Note: Please advise if, to your knowledge, C&W is representing the Client or the subject property in any other capacity (i.e., leasing, sale, financing, property management, etc.)

CONDITIONS OF ENGAGEMENT

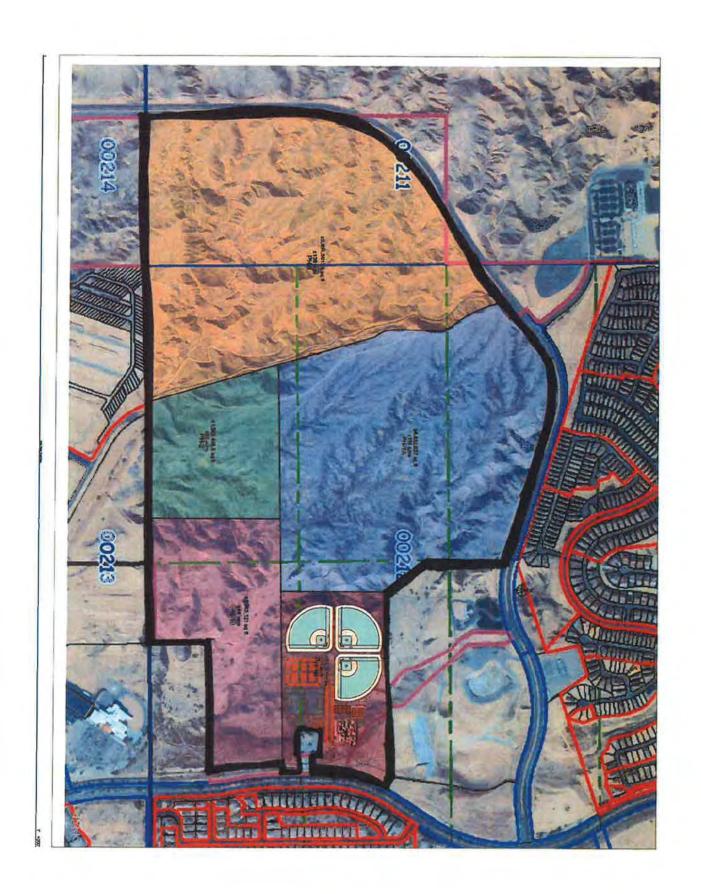
- Each Intended User identified herein should consider the appraisal as only one factor together with its independent investment considerations and underwriting criteria in its overall investment decision. The appraisal cannot be used by any party or for any purpose other than the Intended User(s) identified herein for the Intended Use described herein.
- 2) Unless identified expressly in this agreement, there are no third-party beneficiaries of agreement pertaining to the appraisal, and no other person or entity shall have any right, benefit or interest under 8) such agreement. The identification of a party as an intended user of the appraisal does not mean that the party is a third-party beneficiary of the agreement.
- 3) The appraisal report will be subject to our standard Assumptions and Limiting Conditions, which will be incorporated into the appraisal. All users of the appraisal report are specifically cautioned to understand the standard Assumptions and Limiting Conditions as well as any Extraordinary Assumptions and Hypothetical Conditions which may be employed by the appraiser and incorporated into the appraisal.
- 4) C&W shall have the right to utilize its affiliates in the performance of its services, provided that they comply with the obligations of C&W pursuant to this engagement.
- The appraisal report or our name may not be used in any offering memoranda or other investment material without the prior written consent of C&W, which may be given at the sole discretion of C&W. Any such consent, if given, shall be conditioned upon our receipt of an indemnification agreement from a party satisfactory to us and in a form satisfactory to us. Furthermore, Client agrees to pay the fees of C&W's legal counsel for the review of the material which is the subject of the requested consent. C&W disclaims any and all liability with regard to the appraisal prepared pursuant to the engagement to any party other than the Intended User(s). Under no circumstances will C&W consent to the quote, reference or inclusion of the appraisal in connection with crowd funding activities. Further, crowd funding investors are specifically excluded from any class of Intended Users.
- 6) In the event the Client provides a copy of the appraisal to, or permits reliance thereon by, any party not identified herein as an Intended User, Client hereby agrees to indemnify and hold C&W, its affiliates and the respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal by any such party.
- 7) The balance of the fee for the appraisal will be due upon delivery of a report. Payment of the fee is not contingent on the appraised value, a loan closing, or any other prearranged condition. Additional fees will

- be charged on an hourly basis for any work, which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party, which exceed the time allotted by C&W for an assignment of this nature. If we are requested to stop working on this assignment, for any reason, prior to our completion of the appraisal, C&W will be entitled to bill the Client for the time expended to date at C&W's hourly rates for the personnel involved.
- If C&W or any of its affiliates or any of their respective employees receives a subpoena or other judicial command to produce documents or to provide testimony involving this assignment in connection with a lawsuit or proceeding, C&W will use reasonable efforts to notify the Client of our receipt of same. However, if C&W or any of its affiliates are not a party to these proceedings, Client agrees to compensate C&W or its affiliate for the professional time and reimburse C&W or its affiliate for the actual expense that it incurs in responding to any such subpoena or judicial command, including attorneys' fees, if any, as they are incurred. C&W or its affiliate will be compensated at the then prevailing hourly rates of the personnel responding to the subpoena or command for testimony.
- By signing this agreement Client expressly agrees that its sole and exclusive remedy for any and all losses or damages relating to this agreement or the appraisal shall be limited to the amount of the appraisal fee paid by the Client. In the event that the Client, or any other party entitled to do so, makes a claim against C&W or any of its affiliates or any of their respective officers or employees in connection with or in any way relating to this engagement or the appraisal, the maximum damages recoverable from C&W or any of its affiliates or their respective officers or employees shall be the amount of the monies actually collected by C&W or any of its affiliates for this assignment and under no circumstances shall any claim for consequential, indirect, special, punitive or liquidated damages be made.
- C&W disclaims any and all liability to any party with regard to the appraisal report other than an Intended User identified herein.
- 11) The fees and expenses shall be due C&W as agreed in this letter. If it becomes necessary to place collection of the fees and expenses due C&W in the hands of a collection agent and/or an attorney (whether or not a legal action is filed) Client agrees to pay all fees and expenses including attorneys' fees incurred by C&W in connection with the collection or attempted collection thereof.
- 12) Unless the time period is shorter under applicable law, any legal action or claim relating to the appraisal or this agreement shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to

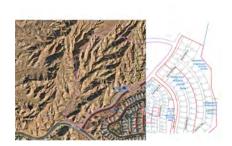
Client of the appraisal report to which the claims or causes of action relate or, in the case of acts or conduct after delivery of the report, two (2) years from the date of the alleged acts or conduct. The time period stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time period stated in this section shall apply to all non-criminal claims or causes of action of any type.

- 13) Notwithstanding that C&W may comment on, analyze or assume certain conditions in the appraisal, C&W shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property: (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations and other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise.
- 14) Legal claims or causes of action relating to the appraisal or this agreement are not assignable, except: (i) as the result of a merger, consolidation, sale or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.
- 15) Each party represents and warrants to the other that it, and all persons and entities owning (directly or indirectly) an ownership interest in it: (a) are not, and will not become, a person or entity with whom a party is prohibited from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order or other governmental action; and (b) are not knowingly engaged in, and will not knowingly engage in, any dealings or transactions or be otherwise associated with such persons or entities described in clause (a) above.
- 16) Each party represents and warrants to the other that it (and any party acting on its behalf) has not, in order to enter into this agreement, offered, promised, authorized or made any payments or transfers of anything of value which have the purpose or effect of public or commercial bribery, kickbacks or other unlawful or improper means of doing business ("Prohibited Activity") and will not engage in Prohibited Activity during the term of this agreement. In the event of any violation of this section, the nonoffending party shall be entitled to immediately

terminate this agreement and take such other actions as are permitted or required to be taken under law or in equity.



Addendum C: Comparable Land Sale Data Sheets



Property Name:

Address:
City, State, Zip:

Jurisdiction:
MSA:
Submarket:

Vacant Land

Mesquite NV 89027

Mesquite NV 89027

Clark County

Las Vegas

Property Type: Land
Property Subtype: Commercial
Classification: N/A
ID: 669182

Tax Number(s): 001-04-101-004

PROPERTY INFORMATION			
Site Area (Acres):	33.8400	Public Utilities:	Partially Available
Site Area (Sq.Ft.):	1,474,070	Electricity:	Yes
Zoning:	PUD, Planned Unit Development, Mesquite	Water:	Yes
Utility:	Average	Sewer:	Yes
Access:	Average	Gas:	No
Frontage:	Average	Proposed Use:	N/A
Visibility:	Average	Maximum FAR:	N/A
Shape:	Irregular	Potential Building Area:	N/A
Topography:	Irregular	Potential Units:	N/A
Entitlements:	No		
SALE INFORMATION			
Status:	Closed Sale	OAR:	N/A
Sale Date:	2/2022	NOI:	N/A
Sale Price:	\$1,065,000	Price per Sq.Ft.:	\$0.72
Value Interest:	Fee Simple	Price per Acre:	\$31,472
Grantor:	Mesquite 89 Plus LLC	Price per Potential Building Area:	N/A
Grantee:	Imperial Vistas LLC	Price per Potential Units:	N/A
Financing:	N/A		
Condition of Sale:	N/A		

VERIFICATION COMMENTS

COMPS; Public Records 20220228:03393

COMMENTS

This property is located along the north side of Edgewood Avenue, just northeast of Ivy Lee Crest. The site has sloping and steep topography.



Property Name:
Address:
City, State, Zip:
Jurisdiction:
MSA:
Vacant Land Sale
624 Wingate Drive
Mesquite NV 89027
Clark County
Las Vegas

Submarket: Property Type: Land

Property Subtype: Residential (Single-Family)

Classification: N/A
ID: 669192
Master Plan: N/A
Tract/Plat Map: N/A
Planning Area: N/A

Tax Number(s): 001-05-601-001

SITE INFORMATION						
Gross Site Area (Acres / Sq.Ft.):		21.1700	922,165	Public Utilities:		All Available
Net Residential Area (Acres / Sq.Ft.):		21.1700	922,165	Electricity:		Yes
Zoning:	PUD,PI	anned Unit Deve		Water:		Yes
Utility:			Good	Sewer:		Yes
Access:			Good	Gas:		No
Frontage:			Good	Proposed Use:	Residential-	-Single-Family
Visibility:			Good	Number of Units:		84
Shape:			Irregular Level		0.00	0
Topography: Physical Condition:			Good	Base/Min Lot Size (Acres / Sq.Ft.):	0.00	_
Entitlements:			No	Base/Min Front Foot:		N/A
Premium Potential:			N/A	Base/Min Lot Dimensions (Ft):		N/A
Premium Type:			N/A	Units per Acre (Gross / Net):	3.97	3.97
No. Premium Lots:			N/A	Tax Rate/Special Assessments:		N/A
Lot Premium:			N/A			
IMPROVEMENT INFORMATION						
Product Type:			N/A	HOA Dues (per Month/per Year):	N/A	N/A
Retail Pricing (Min,Avg,Max):	N/A	N/A	N/A	Amenities:		N/A
Home Size (Min,Avg,Max):	N/A	N/A	N/A	Gated:		No
Commercial Space (SqFt):	14/71	IN/A	N/A	School District:		N/A
SALE INFORMATION						
Status:			Closed Sale	Price per Sq.Ft.:		\$0.95
Sale Date:			10/2021	Price per Acre:		\$41,332
DOM / Exposure Time:			430	Price per Unit:		\$10,417
Sale Price:			\$875,000	Cost to Finished Lot (per Unit):		N/A
Grantor:		Hole in	the Rock LIC	Price per Finished Lot:		N/A
Grantee:		Molly V	Series 1 LLC	•		
Financing:		•	N/A	Price per Finished Front Foot:		N/A
Document No:		202	11027:02904	Fees at Permit (per Unit):		N/A
Value Interest:			Fee Simple	Price per Finished Lot (with FAP):		\$10,417
Buyer Intention:			Investor	Retail Price per Finished Lot:		\$10,417
Bulk / Rolling:			N/A	Finished Lot to Home Price Ratio:		N/A
Avg. Takedown Rate per Quarter:			N/A	Finished Lot to Home Price Ratio (with FAP):		N/A
Escalator Amount:			N/A	,		
Rolling Options			N/A			
Ground Lease:			No			

VERIFICATION COMMENTS

COMPS; Public Records

COMMENTS

This property is located on the north side of Kensington Avenue, west of Oasis Boulevard. Some roadways and offsites are in place.



Property Name: Vacant Land Sale

Address: Ivy Lee Crest and Edgewood Ave

City, State, Zip: Mesquite NV 89027
Jurisdiction: Clark County
MSA: Las Vegas

Submarket:

Property Type: Land

Property Subtype: Residential (Single-Family)

Classification: N/A
ID: 669204
Master Plan: N/A
Tract/Plat Map: N/A
Planning Area: N/A

Tax Number(s): 001-04-101-005

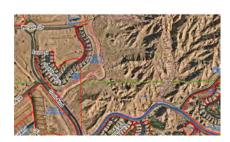
SITE INFORMATION						
Gross Site Area (Acres / Sq.Ft.):	86	.9600	3,787,978	Public Utilities:	Parti	ally Available
Net Residential Area (Acres / Sq.Ft.):	86	.9600	3,787,978	Electricity:		Yes
Zoning:	PUD,Plann	ed Unit Dev	elopment, Mes	Water:		Yes
Utility:			Average	Sewer:		Yes
Access:			Average	Gas:		No
Frontage:			Average		Residential-S	
Visibility:			Average	Proposed Use:	ixesideriliar-c	
Shape:			Irregular	Number of Units:		N/A
Topography:			Irregular	Base/Min Lot Size (Acres / Sq.Ft.):	0.00	0
Physical Condition:			Average	Base/Min Front Foot:		N/A
Entitlements:			No	Base/Min Lot Dimensions (Ft):		N/A
Premium Potential:		•	Above Average	Units per Acre (Gross / Net):	N/A	N/A
Premium Type:			Elevation	Tax Rate/Special Assessments:		N/A
No. Premium Lots:			N/A	'		
Lot Premium: IMPROVEMENT INFORMATION			N/A			
Product Type:			N/A	HOA Dues (per Month/per Year):	N/A	N/A
Retail Pricing (Min,Avg,Max):	N/A	N/A	N/A	Amenities:	14// (N/A
	N/A		N/A	Gated:		No
Home Size (Min,Avg,Max):	IN/A	N/A		School District:		N/A
Commercial Space (SqFt):			N/A			,
SALE INFORMATION Status:			Closed Sale	Drice per Ca Et :		\$0.34
Sale Date:			9/2021	Price per Sq.Ft.:		\$0.34 \$14,662
			9/2021 N/A	Price per Acre:		
DOM / Exposure Time: Sale Price:			\$1.275.000	Price per Unit:		N/A
Grantor:		Maggir	+ , -,	Cost to Finished Lot (per Unit):		N/A
			ite 89 Plus LLC	Price per Finished Lot:		N/A
Grantee:		'	Hiden Hills LLC	Price per Finished Front Foot:		N/A
Financing:		-00	N/A	Fees at Permit (per Unit):		N/A
Document No:		20	210908:02169	Price per Finished Lot (with FAP):		N/A
Value Interest:			Fee Simple	· · · · · · · · · · · · · · · · · · ·		
Buyer Intention:			Investor	Retail Price per Finished Lot:		N/A
Bulk / Rolling:			N/A	Finished Lot to Home Price Ratio:		N/A
Avg. Takedown Rate per Quarter:			N/A	Finished Lot to Home Price Ratio (with FAP):		N/A
Escalator Amount:			N/A			
Rolling Options			N/A			
Ground Lease:			No			

VERIFICATION COMMENTS

COMPS; Public Records

COMMENTS

This property is located in the northeast corner of Ivy Lee Crest and Oasis Boulevard. The site has both rolling and steep topography with no onsite roads or improvements.



Property Name: Vacant Land Sale
Address: 1440 Oasis Boulevard
City, State, Zip: Mesquite NV 89027
Jurisdiction: Clark County
MSA: Las Vegas

Submarket:

Property Type: Land
Property Subtype: N/A
Classification: N/A
ID: 669221

Tax Number(s): 001-04-101-005

PRO	DPE	RTY	INFORMA	TION
	-			

53.1200 **Public Utilities:** Partially Available Site Area (Acres): Site Area (Sq.Ft.): 2,313,907 Electricity: Yes Zoning: PUD, Planned Unit Development, Mesquite Water: Yes Sewer: **Utility:** Average Yes Access: Average Gas: No Proposed Use: Residential-Single-Family Frontage: Average Visibility: Maximum FAR: Average N/A N/A Shape: Irregular Potential Building Area: N/A Topography: Irregular **Potential Units:**

SALE INFORMATION

Entitlements:

Closed Sale OAR: N/A Status: NOI: N/A Sale Date: 9/2021 Sale Price: \$1,275,000 Price per Sq.Ft.: \$0.55 \$24,002 Value Interest: Fee Simple Price per Acre: Grantor: Mesquite 89 Plus LLC Price per Potential Building Area: N/A Hidden Hills LLC Price per Potential Units: N/A Grantee:

Financing: N/A
Condition of Sale: N/A

VERIFICATION COMMENTS

COMPS; Public Records 20210908:02169

COMMENTS

This property is located in the northeast corner of Oasis Boulevard and Ivy Lee Crest. The site has steep and rolling topography with no onsite improvements but is adjacent to existing residential communities.



Property Name: Vacant Land Sale
Address: 475 Horizon Boulevard
City, State, Zip: Mesquite NV 89027
Jurisdiction: Clark County
MSA: Las Vegas

Submarket:
Property Type:
Land
Property Subtype:
N/A

Classification: N/A ID: 669207

Tax Number(s): 001-07-701-014

PROPERTY INFORMATION

Site Area (Acres): 16.2800 **Public Utilities:** Partially Available Site Area (Sq.Ft.): 709,157 Electricity: Yes Zoning: PUD, Planned Unit Development, Mesquite Water: Yes Sewer: **Utility:** Average Yes Access: Average Gas: No Residential-Single-Family Frontage: Average Proposed Use: Visibility: Maximum FAR: Average N/A N/A Shape: Rectangular Potential Building Area: N/A Topography: Irregular **Potential Units:**

SALE INFORMATION

Entitlements:

Closed Sale OAR: N/A Status: NOI: N/A Sale Date: 4/2021 Sale Price: \$657,500 Price per Sq.Ft.: \$0.93 \$40,387 Value Interest: Fee Simple Price per Acre: Grantor: Blvd Horizon Trust Price per Potential Building Area: N/A Hilltop Mesquite LLC Price per Potential Units: N/A Grantee: Financing: N/A

VERIFICATION COMMENTS

COMPS; Public Records 20210414:03379

COMMENTS

Condition of Sale:

This property is located on the west side of Horizon Boulevard, south of Hardy Way. This property has rolling and steep topography with no onsite improvements. However, it is adjacent to a golf course and there are utilities in the area with adjacent residential communities. The plan is to develop single and multi-family units.

N/A



Property Name:
Address:
City, State, Zip:
Jurisdiction:
MSA:
Vacant Land
Kensington Avenue
Mesquite NV 89027
Clark County
Las Vegas

Submarket: Property Type: Land

Property Subtype: Residential (Single-Family)

Classification: N/A
ID: 596300
Master Plan: N/A
Tract/Plat Map: N/A
Planning Area: N/A

Tax Number(s): 001-05-611-002, 003 and 001-05-711-001 thru 050

SITE INFORMATION						
Gross Site Area (Acres / Sq.Ft.):	Į.	50.3400	2,192,810	Public Utilities:	Partia	ally Available
Net Residential Area (Acres / Sq.Ft.):	5	50.3400	2,192,810	Electricity:		Yes
Zoning:	PUD, Pla	anned Unit D	evelopment, Me	Water:		Yes
Utility:			Good	Sewer:		Yes
Access:			Good	Gas:		No
Frontage:			Good	Proposed Use:	Posidontial-9	Single-Family
Visibility:			Good	•	Nesiderillar-C	,
Shape:			Rectangular	Number of Units:	0.00	N/A
Topography:			Level	Base/Min Lot Size (Acres / Sq.Ft.):	0.00	0
Physical Condition:			Good	Base/Min Front Foot:		N/A
Entitlements: Premium Potential:			No N/A	Base/Min Lot Dimensions (Ft):		N/A
			N/A N/A	Units per Acre (Gross / Net):	N/A	N/A
Premium Type: No. Premium Lots:				Tax Rate/Special Assessments:		N/A
Lot Premium:			N/A N/A	·		
IMPROVEMENT INFORMATION			IN/A			
Product Type:			N/A	HOA Dues (per Month/per Year):	N/A	N/A
Retail Pricing (Min,Avg,Max):	N/A	N/A	N/A	Amenities:		N/A
Home Size (Min,Avg,Max):	N/A	N/A	N/A	Gated:		No
Commercial Space (SqFt):	14// (IN/A	N/A	School District:		N/A
SALE INFORMATION			14/7.			
Status:			Closed Sale	Price per Sq.Ft.:		\$1,30
Sale Date:			12/2019	Price per Acre:		\$56,615
DOM / Exposure Time:			N/A	Price per Unit:		N/A
Sale Price:			\$2,850,000	•		
Grantor:	ı	Mesquite 177	Business Trust	Cost to Finished Lot (per Unit):		N/A
Grantee:		nooquito 171	The Hills LLC	Price per Finished Lot:		N/A
Financing:			N/A	Price per Finished Front Foot:		N/A
Document No:		20	0191202:02370	Fees at Permit (per Unit):		N/A
Value Interest:			Fee Simple	Price per Finished Lot (with FAP):		N/A
Buyer Intention:			N/A	Retail Price per Finished Lot:		N/A
Bulk / Rolling:			N/A	Finished Lot to Home Price Ratio:		N/A
Avg. Takedown Rate per Quarter:			N/A			N/A
Escalator Amount:			N/A	Finished Lot to Home Price Ratio (with FAP):		IN/A
Rolling Options			N/A			
Ground Lease:			No			
5.54.14 L0400.			140			

VERIFICATION COMMENTS

COMPS; Public Records

COMMENTS

This property is located in the southwest corner of Kensington Avenue and Oasis Boulevard. The first 43 lots were subdivided and had paved roads, utilities and some curbs and gutters.

Addendum D: Clark County Assessor and Treasurer Data

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	002-12-301-009
OWNER AND MAILING ADDRESS	CITY OF MESQUITE 10 E MESQUITE BLVD
	MESQUITE
	NV 89027-4706
<u>LOCATION ADDRESS</u>	MESQUITE
<u>CITY/UNINCORPORATED TOWN</u>	
ASSESSOR DESCRIPTION	PARCEL MAP FILE 122 PAGE 7
	LOT 1-1
RECORDED DOCUMENT NO.	* <u>20030507:01426</u>
RECORDED DATE	MAY 7 2003
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT				
TAX DISTRICT	901			
APPRAISAL YEAR	2021			
FISCAL YEAR	2022-23			
SUPPLEMENTAL IMPROVEMENT VALUE	0			
INCREMENTAL LAND	0			
INCREMENTAL IMPROVEMENTS	0			

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2021-22	2022-23
LAND	2068206	2068206
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	2068206	2068206
GROSS ASSESSED (SUBTOTAL)	2,068,206	2,068,206
TAXABLE LAND + IMP (SUBTOTAL)	5,909,160	5,909,160
COMMON ELEMENT ALLOCATION	0	0
ASSESSED	555	
TOTAL ASSESSED VALUE	2,068,206	2,068,206
TOTAL TAXABLE VALUE	5,909,160	5,909,160

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION				
ESTIMATED SIZE	492.43 ACRES			
ORIGINAL CONST. YEAR	0			
LAST SALE PRICE				
MONTH/YEAR				

SALE TYPE	
LAND USE	16.000 - VACANT - MIXED ZONING
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCT	JRE					
1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CO	NV	1
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL		NO
3RD FLOOR SQ. FT.		STYLE		SPA		NO
UNFINISHED BASEMENT SQ.	0	BEDROOMS	0	TYPE OF		
FT.				CONSTRU	JCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYI	PE	
BASEMENT GARAGE SQ. FT.	0	•	FIREPLACE		0	•
TOTAL GARAGE SQ. FT.	0				•	

ASSESSOR MAP VIEWING	GUIDELINES
МАР	002123
	In order to view the Assessor map you must have Adobe Reader installed on your computer system.
	If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.
	Adobe Reader'

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.



Briana Johnson, Assessor

PARCEL OWNERSHIP HISTORY

ASSESSOR DESCRIPTION

PARCEL MAP FILE 122 PAGE 7 LOT 1-1

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
002-12-301-009	CITY OF MESQUITE		20030507:01426	5/7/2003	NS	901	492.43 AC	

|--|

Click the following link to view the parcel geneology $\underline{ \text{Parcel Tree} }$

Note: Only documents from September 15, 1999 through present are available for viewing.

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

	(1 003-00-003-025 4-026; V 1940 F NEVADA ON OF VALUE
3. Total Value/Sales Price of Property:	\$10,750,000,00
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value per NRS 375.010, Section 2:	\$10,750,000.00
Real Property Transfer Tax Due:	50.00
If Exemption Claimed a. Transfer Tax Exemption, per NRS 375,090, Section	ion 2
	OM GOVERNMENT ENTITY TO GOVERNMENT
5. Partial Interest: Percentage being transferred: 100%	
The undersigned declares and acknowledges, under penalty of information provided is correct to the best of their information upon to substantiate the information provided herein. Furthern determination of additional tax due, may result in a penalty of	and belief, and can be supported by documentation if called nore, the disallowance of any claimed exemption, or other 10% of the tax due plus interest at 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be joi	ntly and severally liable for any additional amount owed.
Signature AMIA-W SISPAUAL	Capacity DLM Nevada State Office
Signature	Capacity Citylianager
SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
Print Name: USA Bureau of Land Mamt	Print Name: BLM Bryan H. Wortgomory
Address: <u>P.O. BOX</u> 12000	Address:
	City/State/Zip:
Co. Name: Equity Title of Nevada	Esc #.: 3030125
1389 Galleria Drive, Suite 110, , Henderson, NV 89014	
(AS A PUBLIC RECORD THIS	FORM MAY BE RECORDED)



Form 1860-9 (January 1988)

The United States of America

To all to whom these presents shall come, Greeting:



Patent

N-61259 and N-66238

WHEREAS

City of Mesquite, Nevada

is entitled to a land patent pursuant to the Mesquite Lands Act of 1988, Public Law 99-548, as amended by Section 121 of Public Law 104-208, dated September 30, 1996, and as amended by Public Law 106-113, dated November 29, 1999, and Section 209 of the Federal Land Management Act of 1976, (43 U.S.C. 1719), as amended, for the following described land:

Mount Diablo Meridian, Nevada

- T. 13 S., R. 69 E.,
- sec. 25, lots 5, 7, 10, and 13;
- sec. 36, NEV, NYNWY, NYSWYNWY, EYWYSWYSWYNWY, EYSWYSWYNWY, SEYSWYNWY, SEYNWY, SEYNWY,
- T. 13 S., R. 70 E.,
 - sec. 1, lots 5 to 12, inclusive, S1/2NE1/4, S1/2NW1/4, S1/2;
- sec. 11, E%SE%;
- sec. 12;
- sec. 13, W1/2;
- sec. 14, E½NE¼, S½;
- sec. 23, lots 5, 7, 8, and 10, N1/2, W1/2SW1/4, NE1/2SW1/4;
- sec. 24, lot 7, NW1/NW1/4;
- sec. 26, lots 9, 11, and 12;
- sec. 27, lot 4, 6, 12, 14, and 15, N/2NE/4, NW/4, NW/4SW/4;
- sec. 28, lot 1, NE4, W4SE4, NE4SE4;
- sec. 30, lot 11;
- sec. 31, lots 6, 7, 8, 10, 12, 14, and 16, S1/2NE1/4, SE1/4NW1/4, E1/2SW1/4, SE1/4;

- sec. 32, lots 1, 5, 8, and 11, S½NW¼, SW¼;
- sec. 33, lots 3, 5, 7, and 9.
- T. 13 S., R. 71 E.,
- sec. 4, lots 6 to 11, inclusive, SW4NE4, S1/NW4, SW4, W4/SE4;
- sec. 5, lots 5 to 12, inclusive, S1/2NE1/4, S1/2NW1/4, S1/2;
- sec. 6, lots 8 to 15, inclusive, S1/2NE1/4, S1/2NW1/4, S1/2;
- sec. 7, N1/2.

Containing 7,689.59 acres, more or less.

Patent Number

27-2003-0052

N-61259 and N-66238

20030507 .01426ge 2 of 3

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto City of Mesquite, Nevada, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto City of Mesquite, Nevada, its successors and assigns, forever, and

EXCEPTING AND RESERVING TO THE UNITED STATES:

- A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945); and
- 2. All leasable and saleable mineral deposits in the land so patented, and to it, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including all necessary access and exit rights.

SUBJECT TO:

- 1. Valid existing rights:
- Those rights for telephone line and fiber optic cable purposes granted to Rio Virgin Telephone, its successors and assigns, by right-of-way No. N-43027, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
- Those rights for transmission line purposes granted to Overton Power Distribution, its successors and assigns, by right-of-way No. CC-020948, pursuant to the Act of December 21, 1928 (43 U.S.C. 617D) and those rights for power line and access road purposes, by right-of-way No. N-55066, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
- 4. Those rights for municipal well purposes granted to Virgin Valley Water District, its successors and assigns, by right-of-way No. N-60413, and those rights for water storage tanks, access road, pipeline, and power line purposes, by right-of-way N-63356, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
- 5. Those rights for highway purposes granted to State of Nevada, Department of Transportation, its successors and assigns, by right-of-way No. Nev-007490, pursuant to the Act of November 9, 1921 (42 Stat. 0216), those rights for material site purposes by right-of-way Nev-040797, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A)), and those rights for highway purposes by right-of-way Nev-065014, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A)).

Patent Number 7 - 2003 - 0052

N-61259 and N-66238



PURSUANT to the requirements established by Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances had been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

By accepting this patent, the patentee, City of Mesquite, Nevada, agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature. This indemnification and hold harmless agreement includes, but is not limited to: (1) Violations of federal, state, and local laws and regulations that are now, or may in the future become, applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Other releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; off, on, into or under land, property and other interests of the United States; (5) Other activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property and may be enforced by the United States in a court of competent jurisdiction.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the SEVENTH day of May in the year of our Lord TWO THOUSAND and THREE and of the independence of the United States the two hundred and TWENTY-SEVENTH.

[SEAL]

Jim Stobaugh

Lands Team Lead

Natural Resources, Lands, and Planning

Patent Number 27 - 2003 - 0052

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT REQUEST OF: EQUITY TITLE OF NEVADA **95-9**7-2**993** 13:21 SUO PAGE COUNT: OFFICIAL RECORDS BOCK/INSTR: 20030507-01426 17.00 EX1002

Property Account Inquiry - Summary Screen New Search Rate 002-12-301-009 2022 901 2.7737 Parcel ID District Tax Year **UNASSIGNED SITUS MESQUITE** Situs Address: ASSESSOR DESCRIPTION: PARCEL MAP FILE 122 PAGE 7 LOT 1-1 Legal Description: Status: **Property Characteristics Property Values Property Documents** Active 2068206 2003050701426 5/7/2003 Land Tax Cap 7.7 Increase Pct. Taxable Total Assessed Value 2068206 Tax Cap Limit Net Assessed Value 2068206 61783.00 Amount **Exemption Value New** 0 Tax Cap Construction 0.00 Reduction New Construction -0 0-00 Vacant -Supp Value Land Use Mixed Zoning Tax % Exemption Value 2068206 Exemption 100 Percentage Cap Type OTHER Acreage 492,4300 Exemption 57365.83 Amount 60M: City Exemption Municipal Land Type & Pro Role Address Since To Owner CITY OF MESQUITE 10 E MESQUITE BLVD, MESQUITE, NV 89027-4706 UNITED STATES 3/18/2017 Current **Summary** Amount Item \$57,365.83 Taxes as Assessed \$0.00 Less Cap Reduction \$57,365.83 Net Taxes PAST AND CURRENT CHARGES DUE TODAY **Amount Due Today** Tax Year **Charge Category** THERE IS NO PAST OR CURRENT AMOUNT DUE as of 5/5/2022 \$0.00 NEXT INSTALLMENT AMOUNTS Tax Year Charge Category Installment Amount Due THERE IS NO NEXT INSTALLMENT AMOUNT DUE as of 5/5/2022 **TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR** Tax Year **Charge Category** Remaining Balance Due THERE IS NO TOTAL AMOUNT DUE FOR THE ENTIRE TAX YEAR as of 5/5/2022 **PAYMENT HISTORY** Last Payment Amount \$0.00 Last Payment Date Fiscal Tax Year Payments \$0.00 Prior Calendar Year Payments \$0.00 **Current Calendar Year Payments** \$0.00

Addendum E: Qualifications of the Appraiser





Petra Latch, MAI

Executive Director

Valuation & Advisory

Cushman & Wakefield of Nevada, Inc.
Lic #0004239-CG

Professional Expertise

Petra E. Latch, MAI was the owner of Criterion Group before joining Cushman & Wakefield in 2019. She has been in the commercial real estate appraisal field since 1999, providing consultation, appraisals and appraisal related services for a wide variety of commercial real estate related clients.

Ms. Latch's experience is in the appraisal of residential, commercial, industrial, and investment grade properties for financing, sale or purchase, development, negotiation, allocation of purchase price, ad valorem purposes, and internal planning purposes. Property types considered have included vacant land, mixed use retail, strip and neighborhood shopping centers, garden-style and major office projects, light and heavy industrial facilities, hotels, apartment projects, subdivision, mixed used developments, education and research/development projects. Ms. Latch is also available for litigation consultation and going concern values on a project specific basis.

In addition to providing appraisal services, Ms. Latch has been committed to serving in various positions on local Appraisal Institute and real estate industry boards. She taught the real estate valuation course at the UNLV Lee School of Business for 5 years and began service in 2018 on the Clark County Board of Equalization. She is committed to education within the real estate field and is currently developing course content for real estate continuing education credits.

Memberships, Licenses, Professional Affiliations and Education

- MAI Designation, Appraisal Institute Certificate -#12438
- Adviser in Appraisal Institute Candidate Adviser Program
- Past President and VP, Las Vegas Chapter of Appraisal Institute (2013/2014)
- Instructor RE-333, Real Estate Valuation, UNLV Lee Business School 2014 2018
- President, Commercial Alliance of Las Vegas (2021)
- Member of Commercial Alliance of Las Vegas; Treasurer 2019 fiscal year
- Member of CCIM
- CCIM Designation
- Clark County Board of Equalization 2018 to present
- Bachelor of Science, University of St. Francis, Joliet, Illinois
- Associates Degree, University of Nevada Las Vegas

Appraisal and Advanced Education Courses (summary – not inclusive of all education)

Appraisal Principles and Procedures

Standards of Professional Practice - Part A and B

Basic and Advanced Income Capitalization

General and Advanced Applications

Valuation Analysis and Report Writing

Market Analysis and Highest and Best Use

Advanced Sales Comparison and Cost Approaches

Report Writing and Valuation Analysis

Nevada State Law

Fundamentals of Separating Real, Personal Property, and Intangible Assets

Analyzing Distressed Real Estate

Appraising Convenience Stores

Appraising Small Hotel Properties

CCIM - Courses 101-104

NEVADA

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: PETRA E LATCH

Certificate Number: A.0004239-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: June 11, 2020

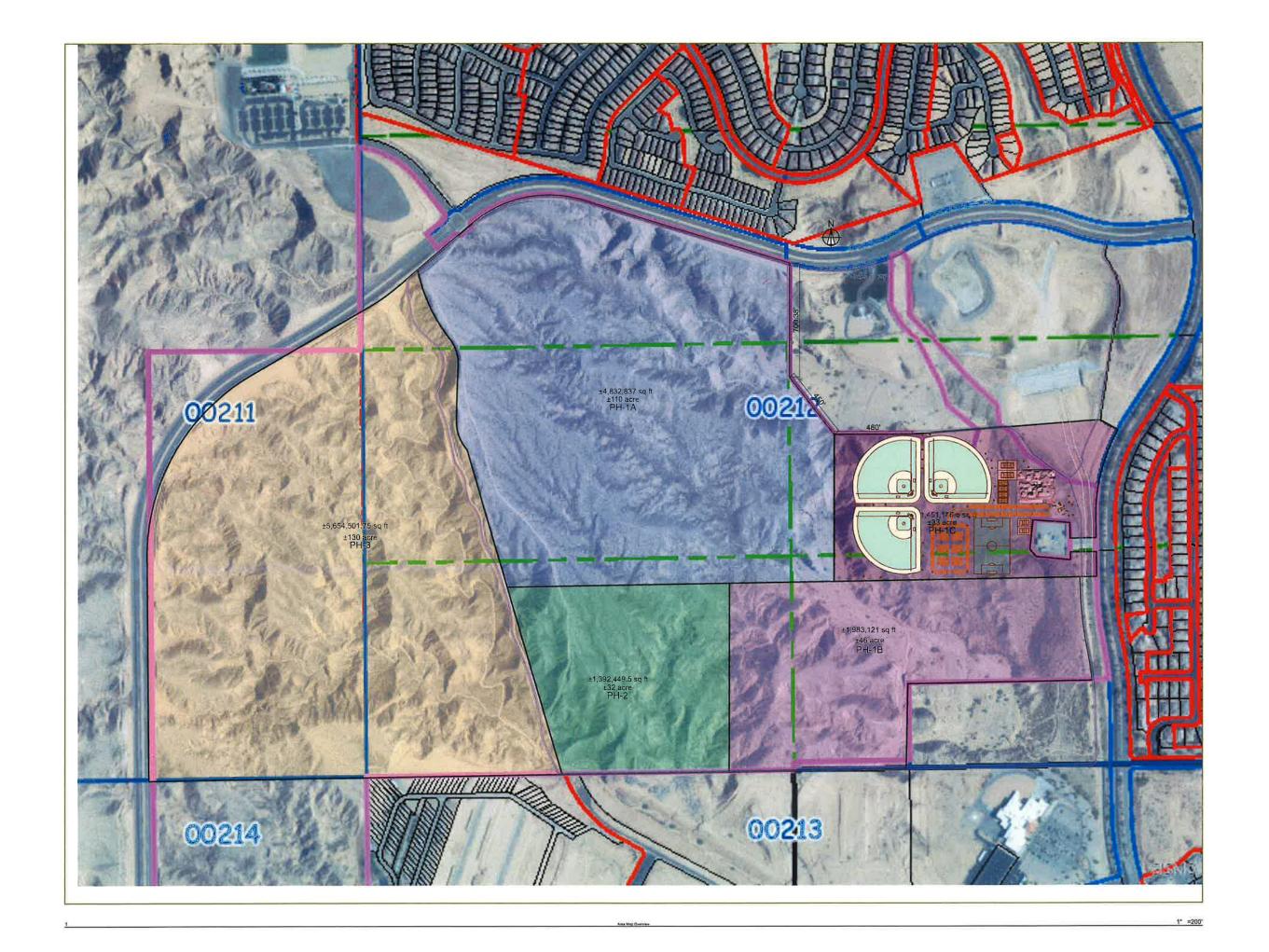
Expire Date: June 30, 2022

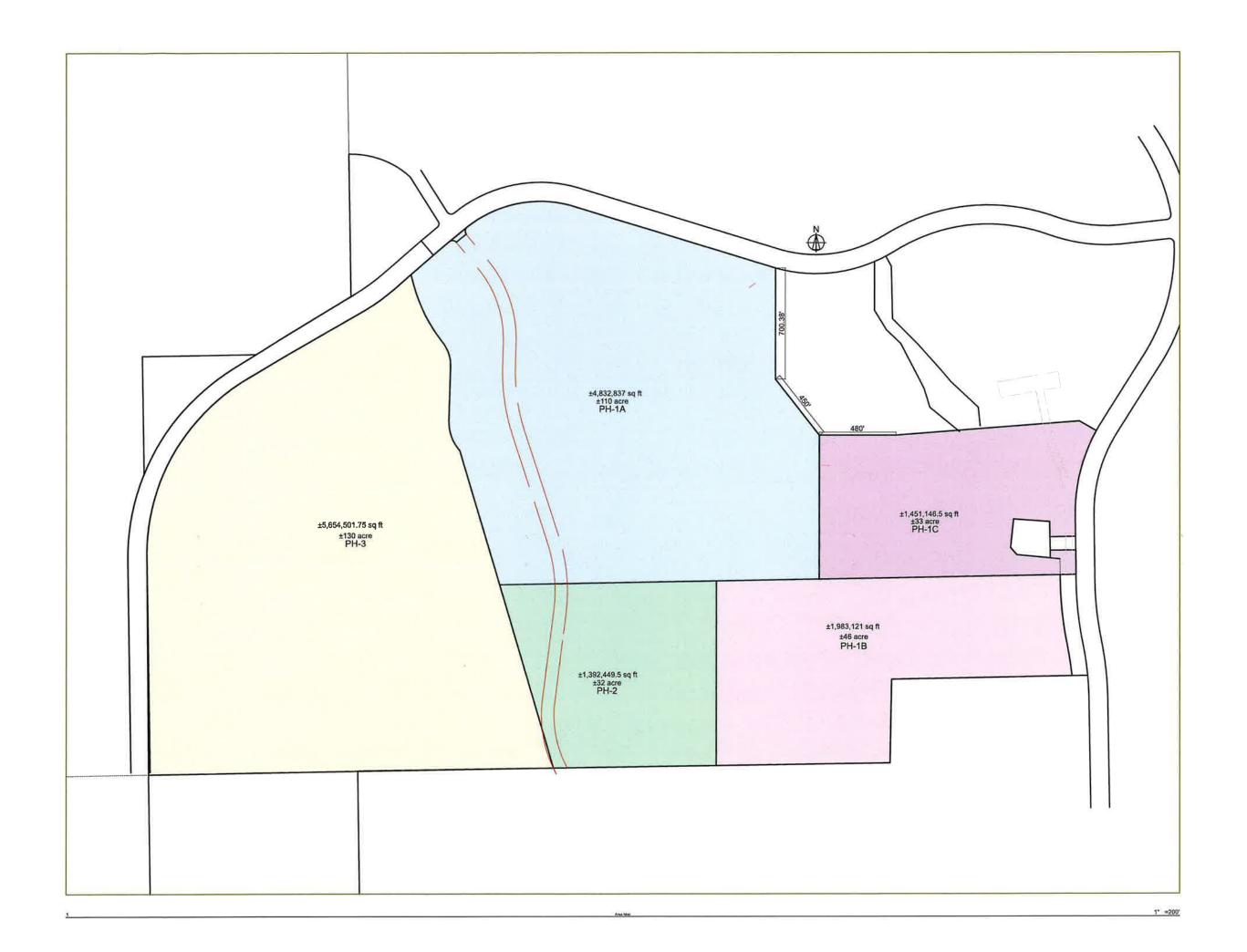
In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: CUSHMAN & WAKEFIELD VALUATION & ADVISORY

6725 VIA AUSTI PKWY STE 275 LAS VEGAS, NV 89119 REAL ESTATE DIVISION

SHARATH CHANDRA Administrator

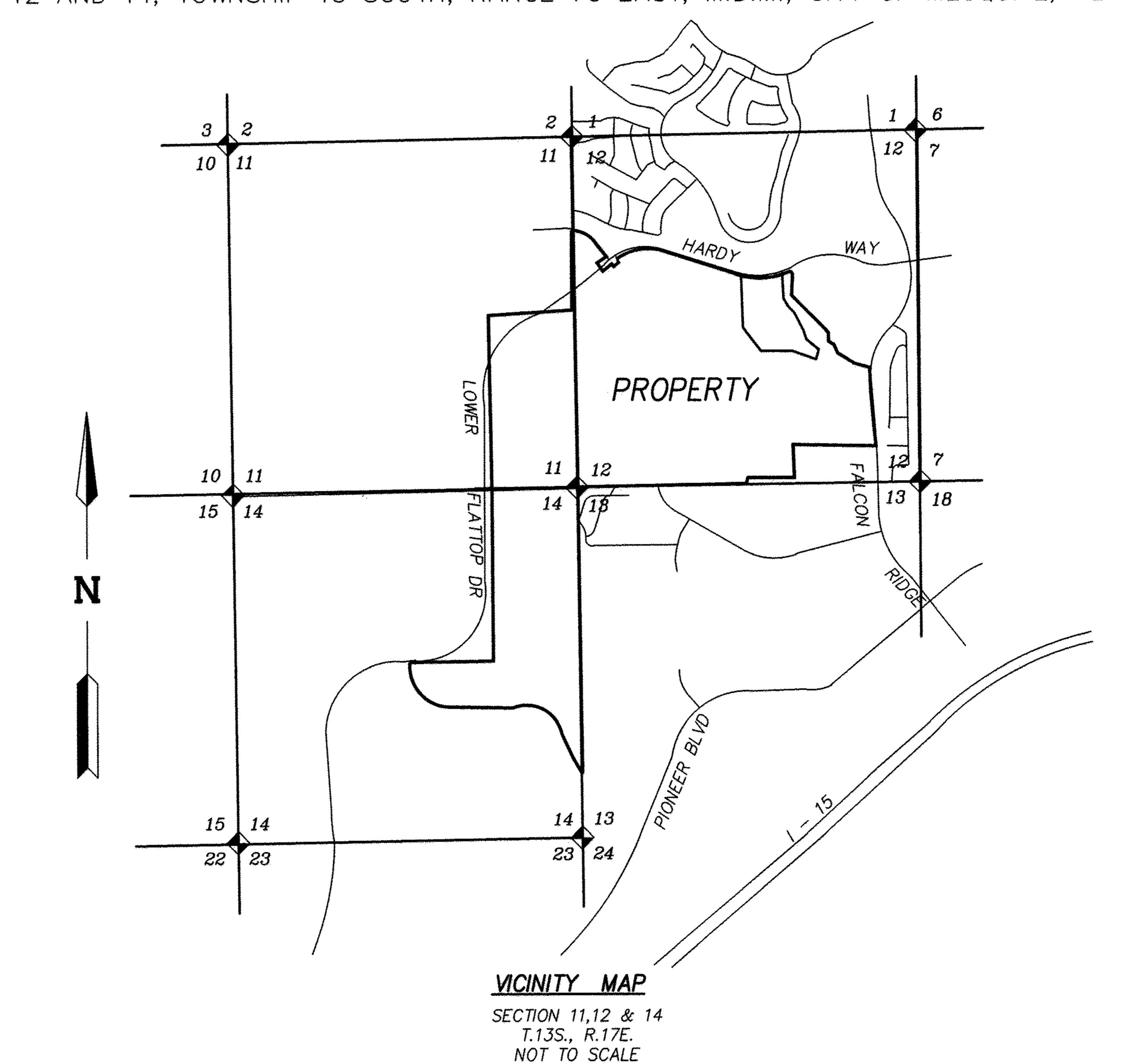




PARCEL MAP

FOR THE CITY OF MESQUITE

A PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 116, PAGE 87 O.R., CLARK COUNTY NEVADA, SITUATED IN SECTIONS
11, 12 AND 14, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M., CITY OF MESQUITE, NEVADA



<u>ACKNOWLEDGEMENT</u>

CITY OF MESQUITE, NEVADA

CITY OF MESQUITE, NEVADA

ROBERT SWEETIN, CITY ATTORNEY

CITY OF MESQUITE, NEVADA

APPROVED AS TO FORM:

Mens

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2 of 7clorus y. 2016
BY ALLAN LITMAN, MAYOR, CITY OF MESQUITE, NEVADA

OWNER'S CERTIFICATE & DEDICATION

I, ALLAN LITMAN, MAYOR OF THE CITY OF MESQUITE, NEVADA, DOES HEREBY CERTIFY THAT BEING THE OWNER

OF THE LAND SHOWN HEREIN, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN AND DO

STREETS, EXCEPT PRIVATE STREETS, AS SHOWN HEREIN TO AND FOR THE USE OF THE PUBLIC. PERMANENT

2-2-17 DATE

2-2-17

HEREBY OFFER AND DEDICATE TO THE CITY OF MESQUITE AND ITS SUCCESSORS AND ASSIGNS ALL PUBLIC

EASEMENTS, IF ANY, AS SHOWN OR NOTED HEREON AND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE

EASEMENTS, (PU&DE), ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBTERRANEAN

2 y wood

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES 6-23-2018

CITY OF MESQUITE DISCLAIMER

THE CITY OF MESQUITE HEREBY DISCLAIMS ANY RESPONSIBILITY AS TO THE ACTUAL FIELD POSITION OF PROPERTY LINES AND MONUMENTATION AS DEPICTED ON THE DOCUMENT

EASEMENTS

ALL PARCELS TO HAVE 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL PARCEL LINES.

REFRENCE DOCUMENTS

SURVEY MISC. MAPS PARCEL MAP, PARCEL MAP, FILE 77, PAGE 37, RECORDED JUNE 30, 1995 FILE 03, PAGE 87, RECORDED MAY 7, 2003 FILE 113, PAGE 93, RECORDED MAY 15, 2007 FILE 116, PAGE 76, RECORDED MAY 28, 2009 FILE 116, PAGE 87, RECORDED JUNE 23, 2009

TRACY E. BECK

Notary Public State of Nevada

No. 14-14272-1

My Appt. Exp. June 23, 2018

BASIS OF BEARINGS

LEGAL DESCRIPTION

M.D.M., CITY OF MESQUITE, CLARK COUNTY, NEVADA

BASIS OF BEARING IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 13 AND THE NORTHWEST CORNER OF SECTIN 13, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP MERGER AND RE SUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, COMMERCIAL SUBDIVISION, PHASE II IN BOOK 137, PAGE 63 OF PLATS. (NO0°50'10"WEST).

BEING ALL OF PARCEL 1 OF THE PARCEL MAP RECORDED IN FILE 116, PAGE 87

OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED

WITHIN SECTIONS 11, 12, AND 14 OF TOWNSHIP 13 SOUTH, RANGE 70 EAST,

THE ABOVE DESCRIBED PARCEL CONTAINS 511.36 ACRES MORE OR LESS

		VIRGIN VALLEY GI	ODETIC CONTROL		
DESCRIPTION	BEARING	GID DISTANCE	GROUND	NORTHING	EASTING
FAA 67LA	<u> </u>			8,232,240.874	336,354.583
	S62°51'23"W	7,463.651 m	24,486.997 ft		
W 1/4 SEC 13				8,228,835.781	329,712.939
	S01'22'22"W	1,863.551 m	6,113.999 ft		
HAFEN				8,226,972.805	329,666.668

PREPARED BY; JAMES TODD STOVALL PLS STOVALL SURVEYING LLC 5840 W. CRAIG ROAD STE 120-346 LAS VEGAS, NV 89130 (702)419-3432

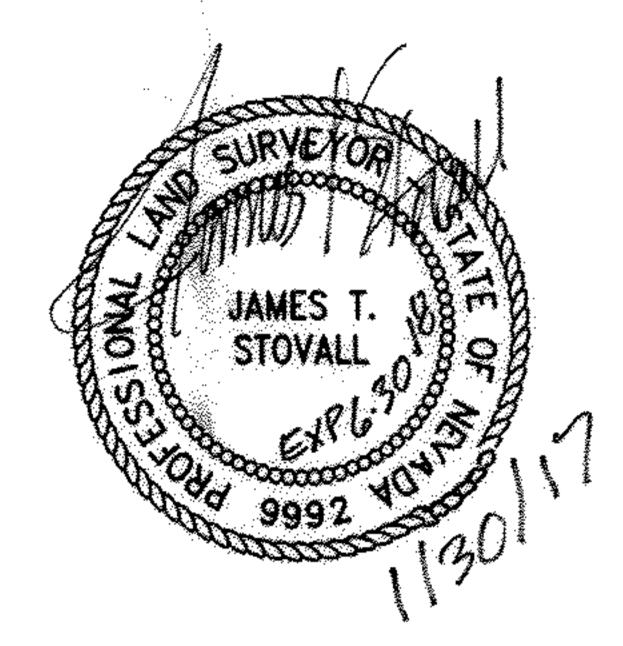


SURVEYOR'S CERTIFICATE

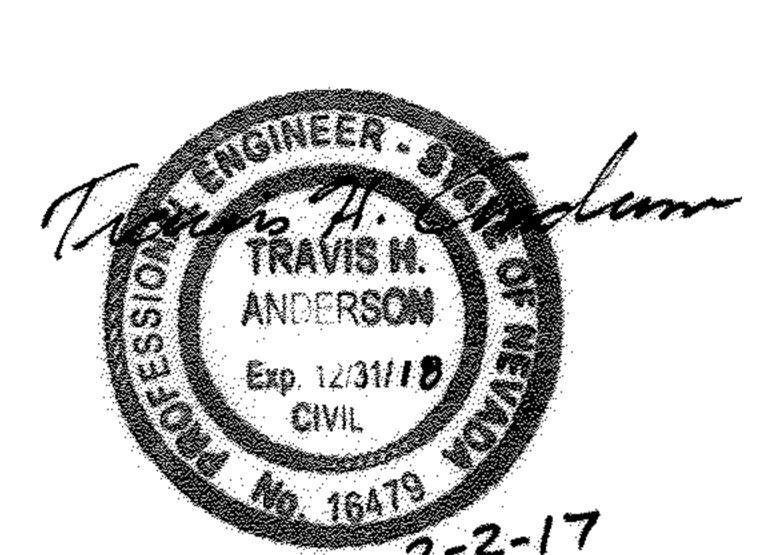
I, JAMES TODD STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- . THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CITY OF MESQUITE, NEVADA.
- 2. THE LANDS SURVEYED LIE WITHIN SECTIONS 11, 12 AND 14, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M., CITY OF MESQUITE, NEVADA AND THE SURVEY WAS COMPLETED OCTOBER 28, 2016.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES TODD STOVALL, P.L.S. NEVADA LICENSE NO. 9992



CITY ENGINEER'S CERTIFICATE



TRAVIS H. ANDERSON, P.E. CITY ENGINEER CITY OF MESQUITE NEVADA LICENSE NO. 16479 EXPIRATION DATE: DECEMBER 31, 2018

APPROVAL BY THE CITY OF MESQUITE

THIS IS TO CERTIFY THAT THE DIRECTOR OF DEVELOPMENT SERVICES FOR THE CITY OF MESQUITE, NEVADA, ON THIS 2nd DAY OF February, 2017 DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT ON BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH TERMS OF THE OFFER OF DEDICATION PER NRS 278.010 THROUGH 278.630.

RICHARD SECRIST 2/2/2

COUNTY RECORDER'S NOTE

PLANNING DIRECTOR

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE INDEX. N.R.S. 278.5695

PARCEL MAP

CITY OF MESQUITE

BEING A SUBDIVISION OF PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 116, PAGE 87 O.R., CLARK COUNTY NEVADA, SITUATED IN SECTIONS 11, 12 AND 14, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M. CITY OF MESQUITE, CLARK COUNTY, NEVADA

				
DRN. BY: JTS	SCALE: NTS	DATE: 11/20/16	SHEET	OF
		REV.:	4	6
CKD. BY: JTS				J

JAMES TODD STOVALL PLS

DATED 02/24/2017 AT 8:53 AM


FILE 122 PAGE 7

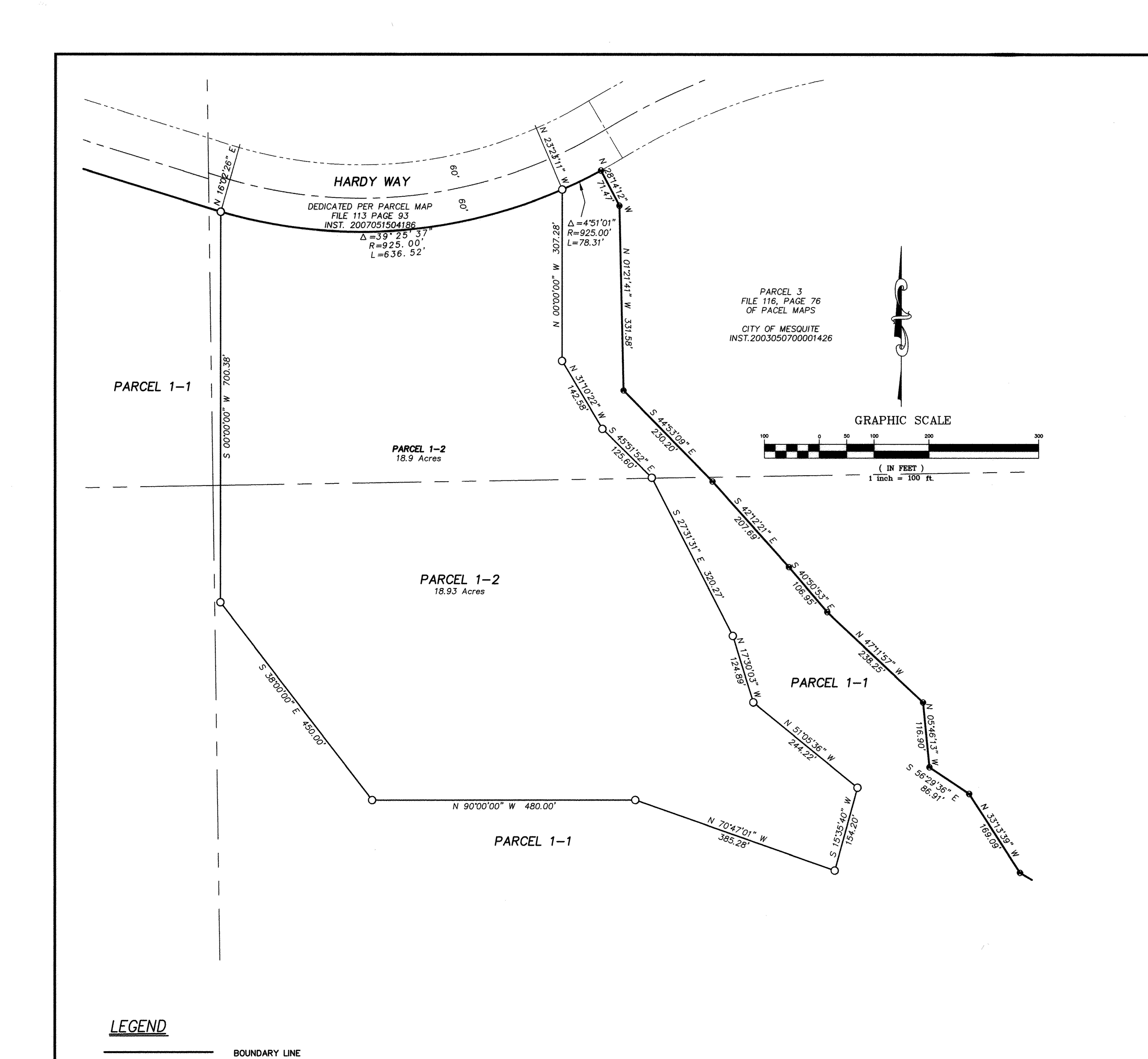
FILED AT THE REQUEST OF:

0688

OF PARCEL MAPS
OFFICIAL RECORDS BOOK,
NO. 20170224
CLARK COUNTY, NEVADA RECORDS

FFF & 44.00 DEPUTY D P. 17





LOT LINE

STREET CENTERLINE

EASEMENT LINE AS NOTED

SET 5/8" REBAR & A YELLOW PLASTIC PLS 9992

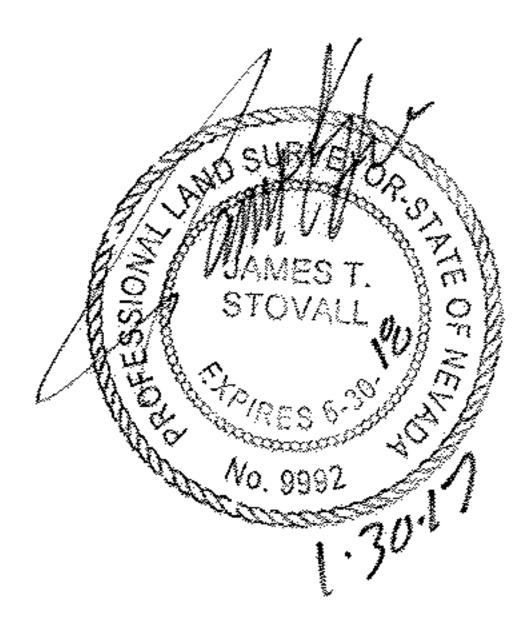
FOUND BRASS CAP GLO 1934

MONUMENT FOUND AS SHOWN ON PARCEL MAP IN FILE 116, PAGE 86 OF PARCEL MAPS, O.R.

MONUMENT FOUND AS SHOWN ON PARCEL MAP IN FILE 116, PAGE 76 OF PARCEL MAPS, O.R.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C2	2060.00	10'54'54"	392.44	196.81
C3	1940.00	6'11'04"	209.40	104.80
C4	530.00'	22'49'53"	211.20	107.02
C5	650.00'	70'38'52"	801.47	460.63
C6	550.00'	87'42'20"	841.91	528.40
C7	565.00'	42'46'36"	421.83'	221.29
C8	25.00'	90'00'00"	39.27	25.00'
C9	30.00'	90'00'00"	47.12'	30.00'
C10	30.00'	90'15'53"	47.26'	30.14
C11	1100.00'	1'59'19"	38.18'	19.09
C12	980.00'	2'05'46"	35.85	17.93
C13	725.00'	56'14'21"	711.63	387.43'
C14	1176.76	52'03'48"	1069.29'	574.75
C15	1000.00	27'14'08"	475.35	242.25

LINE	BEARING	DISTANCE
L1	N 59'35'18" W	191.89
L2	N 55'20'49" W	113.58
L4	N 00'47'37" W	417.80
L5	S 00'58'56" E	476.30
L6	N 89'00'55" E	713.88
L7	S 00'53'13" E	50.00
L8	N 19'21'08" W	483,98
L9	N 02'17'40" W	162.28
L10	N 40'36'53" W	120.02
L11	N 50'29'48" E	97.70
L12	S 83'47'11" W	359.36



PARCEL MAP

FOR THE CITY OF MESQUITE

A PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 116, PAGE 87 O.R., CLARK COUNTY NEVADA, SITUATED IN SECTIONS 11, 12 AND 14, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M., CITY OF MESQUITE, NEVADA

DRN. BY: JTS | SCALE: 1" = 100' | DATE: 11/16/16 | SHEET | OF | REV.: | 3 | 3

122-7

Section 2.340

- Sec. 2.340 Sale or lease of real property owned by City: Sale or lease for purpose of economic development or redevelopment.
- 1. The City Council may sell, lease or otherwise dispose of real property for the purposes of economic development or redevelopment:
 - (a) Without first offering the real property to the public; and
 - (b) For less than the fair market value of the real property.
- 2. The City Council may adopt an ordinance or approve a resolution enabling the establishment of criteria for the disposal of real property for the purposes of economic development or redevelopment.
- 3. Before the City Council may sell, lease or otherwise dispose of real property pursuant to this section, the City Council must:
 - (a) Obtain two appraisals of the real property;
- (b) Adopt a resolution finding that it is in the best interests of the public to sell, lease or otherwise dispose of the real property:
 - (1) Without offering the real property to the public; and
- (2) For less than the fair market value of the real property;
- (c) Adopt a resolution finding that the sale or lease is consistent with any ordinances and resolutions adopted by the City Council regarding the disposal of real property for the purposes of economic development or redevelopment.
 - 4. If real property is sold, leased or otherwise disposed of in violation of this section:(a) The sale or lease is void; and
- (b) Any change to an ordinance governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the sale or lease, unless any such change applies to all real property within the applicable zoning district.
- 5. The provisions of paragraph (b) of subsection 4 must be included as part of an applicable lease or, if the real property is being sold, recorded with the real property as a condition of the sale.
 - 6. As used in this section:
 - (a) "Economic development" has the meaning ascribed to it in NRS 268.063.
 - (b) "Redevelopment" has the meaning ascribed to it in NRS 279.408.



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Daniel Catron

Submitting Department: Development Services

Administrative

Consideration of Tentative Map Case No. TM-22-005 (The Wingate/Kensington subdivision at Mesquite Estates) to subdivide 21.17 acres into 83 single-family residential lots plus common open space areas. The site is located on the north-east corner of the intersection of Wingate Drive and Kensington Avenue.

- Public Hearing
- Discussion and Possible Action

PETITIONER: Richard Secrist, Development Services Director

DEPARTMENT: Development

Services

RECOMMENDATION:

Staff recommends that the Council hold a public hearing, and approve the Tentative Map for the Wingate-Kensington subdivision, Mesquite Estates PUD, Case No. TM-22-005, subject to the Department recommendations and Standard Conditions

Background:

Beazar Homes Holdings LLC is proposing to subdivide 21.17 acres into 83 single-family residential lots on Parcel 11 of the Mesquite Estates PUD. This will be a non-age restricted, non-gated, common interest community. A substantially similar 80-unit subdivision was included in the PUD approval in 2004 (Estancia at Wolf Creek Estates). The subdivision site is located on the north-east corner of the intersection of Wingate Drive and Kensington Avenue, across Kensington Avenue from the Cambria subdivisions, which are currently under construction.

Access to the site is proposed to be provided by two street connections to Wingate Drive. The gross density of the subdivision is approximately four (4) dwelling units per acre. New interior streets will be private, with 41-foot rights-of-way. Sidewalks are proposed to be provided on one side of the interior streets within a private sidewalk easement.

Fiscal Impact: None anticipated

Budgeted Item: No

Daagotoa itoiiii 110

Attachments:

- TM-22-005_Wingate Kensington Staff Memo.doc
- 2022-05-09 Wingate & Kensington Updated Tentative Map.pdf
- AWingate Kensington Address map.pdf
- Wingate-Kensington HOA Approval Email-Beazer Homes 04.2022.pdf
- Engineer_letter_03212022_Wingate_Kens (1).pdf
- TM-22-005_Application_and_Map.pdf



TO: Honorable Mayor and City Council

FROM: Dan Catron AICP, Senior Planner

DATE: Technical Review- May 17, 2022

City Council- May 24, 2022

RE: Consideration of Tentative Map Case No. TM-22-005 (The Wingate/Kensington

subdivision at Mesquite Estates) to subdivide 21.17 acres into 83 single-family residential lots plus common open space areas. The property is zoned Single-Family Residential (SF) and is within the Mesquite Estates PUD. The site is located on the north-east corner of the intersection of Wingate Drive and Kensington Avenue. The property is Clark County Assessor's Parcel #001-05-

601-001

Project Description

Beazar Homes Holdings LLC is proposing to subdivide 21.17 acres into 83 single-family residential lots on Parcel 11 of the Mesquite Estates PUD. This will be a non-age restricted, non-gated, common interest community. A substantially similar 80-unit subdivision was included in the PUD approval in 2004 (Estancia at Wolf Creek Estates).

The subdivision site is located on the north-east corner of the intersection of Wingate Drive and Kensington Avenue, across Kensington Avenue from the Cambria subdivisions, which are currently under construction.



Hearing Date: May 24, 2022

Page: 2

Access to the site is proposed to be provided by two street connections to Wingate Drive. The gross density of the subdivision is approximately four (4) dwelling units per acre. New interior streets will be private, with 41-foot rights-of-way. Sidewalks are proposed to be provided on one side of the interior streets within a private sidewalk easement.

Key Facts

- The proposed subdivision is located in the Mesquite Estates Planned Unit Development, and will be subject to all conditions of the Mesquite Estates Development Agreement and Design Standards Handbook.
- The subdivision is a non-age-restricted, non-gated, common interest community.
- The subdivision proposes 83 single-family lots, private interior roadways, and commonly held open space elements. The subdivision encompasses approximately 21.17 acres. Gross project density is (83 units/ 21.17 acres=) 3.92 dwelling units per gross acre.
- The Mesquite Estate Design Standards Handbook allows development of up to 2301 total units in the PUD. The City has currently approved subdivisions totaling approximately 975 lots, for which approximately 362 have been issued building permits. The proposed lots are well within the total development capacity planned for the PUD. All proposed lots conform to the Design Standards Handbook.

Tentative Map Approval Criteria

Please refer to Appendix "A" for the excerpt from Mesquite Municipal Code (MMC) Section 9-6-4. Subsection H sets forth guidelines and criteria for City Council decisions regarding tentative maps.

Analysis

<u>Lot Standards:</u> Lots in the proposed subdivision range in size from 5,400 square feet to over 15,000 square feet, with all lots conforming to the Design Standards Handbook. The average lot size is approximately 7,650 sq. ft..

General public utility easements for the subdivision are required to be 10 feet along the front and rear property line of each lot, and 5 feet along the side property lines (MMC 9-6-7.D.10).

<u>Open Space:</u> 2.78 acres (121,400 sq. ft.) of common open space is located mainly around the project boundary, and adjacent to the two street entries. Landscaping plans for the open space areas are required to be submitted and approved with the civil improvement plans.

There is a ravine area on Parcel 10, just east of the subject property that is intended to be protected in its natural state as a Natural Conservation Area per the Wolf Creek Estates PUD.

<u>Parks</u>: A minimum of 518 sq. ft. of developed or landscaped open space or park areas is required per lot within each village or subdivision. Formal parks are required in conjunction with development on Parcels 3 and 10 of the PUD. The first of these parks (on Parcel 10) is required to be constructed when 30% of the anticipated units in the PUD have been developed. Usable landscaped open space areas can also be credited towards the park area requirements.

Hearing Date: May 24, 2022

Page: 3

<u>Circulation:</u> The Wingate/ Kensington subdivision will be accessed from Wingate Drive. An interior street system is interconnected, with no cul-de-sacs required. Interior streets are proposed with 41-foot right-of-ways with a 5-foot easement for sidewalks. Roadways include two 18-foot travel lanes, 2.5' curb and gutter, and 5-foot wide sidewalks on one side of the internal streets. No direct access or connection to Kensington Drive is proposed.

<u>Transportation Impact Analysis (TIA)</u>: Under MMC 9-9-6(C)(7) If there is a master planned community with an overall TIA, another TIA will not be required for each phase, unless some portion of the original TIA is no longer valid due to changes in the standards or community. The proposed subdivision was included in the original Mesquite Estates PUD, for which a traffic analysis was completed.

The subdivision will generate approximately 850 vehicle trips per day (10 per household) using the ITE Trip Generation Manual rates.

<u>Improvement Plans:</u> Civil improvement plans are required. Landscaping plans are to be to be submitted with the improvement plans. Landscaping plans need to be reviewed and approved, prior to approval of the final map.

Previous Staff & Council Action

On November 9, 2004, the City approved the Wolf Creek Estates Master Plan and Design Standards Handbook, and adopted a development agreement with Mesquite Real Estate Partners LLC to implement the development (Ordinance #310). This agreement was recorded on May 24, 2005. The PUD was later renamed Mesquite Estates.

On June 26, 2018, the City approved an amendment to the development agreement modifying the requirements for the Developer to construct park areas, and extending the term of the agreement from 10 years from the original effective date of December 2, 2004, to 20 years from the original effective date (to December 2, 2024). The property owner(s) of Parcels 3 and 10 are required to construct formal park areas with a minimum size of 5 acres each.

The Cambria Phase 2, 3, and 4 subdivisions across Kensington Drive were approved on June 9, 2020 (120 lots). The Mohave Ridge subdivision in the northeast corner of Oasis Blvd and Wingate Drive was approved May 25, 2021 (19 lots). The Laurels subdivision (62 lots), the Orleans subdivision (57 lots), and the Sycamore Glen (89 lots) subdivisions (on the east side of Mesquite Estates) were approved by the City Council on April 12, 2022.

Recommendation

Staff recommends that the Council hold a public hearing, and approve the Tentative Map for the Wingate-Kensington subdivision, Mesquite Estates PUD, Case No. TM-22-005, subject to the Department recommendations below, and Standard Conditions:

Building Department

Meet all applicable Building Codes and Standard Conditions.

Engineering Department

Subject to standard conditions as applicable.

Hearing Date: May 24, 2022

Page: 4

Planning and Environmental Resources

1. Meet all applicable Zoning Codes and Standard Conditions.

- 2. All Tentative and Final maps shall conform with the City's Street Naming and Addressing Policy.
- 3. Comply with requirements of the Mesquite Estates (aka Wolf Creek) Development Agreement and Design Standards Handbook.
- 4. Landscaping plans to be submitted with Improvement Plans. Landscape plans must be reviewed and approved prior to signing of Final Map.

Public Works

- Address the comments in the letter from Travis Anderson, City Engineer, dated March 21, 2022.
- Standard Conditions as applicable.

Sanitation

Standard Conditions as applicable.

Solid Waste

• All services will be provided by residential 90 gallon automated system.

Fire & Rescue Department

No Comments.

Appendix A - Excerpt from Mesquite Municipal Code

Section 9-6-4: TENTATIVE MAPS:

H. Guidelines for Planning Commission or City Council Decision: The planning commission or city council shall consider the following criteria in making a recommendation on the tentative map:

1. Environmental and Health Laws: The application conforms with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

The subdivision will connect to municipal water (Virgin Valley Water District) and sewer service (City of Mesquite). Solid waste disposal will be provided by Virgin Valley Disposal. The Nevada Division of Environmental Protection has recommended approval of the subdivision.

2. Water Availability: The applicant has shown the availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Hearing Date: May 24, 2022

Page: 5

The subdivision will be served by the Virgin Valley Water District.

3. Public Utilities: The site is served, or will be served at the time of development, with all necessary public utilities, including, but not limited to, water, sewer, gas, electric and telephone service;

Telephone and cable service will be provided by Rio Virgin Telephone and Cablevision

4. Location: The site is located in an area of the city that is appropriate for current development activity and which will not contribute to the need for inefficient extensions and expansions of public facilities, utilities and services;

The subdivision is a part of the Mesquite Estates PUD.

5. Public Services: The applicant has shown the availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

The project is within city limits, and will be served by City of Mesquite public services. The project will be served by the Clark County School District.

6. Development Pattern: The site represents an overall development pattern that is consistent with the goals and policies of the master plan, the official map, the capital improvements program and any other applicable planning documents adopted by the city;

The subdivision is a part of the Mesquite Estates PUD, and complies with the City's Land Use and Zoning Map.

7. Conformance: The site and application conform to all applicable provisions of these regulations. If these regulations are inconsistent with the master plan, these regulations shall take precedence; however, city staff shall be instructed to make such recommendations as will be necessary to bring these regulations into compliance with the master plan;

The subdivision complies with the City's Land Use and Zoning Map and the requirements for the Single-Family (SF) residential zoning district, which allows single family detached dwellings as a primary permitted use.

8. Effect on Streets: The application considers the effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

The subdivision will provide new private streets to serve the project and will connect to the City's existing street system

Hearing Date: May 24, 2022

Page: 6

9. Street Design: The tentative map shows the location, spacing and design of proposed streets, curb cuts and intersections, all of which are consistent with good traffic engineering design principles;

The tentative map shows the proposed street design, which has been reviewed and approved by the City Engineer.

10. Access: Each lot in the map of a residential development has adequate and safe access to/from a local street. If lot access is to/from a collector or arterial street, the planning commission, or city council if there is no planning commission, shall expressly find that such access is safe and that no other lot access or subdivision configuration is feasible;

All lots have access from the interior residential streets. No lot access is proposed to collector or arterial streets.

11. Site Layout: The site contains a parcel, lot and land subdivision layout that is consistent with good land planning and site engineering design principles;

The subdivision proposes a layout consistent with the planning and design principles intended by the Mesquite Estates PUD.

12. Development Sensitive to Environment: The site will be laid out and developed in a manner that is sensitive to environmental features and/or characteristics of the tract or parcel, including, but not limited to, topography, slope, soils, geology, hydrology, floodplains, wetlands, vegetation and trees;

The subdivision proposes a layout consistent with the planning and design principles intended by the Mesquite Estates PUD.

13. Dedications and Improvements: The applicant agrees to dedicate and improve land, right of way and easements, as may be determined to be needed to effectuate the purposes of these regulations and the standards and requirements incorporated herein;

The subdivision includes the dedication of right-of-way and the construction of roadways necessary to serve the project.

14. Other Recommendations and Comments: The recommendations and comments of those entities reviewing the tentative map pursuant to Nevada Revised Statutes chapter 278;

Recommendations and comments from responsible agencies and utility providers are outlined in the staff report and attached as exhibits.

15. Submission Requirements Satisfied: All relevant and applicable submission requirements have been satisfied in a timely manner.

Hearing Date: May 24, 2022

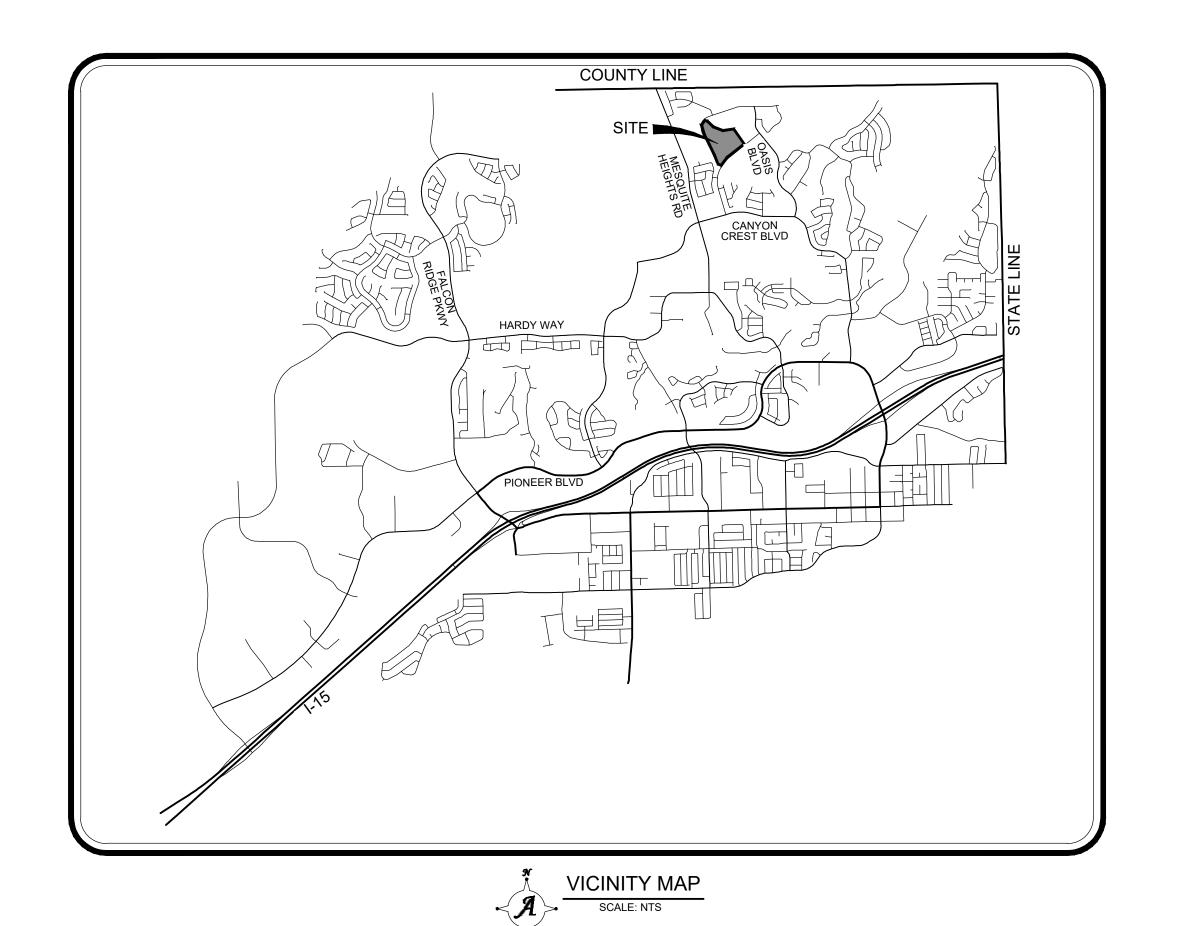
Page: 7

The applicant has submitted all relevant and applicable information required for a tentative map application.

A SINGLE FAMILY RESIDENTIAL SUBDIVISION PREPARED FOR:

BEAZER HOMES

APN: 001-05-601-001 MESQUITE, NEVADA



SHEET INDEX

TM1 COVER SHEET
TM2 TENTATIVE MAI

SITE INFORMATION

APN: 001-05-601-001

ACREAGE: 21.17 ± ACRES

TOTAL LOTS: 83 RESIDENTIAL LOTS WITH 6 COMMON ELEMENTS

DENSITY: 3.92± DUA

MINIMUM LOT SIZE: 5,616 SF

PROJECT TEAM

OWNERS

MOLLY V SERIES 1 LLC
ATTN: CHRIS VERO
PO BOX 231419
LAS VEGAS, NV 89105

DEVELOPER

BEAZER HOMES
ATTN: JEFF LESNICK
2490 PASEO VERDE PARKWAY, STE 120
HENDERSON, NV 89074

T: (702) 802-4428

CIVIL ENGINEER

& LAND SURVEYOR

ACTUS
ATTN: DARRYL LATTIMORE, PE
ATTN: TERRY HAMBLET, PLS

3283 E. WARM SPRINGS RD., SUITE 300

LAS VEGAS, NV 89120

T: 702-586-9296 UTILITY PROVIDERS

UTILITY

WATER

VIRGIN VALLEY WATER DISTRICT

SANITARY SEWER

MESQUITE SANITATION DEPARTMENT

GAS

GARBAGE DISPOSAL

TELEPHONE/CABLE

POWER

AGENCY

VIRGIN VALLEY WATER DISTRICT

MESQUITE SANITATION DEPARTMENT

SOUTHWEST GAS

VIRGIN VALLEY DISPOSAL

RELIANCE CONNECTS TELEPHONE/CABLE COMPANY

OVERTON POWER DISTRICT NO. 5

EGENE

	PROPUSED	EXISTING	
			BOUNDARY LINE
ò			PROPERTY LINE / ROW LINE
			CENTER LINE
			EASEMENT LINE
_			LOT LINE
			CURB & GUTTER
			SEWER
			WATER
1			SITE VISABILITY ZONE

NO

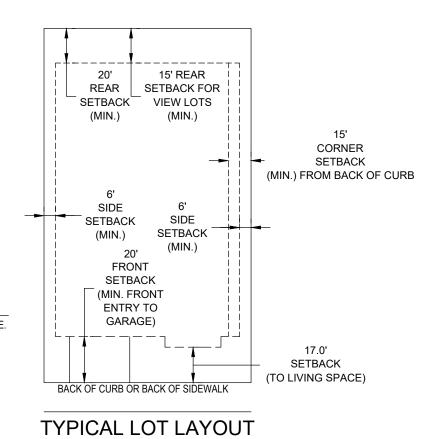
- THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT S
 THERE ARE NO KNOWN FAULTS OR FISSURES, MAPPED OR OBSERVABLE, LOCATED ON THE PROJECT SITE.
 LANDSCAPE TO BE INSTALLED PER THE WOLF CREEK ESTATES PUD AND MAINTAINED BY HOA.
 CC&R'S WILL BE ENFORCED.
- INTERIOR STREETS ARE PRIVATE.

 WATER TO THIS PROJECT WILL BE SUPPLIED BY AN EX. 8" MAIN IN KENSINGTON STREET.

 SEWER TO THIS PROJECT WILL BE SUPPLIED BY AN EX. 8" MAIN IN KENSINGTON STREET.

 THE PROPOSED PROJECT IS PART OF THE WOLF CREEK MASTER PLAN.

 THIS PROJECT IS NOT LOCATED WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
- ALL ON-SITE WATER AND SEWER ARE PUBLIC.
 THIS PROJECT IS PART OF AN AGE OR INCOME RESTRICTED COMMUNITY.



(SETBACKS WOLF CREEK PUD)

CL 30.0' PUBLIC RAW 30.0' PUBLIC RAW 2:1 MIN AC PAVEMENT OVER PER USD #216 5.0' SIDEWALK PER USD #234 WINGATE DRIVE SECTION (PUBLIC)

- 41' PRIVATE STREET -

"MODIFIED ROLL" TYPE CURB AND GUTTER PER USD #217.1

41' TYP. (PRIVATE) STREET SECTION

EX. 60' R/W

CL

VARIES (2.0% TYP.) (2.0% TYP.)

5' SIDEWALK PER USD #234

EX. AC PAVEMENT OVER AGGREGATE BASE

PER USD #234

EX. 5' SIDEWA PER USD #23

3 KENSINGTON AVENUE SECTION (PUBLIC)

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

APN: 001-05-601-001

LOT ELEVEN (11) OF MAP OF DIVISION INTO LARGE PARCELS FOR MESQUITE REAL ESTATE PARTNERS LLC IN FILE 4 OF MISCELLANEOUS MAPS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, RECORDED SEPTEMBER 21, 2004 IN BOOK 20040921 AS DOCUMENT NO. 03212, OFFICIAL RECORDS.

BENCHMARK

CLARK COUNTY BENCHMARK

MONIMENT ID: 0020050MC 2000

RIVET AND ROUND ALUMINUM PLATE IN A CONCRETE FIRE HYDRANT BASE, SOUTHEAST CORNER OF MAIN ST. AND 2ND SOUTH ST.

ELEVATION: 1,549.71 (FEET)

472.353 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING

NORTH 00°50'56" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 71 EAST, M.D.M., CITY OF MESQUITE, CLARK COUNTY, NEVADA AS PER MAP RECORDED IN FILE 110, PAGE 82 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

CIVIL

| DCL

DCL

| DCL

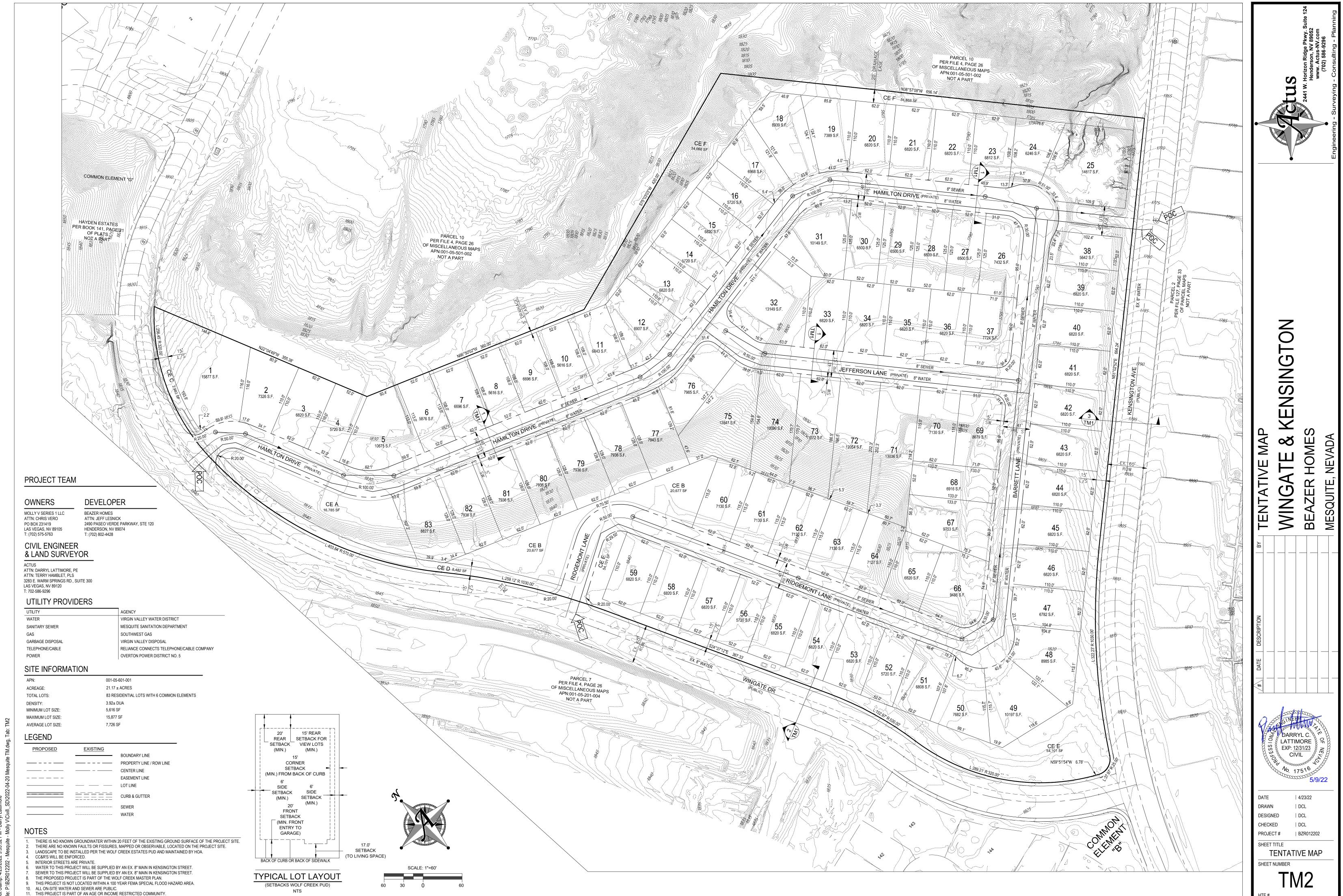
TENTATIVE MAP

| BZR012202

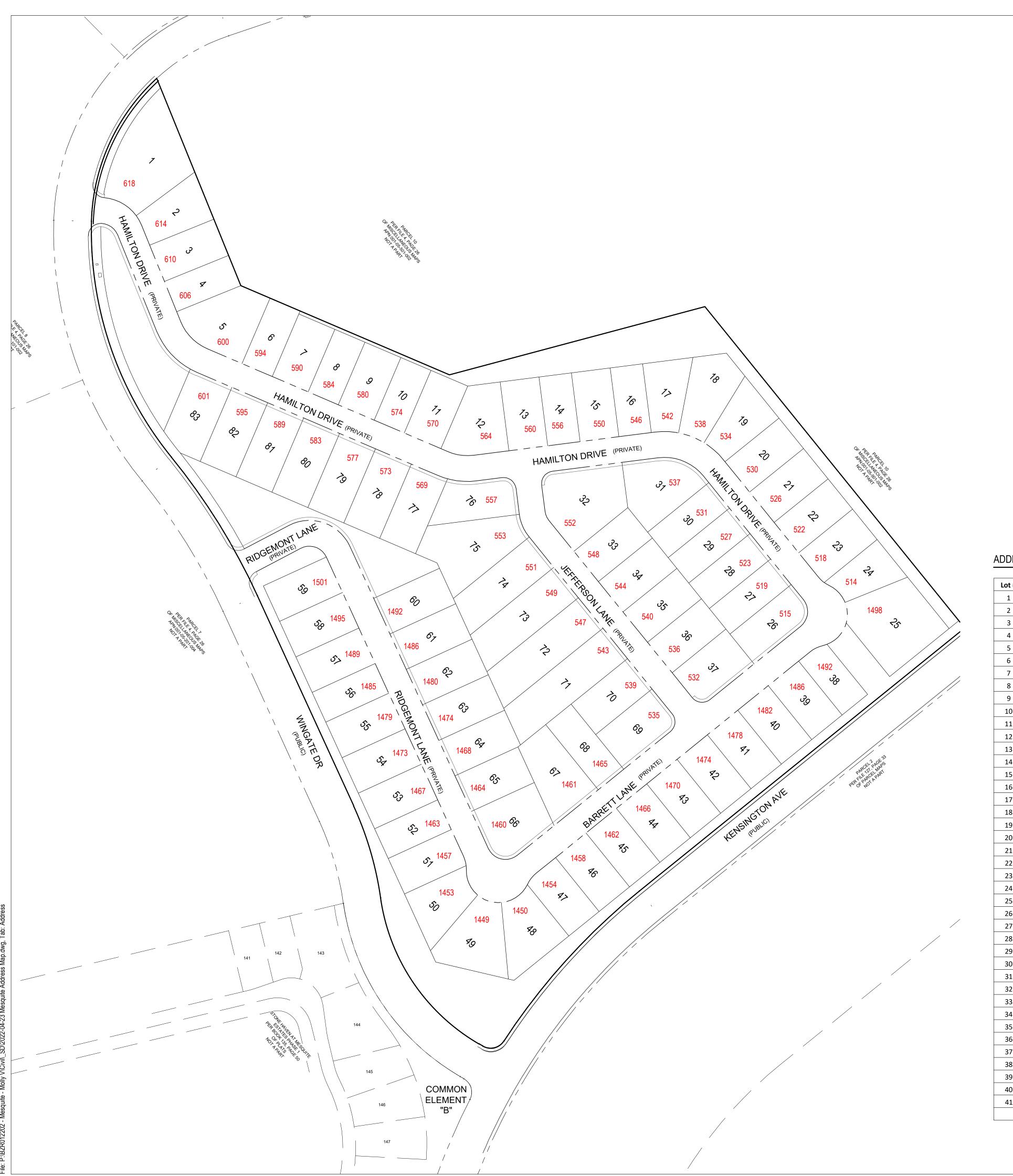
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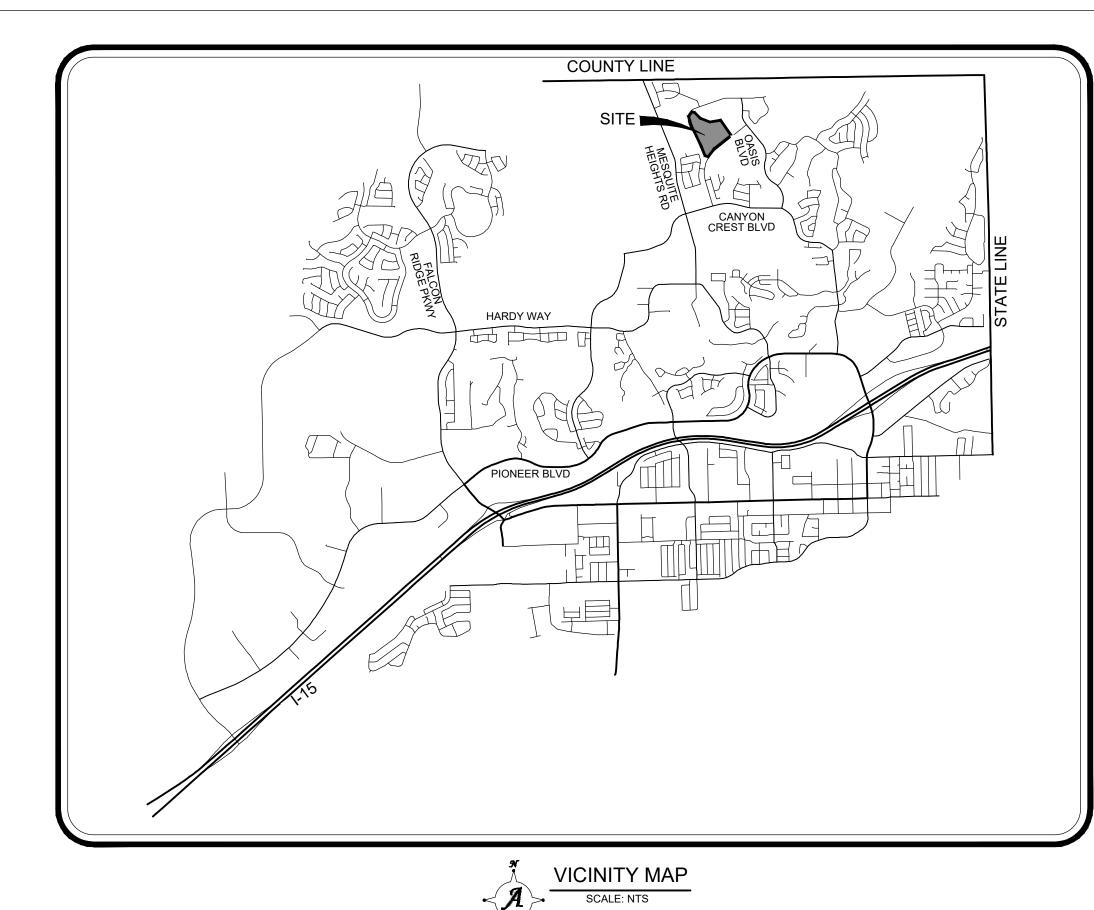
CHECKED

PROJECT#



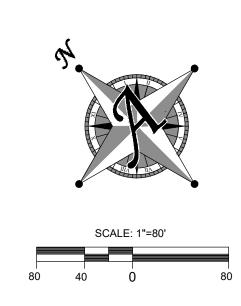
Plot Stamp: 4/23/2022 9:35:32 PM - Darryl Lattimore





ADDRESS LIST

Lot#		ADDRESS	Lot #		ADDRESS
1	618	Hamilton Drive	42	1474	Barrett Lane
2	614	Hamilton Drive	43	1470	Barrett Lane
3	610	Hamilton Drive	44	1466	Barrett Lane
4	606	Hamilton Drive	45	1462	Barrett Lane
5	600	Hamilton Drive	46	1458	Barrett Lane
6	594	Hamilton Drive	47	1454	Barrett Lane
7	590	Hamilton Drive	48	1450	Barrett Lane
8	584	Hamilton Drive	49	1449	Ridgemont Lane
9	580	Hamilton Drive	50	1452	Ridgemont Lane
10	574	Hamilton Drive	51	1457	Ridgemont Lane
11	570	Hamilton Drive	52	1463	Ridgemont Lane
12	564	Hamilton Drive	53	1467	Ridgemont Lane
13	560	Hamilton Drive	54	1473	Ridgemont Lane
14	556	Hamilton Drive	55	1479	Ridgemont Lane
15	550	Hamilton Drive	56	1485	Ridgemont Lane
16	546	Hamilton Drive	57	1489	Ridgemont Lane
17	542	Hamilton Drive	58	1495	Ridgemont Land
18	538	Hamilton Drive	59	1501	Ridgemont Land
19	534	Hamilton Drive	60	1492	Ridgemont Lane
20	530	Hamilton Drive	61	1486	Ridgemont Lane
21	526	Hamilton Drive	62	1480	Ridgemont Land
22	522	Hamilton Drive	63	1474	Ridgemont Land
23	518	Hamilton Drive	64	1468	Ridgemont Land
24	514	Hamilton Drive	65	1464	Ridgemont Lane
25	1498	Barrett Lane	66	1460	Ridgemont Lane
26	515	Hamilton Drive	67	1461	Barrett Lane
27	519	Hamilton Drive	68	1465	Barrett Lane
28	523	Hamilton Drive	69	535	Jefferson Lane
29	527	Hamilton Drive	70	539	Jefferson Lane
30	531	Hamilton Drive	71	543	Jefferson Lane
31	537	Hamilton Drive	72	547	Jefferson Lane
32	552	Jefferson Lane	73	549	Jefferson Lane
33	546	Jefferson Lane	74	551	Jefferson Lane
34	544	Jefferson Lane	75	553	Jefferson Lane
35	540	Jefferson Lane	76	557	Jefferson Lane
36	536	Jefferson Lane	77	569	Hamilton Drive
37	532	Jefferson Lane	78	573	Hamilton Drive
38	1492	Barrett Lane	79	577	Hamilton Drive
39	1486	Barrett Lane	80	583	Hamilton Drive
40	1482	Barrett Lane	81	589	Hamilton Drive
41	1478	Barrett Lane	82	595	Hamilton Drive

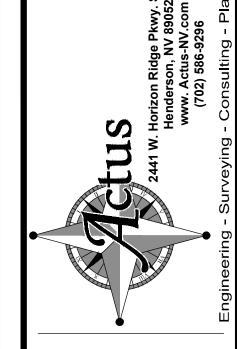


SIGNATURES

WE THE UNDERSIGNED, HAVE REVIEWED THE ADDRESS AS INDICATED HEREON AND OFFICIALLY ACCEPT THIS ADDRESS ON BEHALF OF THE CITY OF MESQUITE, AND THE POST OFFICE.

RICHARD SECRIST DATE
DIRECTOR OF DEVELOPMENT SERVICES

UNITED STATES POSTAL SERVICE DATE



KENSINGTON

HOMES

DATE | 4/23/22

DATE | 4/23/22

DRAWN | DCL

DESIGNED | DCL

CHECKED | DCL

PROJECT # | BZR012202

SHEET TITLE

TENTATIVE MAP

SHEET NUMBER

~BOD~

Mesquite Estates Master Association Terra West Management Services 450 Hillside Drive, Suite A 200

Mesquite, NV 89027

Phone: (702) 346-2288: Fax: 702-346-2277: www.terrawest.com: mesquiteestates@terrawest.com

348 Molly V Series LLC PO Box 231419 Las Vegas, NV 89105

Process date: 4/29/2022 8:14:59 AM

Re: Architectural Change Request Property Address: 624 Wingate Dr

Improvements Submitted: Tentative Plat Map

Your submission to the Architectural Review Committee regarding your landscaping and/or architectural improvements listed above has been **approved** for the submitted **tentative plat map for single-family residential units to mimic Shadow Crest Community.**

Additional Details: pending final plat map

Per the Architectural Plans Submitted to the Architectural Committee, if at any time during the process a change to the original plans is needed, you must submit amended plans to the Architectural Committee for approval prior to making those changes.

Please review the entire set of CC&Rs and remain in full compliance. The related sections include, but are not limited to:

- 1. Owner is responsible for all necessary permits for work performed as required.
- 2. Owner is responsible for all actions/damages of the contractors while on HOA property.
- 3. Owner is responsible to ensure contractors used are properly licensed and properly insured to perform the services hired.
- 4. Do not obstruct or impair proper drainage. Your property grade was designed by a state-licensed civil engineer to direct water away from the structure and adjoining properties towards the street gutter water collection system. Failure to reestablish proper drainage may cause, but is not limited to, damage to non-moisture resistant improvements, heaving of foundation soils, uplift of perimeter footings, deformation of the framing, and damage to adjacent properties.
- 5. Do not divert water to neighboring lots
- 6. Do not allow water to pond or come into contact with house foundation/slab

If your submission is approved, the association neither assumes responsibility or liability for your compliance nor waives its rights to thereafter enforce your compliance. Any damage done to the common area during your project will be your responsibility to repair. Further, any debris from the installation of your project must be removed on a daily basis. Thank you for your assistance with the architectural process. Should you have any questions, please contact Customer Service at (702) 346-2288.

Sincerely, Board of Directors Mesquite Estates Master Association

Mesquite

PUBLIC WORKS DEPARTMENT

Travis H. Anderson, P.E., Public Works Director 10 East Mesquite Boulevard Mesquite, Nevada 89027 (702) 346-5237 Fax: (702) 346-5382 tanderson@mesquitenv.gov

Date:

March 21, 2022

To:

Richard Secrist

From:

Travis H. Anderson, P.E.

Subject: Wingate and Kensignton Tentative Map

Dated: March 2022 Prepared by: Actus

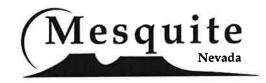
Tentative Map Review Comments:

Public Works Department has no comments on the Tentative Map.

Should you have any questions or concerns with this review please contact me at (702) 346-5237 or tanderson@mesquitenv.gov.

Respectfully,

Public Works Director

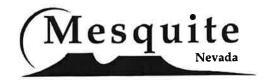


Tentative Map

Project Information		
Project Name Wingate & Kensing	ton	Existing Zoning PUD
Project Location 624 WINGATE D		
Assessor's Parcel Number(s) 001-0	05-601-001	
Total Number of Lots 85		Density 4.0
Please explain the intent of this req	_{uest} To process a tentative	map for 85 single family
detached homes.		
Applicant Signature	20	Date 3/15/22
Applicant Information	x	
Property Owner(s) MOLLV V SEF	RIES 1, LLC	
Mailing Address 10691 CHILLING	SHAM DR, LAS VEGAS, N	V 89183
Phone No 702-789-0977	Email cvero@cox.net	Fax No
Applicant (if different than Owner)	BEAZER HOMES HOLDIN	NGS, LLC
Mailing Address 2490 PASEO VE	RDE PKWY, STE 120, HE	NDERSON, NV 89074
Phone No 702-802-4428	Email jeff.lesnick@beazer	£Fax No
Contact Person/Representative (if	different than Owner) JEFF	LESNICK
Mailing Address 2490 PASEO VE	ERDE PKWY, STE 120, HE	NDERSON, NV 89074
Phone No 702-802-4428	Email jeff.lesnick@beazer	
THORE NO		
	Office Use Only	
Case No TM - 22 - 005	Application Fee \$ 750	NDEP Fee \$ 185
Date Received 3/10/22	Noticing Fee \$ 300	NDWR Fee \$ 245
Received By		Planner RS/DC

TM-1

Development Services Department 10 E. Mesquite Blvd., Mesquite, NV 89027 Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov 11/19



Property Owner/Applicant Affidavit

Project Information						
☐ Administrative Adjustment	☐ Development Agreement					
☐ Temporary Commercial Permit	☐ Abandonment					
☐ Development Code Amendment	■ Tentative Map					
☐ Annexation	☐ Extension of Time					
☐ Variance	☐ Architectural / Site Plan Review					
☐ Final Map	Zoning / Master Plan Amendment					
☐ Boundary Line Adjustment	☐ Parcel Map					
☐ Zoning Verification	☐ Conditional Use Permit					
☐ Street Name / Number Change	□ Other					
Project Location 624 WINGATE DR, MESQUITE, NV 89027 Assessor's Parcel No(s) 001-05-601-001						
Applicant Information						
Property Owner(s) MOLLV V SERIES 1, L						
Mailing Address 10691 CHILLINGHAM DR, LAS VEGAS, NV 89183						
Applicant (if different than Owner) BEAZER HOMES HOLDINGS, LLC Mailing Address 2490 PASEO VERDE PKWY, STE 120, HENDERSON, NV 89074						
Mailing Address 2490 PASEO VERDE PI						

(I,We) the undersigned, being duly sworn, deposed and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

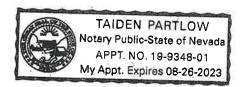
Property Owner Signature

Print Name CHRIS VERO

Applicant Signature

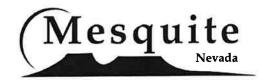
Print Name JEFF LESNICK

Notary Public				
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF 3/15/22			
BY Chistopher Vero	AS THE OWNER/APPLICANT			
NOTARY PUBLIC	MY COMMISSION EXPIRES			



Planning and Environmental Resources

10 E. Mesquite Blvd., Mesquite, NV 89027 Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov 02/11



Property Owner/Applicant Affidavit

Project Information						
☐ Administrative Adjustment	☐ Development Agreement					
☐ Temporary Commercial Permit	☐ Abandonment					
☐ Development Code Amendment	■ Tentative Map					
☐ Annexation	☐ Extension of Time					
☐ Variance	☐ Architectural / Site Plan Review					
☐ Final Map	Zoning / Master Plan Amendment					
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☐ Zoning Verification	☐ Conditional Use Permit					
☐ Street Name / Number Change	☐ Other					
Project Location 624 WINGATE DR, MESQUITE, NV 89027 Assessor's Parcel No(s) 001-05-601-001						
Applicant Information						
Property Owner(s) MOLLV V SERIES 1, LLC						
Mailing Address 10691 CHILLINGHAM DR, LAS VEGAS, NV 89183						
Applicant (if different than Owner) BEAZER HOMES HOLDINGS, LLC Mailing Address 2490 PASEO VERDE PKWY, STE 120, HENDERSON, NV 89074						

(I,We) the undersigned, being duly sworn, deposed and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

Property Owner Signa	iture	Print Name CHRIS VERO			
Applicant Signature	sep 20	Print Name JEFF LESNICK			
Notary Public		ii 2			
SUBSCRIBED AND SW	ORN TO BEFORE ME THIS	DAY OF 3/15/22			
BY Jeff	Lesnick	AS THE OWNER APPLICANT			
NOTARY PUBLIC	TR	MY COMMISSION EXPIRES			
	-0				
-	TAIDEN DARTI OW				

Notary Public-State of Nevada

My Appt. Expires 08-26-2023

02/11

CITY OF MESQUITE 10 E MESQUITE BLVD. 702-346-5295 MESQUITE NV 89027 Receipt No: 2.049005 Mar 16, 2022 ACTUS HOLDINGS LLC Previous Balance: .00 **PLANNING** 750.00 TM -22-005 10-32-500 ZONE VARIANCE FEES PLANNING NOTICING FEE 300.00 10-32-500 ZONE VARIANCE FEES -----Total: 1,050.00 222222222222222 CHECK 1,050.00 Check No: 9013 Payor': ACTUS HOLDINGS LLC 1,050.00 Total Applied: -----Change Tendered: .00 _____

Duplicate Copy 03/16/2022 12:17 PM

LEGAL DESCRIPTION

WINGATE & KENSINGTON

LOT ELEVEN (11) OF MAP OF DIVISION INTO LARGE PARCELS FOR MESQUITE REAL ESTATE PARTNERS LLC IN FILE 4 OF MISCELLANEOUS MAPS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, RECORDED SEPTEMBER 21, 2004 IN BOOK 2004921 AS DOCUMENT NO. 03212, OFFICIAL RECORDS.

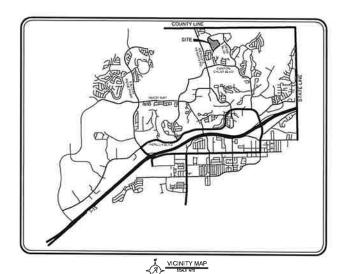
COMMONLY KNOWN AS ASSESSOR'S PARCEL NUMBER 001-05-601-001

WINGATE & KENSINGTON

A SINGLE FAMILY RESIDENTIAL SUBDIVISION PREPARED FOR:

BEAZER HOMES

APN: 001-05-601-001 MESQUITE, NEVADA



SITE INFORMATION

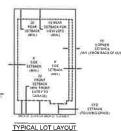
PROJECT TEAM

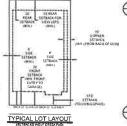
CIVIL ENGINEER & LAND SURVEYOR

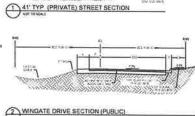
UTILITY PROVIDERS

LEGEND

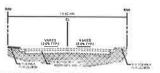
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WINGATE DRIVE SECTION (PUBLIC)



KENSINGTON AVENUE SECTION (PUBLIC)

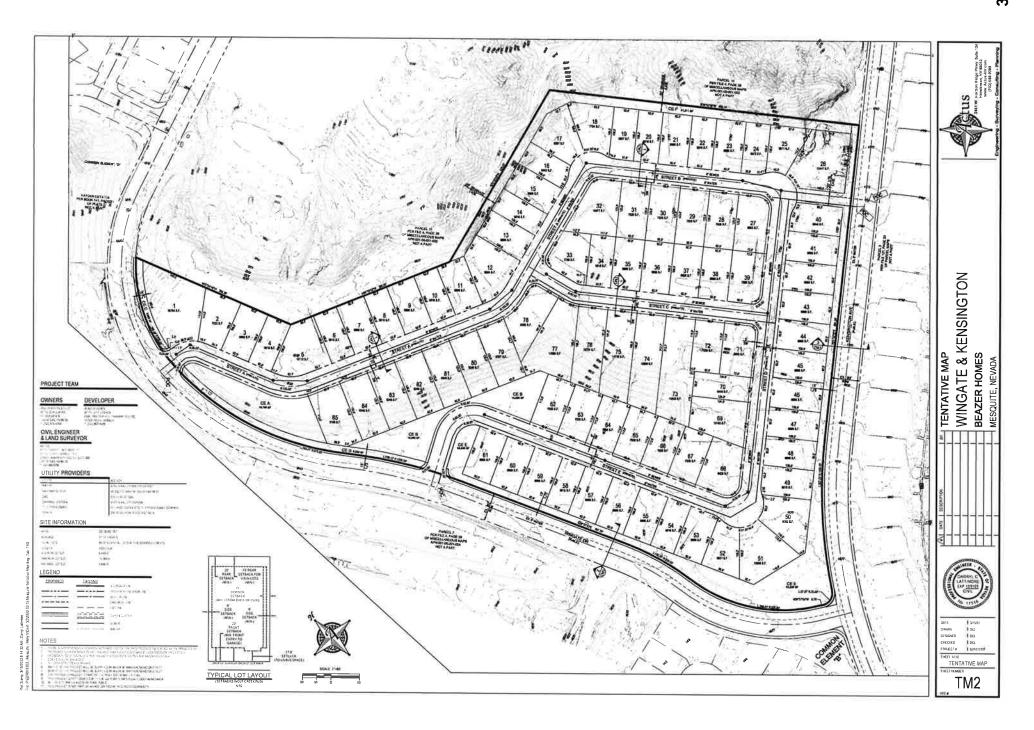
LEGAL DESCRIPTION

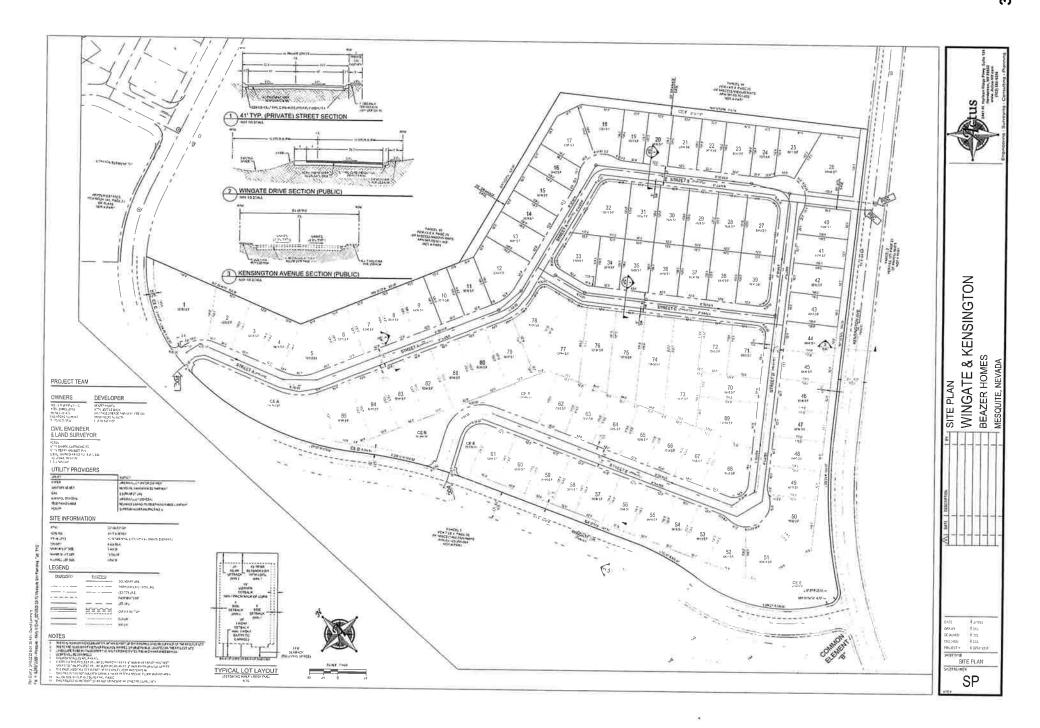
BENCHMARK



WINGATE & KENSINGTON BEAZER HOMES

DATE DRAWN DESIGNED [DCL | DCL | DCL PROJECT # TENTATIVE MAP







AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Martine Green

Submitting Department: City Manager

Administrat
Consideration for approval to Lease the city owned property at 700 Hardy Way between The City of Mesquite as landlord and CROWN Cork & Seal USA as tenant.
- Public Comment - Discussion and Possible Action
PETITIONER: Martine Green, Deputy City Manager DEPARTMENT: City Manager
RECOMMENDATION:
Approve to Lease the city owned property at 700 Hardy Way between The City of Mesquite a landlord and CROWN Cork & Seal USA as tenant.
Background:
Fiscal Impact: Revenue from the Lease

Attachments:

Budgeted Item: Yes

- CROWN Lease 5.5.22. Final Draft.docx
- Former Baptist Church Utilities.docx

LEASE AGREEMENT

RECITALS

- A. The City is the owner of a parcel of real property and the improvements thereon located at 700 Hardy Way, Mesquite, Nevada 89027 (the "<u>Premises</u>"). A site diagram showing the Premises is attached here to as <u>Exhibit "A"</u> and by this reference incorporated herein in full.
 - B. Tenant desires to lease the Premises from the City.
- C. The parties have discussed the terms necessary to induce the City to lease the Premises to Tenant, have reached an agreement on such terms, and now desire to reduce those terms to a written agreement, as specified herein.

TERMS

Based on the following covenants, obligations, terms and conditions, the receipt and sufficiency of which the parties hereby acknowledge as sufficient consideration, the parties agree as follows:

- 1. <u>Lease</u>. The City hereby leases the Premises to Tenant for the purposes provided herein, and conveys no other rights, titles, or interests of any kind. Tenant has the right to occupy the Premises solely as described herein. Nothing herein excuses Tenant from complying with any and all regulations that apply to Tenant's use of the Premises, including but not limited to any business or land use regulations imposed by the City in its governmental capacity.
- 2. <u>Term.</u> Tenant's leasehold interest in the Premises shall commence on the Execution Date (the "<u>Commencement Date</u>"), and shall continue thereafter for a term of fifteen (15) months (the "<u>Term</u>"). If the Commencement Date is not the first day of a calendar month, then the last day of the Term shall be the last day of the month in which the fifteen (15) month anniversary of the Commencement Date occurs. Tenant shall be entitled to possession on the Commencement Date and shall yield possession to the City on the last day of the Term.
- (a) <u>Surrender of Premises</u>. Upon the termination of this Lease, Tenant shall, at Tenant's sole cost, (i) promptly and peaceably surrender to the City the Premises "broom clean" and in good order and condition, reasonable wear and tear excepted, which condition shall be determined in the City's sole reasonable discretion; (ii) repair in a good and workmanlike manner any damage to the Premises that arises from or relates to Tenant's occupancy, (iii) deliver to the City all keys and access credentials relating to the Premises; and (iv) remove all personal property of Tenant from the Premises. Upon surrender of the Premises, all personal property that Tenant leaves on the Premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by the City without notice to, and without any obligation to account to, Tenant or any other person. Tenant

shall pay to the City all out-of-pocket expenses reasonably incurred in connection with the disposition of such personal property in excess of any amount received by the City from such disposition. Tenant shall not be released from Tenant's obligations under this Lease in connection with surrender of the Premises until the City and Tenant have jointly inspected the Premises and the City has delivered to Tenant a written acceptance of such surrender. The parties reasonably cooperate with each other to schedule such inspection.

- (b) <u>Hold Over</u>. If Tenant remains in possession of the Premises after termination of this Lease, such occupancy shall not waive any default under this Lease and the City may terminate such occupancy as a tenancy at will in accordance with state law. During such occupancy, Tenant shall comply with all provisions of this Lease that are applicable to an at-will tenancy, including, but not limited to, the payment of rent.
- 3. Rent. Tenant shall pay to the City without set-off, deduction or demand the amount of \$9,700.00 per month, payable in advance on the 1st day of each month (the "Monthly Rent Amount"). This Lease is a "gross lease" and the Monthly Rent Amount includes real estate taxes, utilities, insurance, and other operating expenses with respect to the Premises. Tenant shall make all rent payments to the City's Finance Department. All sums paid by Tenant shall first be applied to any past due rent, beginning with the most recent amount due, then to late fees, then to interest, then to costs of collection. No statement on any check or elsewhere shall be deemed to create an accord and satisfaction. The City may accept any payment without prejudice to the City's rights to recover any sum or pursue other remedies provided by this Lease or by law. In the event that any payment required to be paid by Tenant is not made within ten (10) days of the date when due, Tenant shall pay to the City, in addition to such payment or other charges due hereunder, a "late fee" in the amount of \$50.00 per day.
- 4. <u>Liens</u>. Tenant shall remove any such lien that may be created as a result of any work performed by Tenant at the Premises, or commence a protest of such lien by depositing with the City cash or other security acceptable to the City in an amount sufficient to cover the cost of removing such lien, within thirty (30) days after Tenant's receipt of notice of such lien. When contracting for any work in connection with the Premises, Tenant shall endeavor to include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against the City's real property or any interest therein.
- 5. <u>Disclaimer of Warranties</u>. Landlord hereby disclaims all warranties related to the Premises. Tenant acknowledges that the Premises are "as-is" and that Landlord shall have no liability to Tenant based on the condition of the Premises.

6. Use of Premises.

- (a) <u>No Unauthorized Use</u>. Tenant shall use the Premises only for commercial office and training purposes and shall not engage in any other use of the Premises.
- (b) <u>No Alterations or Improvements</u>. Tenant shall not make or cause to be made any alteration or improvement to the Premises without the City's prior written consent, which may be given or withheld in the City's sole and absolute discretion. This includes

painting the walls, installing window shades, putting holes in any walls, wiring in lighting fixtures and any other change to the structure of the Premises.

- (c) <u>Maintenance</u>, <u>Repair and Storage</u>. Tenant shall be solely responsible for non-structural maintenance and repair of the Premises, at Tenant's sole cost and expense, except that the City shall be responsible for any repairs to the structure (including the foundation, exterior walls, and roof) and systems (including plumbing, electrical, water, sewer, HVAC) of the Premises. The City shall perform all landscaping related to the Premises, the cost of which has been included in the Monthly Rent.
- (d) <u>Storage</u>. Tenant shall not store on the Premises any inoperable equipment, discarded or unsightly materials, or materials likely to create a hazard and shall not use areas outside of the Premises for storage.
- (e) <u>Assignment and Subleasing</u>. Tenant shall not assign any of its rights under this Lease (whether such assignment is voluntarily or involuntarily, by merger, consolidation, dissolution, change in control, or any other manner), shall not encumber any such rights or record this Lease (or any document or interested relating thereto), and shall not delegate any performance under this Lease. Tenant shall not sublease any part of the Premises without the written consent of the City, which consent will not be unreasonably withheld.
- (f) <u>Damage or Destruction the Premises</u>. If any portion of the Premises is damaged in any manner that renders it untenantable, the City and Tenant each shall have the right to terminate this Lease, by giving the other party written notice of such election to terminate within ten (10) days after the occurrence of such damage, upon which termination, neither party will be obligated under any terms of this Lease.

7. Landlord Rights

- (a) Access to Premises. The City, and any of its employees, officers, directors, agents, contractors, subcontractors, suppliers or other authorized representatives may enter the Premises with reasonable advance notice for any purpose relating to the Premises (including, but not limited to, in order to conduct inspections, determine compliance with this Lease, investigate or remediate any potential threats or hazards, and for emergency purposes), provided that they shall not unreasonably interfere with Tenant's use of the Premises.
- (b) <u>Governmental Acts</u>. The City is a government entity, and the City has all rights, powers, and privileges afforded to it. Tenant agrees that Tenant is subject to any lawful governmental act of the City without regard to the provisions of this Lease.

8. Indemnity; Insurance.

(a) <u>Indemnification</u>. Tenant covenants to indemnify, hold harmless, and defend the City, its agents, elected officials, officers, employees, and representatives from and against losses of every kind and character (including, but not limited to, liabilities, causes of action, losses, claims, costs, fees, reasonable attorney fees, expert fees, court or dispute resolution costs, investigation costs, environmental claims, mitigation costs, judgments, settlements, fines, demands, damages, charges, and expenses, but expressly excluding

consequential, special or indirect damages) that result from: (i) a default by Tenant of its obligations under this Lease; (ii) any use or occupancy of the Premises by Tenant, its agents or invitees; or (iii) any wrongful, reckless, or negligent act or omission of Tenant or any agent or invitee of Tenant, except to the extent that any such losses result from the wrongful, reckless, or negligent act or omission of the City or any agent, employee or contractor of the City. In the event of any such claims made or suits filed against the City, the City shall give Tenant written notice. Tenant shall, at Tenant's sole expense, defend City against any claims brought or actions filed against the City, whether such claims or actions are rightfully or wrongfully brought or filed. In case a claim should be brought or an action filed with respect to the subject of the indemnity herein, City may, at City's sole discretion, have the right to approve the attorney or attorneys to appear and defend the claim or action, at the expense of Tenant, which approval shall not be unreasonably withheld.

- (b) <u>Insurance Covering Liability and Damage to Real Property</u>. Tenant shall, at Tenant's sole cost, obtain insurance covering Tenant, and Landlord as an additional insured, against any and all claims or losses related to the Premises in any way, including but not limited to claims for personal injury or property damage and claims for replacement or repair of the Premises upon any damage sustained by the Premises. Tenant may only obtain insurance from an insurer licensed to do business in Nevada and rated AAA by AM Best. Possession of the Premises by Tenant is expressly conditioned upon Tenant, prior to accruing any right to possession of the Premises, delivering to the City a Certificate of Insurance listing the City as an additional insured, showing all coverages, waiving subrogation, and prohibiting termination of the policy without at least 30 days prior notice to the City.
- (c) <u>Insurance Covering Personal Property</u>. Tenant shall, at Tenant's sole cost, be responsible for obtaining insurance coverage for Tenant's personal property. Neither the City nor any of its officers, agents, and employees shall be responsible for any damage or loss of personal property. The City does not insure Tenant's personal property.

9. Default.

(a) Tenant's Default. The occurrence of any of the following events shall constitute a default by Tenant under this Lease: (i) Tenant fails to timely pay any installment of rent on the date when due, and such default continues for ten (10) days after Tenant's receipt of written notice from the City; (ii) Tenant violates any requirement under this Lease other than the obligation to pay rent and fails to cure the same within twenty (20) days following receipt of written notice of such violation from the City, provided, however, if the nature of Tenant's obligation is such that more than twenty (20) days are reasonably required for performance or cure, Tenant shall not be in default if Tenant commences performance within such twenty (20) day period and thereafter diligently prosecutes the same to completion; (iii) Tenant assigns or encumbers any right in this Lease, delegates any performance hereunder, or subleases any part of the Premises (except as expressly permitted in this Lease); (iv) Tenant files a petition in bankruptcy, becomes insolvent, or has a petition filed against Tenant in bankruptcy, insolvency, or for reorganization or appointment of a receiver or trustee which is not dismissed within sixty (60) days; (v) Tenant petitions for or enters into an arrangement for the benefit of creditors, or suffers this Lease to become subject to a writ of execution and such writ is not released within

thirty (30) days; or (vi) Tenant is in default of this Lease three (3) or more times during a twelve (12) month period (whether or not cured).

- (b) Remedies. Upon any default by Tenant under this Lease, after expiration of any applicable notice, grace or cure period, the City may (at any time) pursue any or all remedies available to the City, including, but not limited to, the following: (i) terminate Tenant's rights under this Lease upon delivering a written notice of termination; and (ii) re-enter and take possession of the Premises by any lawful means (with or without terminating this Lease). Tenant shall pay all costs and damages resulting from Tenant's default, including, but not limited to, the cost of recovering possession of the Premises at the Premises, the cost of improving and reletting the Premises (including, but not limited to, any reasonable real estate broker fees or marketing costs), and reasonable attorneys' fees and costs. Notwithstanding any termination or re-entry, Tenant shall remain liable to pay the rent and fees required under this Lease for the remaining term of this Lease, and Tenant shall pay the City on demand for any deficiency in the same. No action by the City shall be construed as an election by the City to terminate this Lease or accept any surrender of the Premises, unless the City provides Tenant with a written notice expressly stating that the City has terminated this Lease or accepted a surrender of the Premises.
- (c) Past Due Amounts. If Tenant fails to pay when due any amount required to be paid by Tenant under this Lease, and such failure continues for ten (10) days after receipt of written notice from Landlord, such unpaid amount shall bear interest at the rate of twelve percent (12%) per annum from the due date of such amount to the date of payment in full. In addition, the City may also charge a sum of five percent (5%) of such unpaid amount as a service fee, which the parties agree is a reasonable estimate of and liquidated damages for the City's additional costs for billing and collection arising from Tenant's failure to make payment in a timely manner. All amounts due under this Lease are and shall be deemed to be rent or fees, and shall be paid without abatement, deduction, offset, prior notice, or demand (unless expressly provided by the terms of this Lease). The City's acceptance of any past due amount (or its associated interest or service fee) shall not constitute a waiver of any default under this Lease.
- (d) <u>Default by the City</u>. The City shall not be in default under this Lease unless the City fails to perform an obligation required of the City under this Lease within twenty (20) days after written notice by Tenant to the City. If the nature of the City's obligation is such that more than twenty (20) days are reasonably required for performance or cure, the City shall not be in default if the City commences performance within such twenty (20) day period and thereafter diligently prosecutes the same to completion. In no event may Tenant terminate this Lease or withhold the payment of rent or other charges provided for in this Lease as a result of the City's default.

10. General Provisions.

(a) <u>Notices</u>. Any notice, demand, written consent, or other communication required to be in writing under this Lease shall be given in writing by personal delivery, express mail (postage prepaid), nationally recognized overnight courier with all fees prepaid (such as, by way of example, Federal Express or UPS), or certified mail (return receipt requested and postage prepaid) when addressed to the respective parties as follows:

If to the City: If to Tenant:

Attn: City Manager Attn: Corporate Manager of

10 East Mesquite Blvd. Real Estate

Mesquite, Nevada 89027 CROWN Cork & Seal USA, Inc.

770 Township Line Road Yardley, PA 19067

Either the City or Tenant may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

- (b) <u>Survival</u>. All obligations of Tenant hereunder shall survive termination of this Lease.
- (c) <u>Subordination to Financing and Matters of Record</u>. This Lease is subordinate to the provisions of any agreements or indentures entered by the City (regardless of when entered) in connection with any debt financing applicable to the Premises and is subordinate to any matter of record affecting the real property of the Premises.
- (d) <u>Force Majeure</u>. No act or event, whether foreseen or unforeseen, shall operate to excuse Tenant from the prompt payment of rent or any other amounts required to be paid under this Lease. If the City (or Tenant in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Lease by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Lease, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, governmental restrictions, and changes in law.
- (e) <u>Rights and Remedies</u>. Except as expressly set forth in this Lease, the rights and remedies set forth in this Lease are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.
- (f) Attorneys' Fees. If any action is brought to recover any rent or other amount under this Lease because of any default under this Lease, to enforce or interpret any of the provisions of this Lease, or for recovery of possession of the Premises of the Premises, the party prevailing in such action shall be entitled to recover from the other party reasonable attorneys' fees, court costs, the fees of experts and other professionals, and other costs arising from such action (including those incurred in connection with any appeal), the amount of which

shall be fixed by the court and made a part of any judgment rendered. Tenant shall be responsible for all expenses, including, but not limited to, reasonable attorneys' fees, incurred by the City in any case or proceeding involving Tenant or any permitted assignee of Tenant under or related to any bankruptcy or insolvency law. The provisions of this section shall survive any expiration or termination of this Lease.

- (g) Governing Law, Venue, and Waiver of Jury Trial. This Lease and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Nevada, without regard to its conflict of laws principles. Venue for any action arising out of or related to this Lease or actions contemplated hereby may only be brought in a court with jurisdiction over Clark County, Nevada. Process in any such action may be served on any party anywhere in the world. THE CITY AND TENANT EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES. The provisions of this section shall survive any termination of this Lease.
- (h) <u>Amendments and Waivers</u>. No amendment to this Lease shall be binding on the City or Tenant unless reduced to writing and signed by both parties. No provision of this Lease may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- (i) <u>Severability</u>. If any provision of this Lease is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Lease shall remain in full force and effect if both the economic and legal substance of the transactions that this Lease contemplates are not affected in any manner materially adverse to any party. If any provision of this Lease is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Lease to fulfill as closely as possible the original intents and purposes of this Lease.
- (j) Merger. This Lease constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Lease. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Lease are expressly merged into and superseded by this Lease. In entering into this Lease, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Lease.
- (k) <u>Confidentiality</u>. Tenant acknowledges that the City is subject to legal requirements regarding the public disclosure of records and consents to disclosure of all records related thereto in accordance with such legal requirements.
- (l) <u>Further Assurances</u>. Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Lease.
- (m) <u>Miscellaneous</u>. The headings in this Lease are provided for convenience only and do not affect the construction or interpretation of this Lease. All references to Sections

are to Sections in this Lease. Each provision to be performed by Tenant shall be construed as both a covenant and a condition. This Lease shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Tenant consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Lease to any period of days shall mean calendar days unless specifically stated otherwise.

(n) <u>Binding Obligation</u>. Tenant warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this Lease as a legal, valid, and binding obligation of Tenant.

[Remainder of page intentionally left blank; signature pages follow]

In witness of their intention to be bound by the above covenants, obligations, terms and conditions, the parties hereby execute this Lease as follows:

CITY OF MESQUITE		
Date	By:	Allan S. Litman, Mayor
Attest:	Ву:	Tracy Beck, City Recorder
CROWN CORK & SEAL USA, INC.		
Date	By:	Name: Edward C. Kropp Position: Corporate Manager of Real Estate

9122761846-3

EXHIBIT A

SITE DIAGRAM

[Insert Site Diagram here or as a separate page]

Former Baptist Church Utilities

700 Hardy Way monthly average utility bills for 2021...

\$406 OPD (REVISED)

\$115 VVWD

\$68.50 COM-Sewer

700 Hardy Way monthly average utility bills for 2020...

\$400 OPD

\$98 VVWD

\$50.75 COM-Sewer

700 Hardy Way monthly average utility bills for 2019...

\$390 OPD

\$ VVWD (Will need to send in a written request, 2019 is already archived)

\$ COM-Sewer (Nothing in Caselle for 2019)



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Tracy Beck Submitting Department: City Clerk

Administrative

	Administrativ
Consideration for approval of the Virg	in Valley Schools FY 22-23 Proposals.
- Public Comment- Discussion and Possible Action	
PETITIONER: CEAB Board members	DEPARTMENT: City Clerk
RECOMMENDATION:	
Background:	
Fiscal Impact: Budgeted Item: Yes	

Attachments:

- Summary.pdf
- JL Bowler ES.pdf
- Virgin Valley ES.pdf
- Hughes Middle School.pdf
- Virgin Valley HS.pdf

2022-2023 CEAB GRANT PROPOSALS

SCHOOLS	PRINCIPALS		USE OF FUNDS	COST		PROPOSED 20222023
IL BOWLER ELEMENTARY SCHOOL	Prin. Jenkins	1	2 Temporary Tutors (Neighborhood Moms) - Reading and Math are the two primary areas.	\$ 12,577.50		
	.1	_2	Late Activity Transportation (Bus) Costs	\$ 6,300.00	\$	18,877.50
VIRGIN VALLEY ELEMENTARY SCHOOL	Prin. Bennett	1	Teachers have needed additional techology supplies and have purchased addition manipulatives for indivdual student use. There are 41 teachers (\$8,200) and School Accounting (\$500)	\$ 8,700.00		
		2	1 School (Neighborhood) Aide for 30 weeks	\$ 5,985.60	\$	14,685.60
HUGHES MIDDLE SCHOOL	Prin. Perkins	1	Teacher Classroom Supply Grant - 35 teachers	\$ 14,000.00	•	
		2	Hope Squad is a school-based peer to peer suicide prevention program	\$ 5,400.00	\$	19,400.0
VIRGIN VALLEY HIGH SCHOOL	Prin. Frei	_1	Teacher Classroom Supply - 44 Teachers	\$ 17,600.00	\$	17,600.0
			TOTAL COSTS OF PROPOSED FUNDS		\$	70,563.1

CEAB GRANT PROPOSAL FORM

Applicant: Joseph L Bowler Sr. Elementary

Date: 5/2/2022

Number of students benefitting from Grant:

Many students benefit directly

(approximately 120 students will receive direct support) Many more (all the students) benefit as this assistance enables the classroom teacher to provide individualized attention.

Amount of Funding Requested:

\$18,877.50

Goal of Funding Request:

The use of 2 Temporary Tutors (Neighborhood Mom) will support teachers in their efforts at remediation for students identified as at risk or demonstrating non proficiency on Nevada State Academic Content Standards. The aide assistance time will be used to provide progress monitoring and remediation of specific skills identified through assessments. Many of the skills would include but not be limited to; letter and letter sound identification, phonemic awareness, sight word attainment, vocabulary development, word decoding skills, comprehension and writing skills, number identification and correspondence, math fact development, re-teaching of math concepts students may have not gained yet, etc. The classroom teachers would determine which students to have the aides work with and the skills which will be developed. One temporary tutor will be specified to work closely with our ELL (English Language Learners) students and their parents.

The end goal of utilizing the Temporary Tutors will be to improve overall student academic proficiency levels and growth.

Many of our students who are struggling are unable to take advantage of after school hour opportunities. Parents are often unable to provide transportation. We are requesting funding to provide a Late activity services bus.

Is the project sustainable after initial funding?

This is an addition to the current project. Without these funds we would be unable to reach the additional children. These two TT's will join with a CTT funded through other grants and the schools strategic budget.

Person Responsible for oversight of funding and reporting progress/barriers of the project.

Christopher A. Jenkins, Principal W- 702-346-1900 jenkica@nv.ccsd.net Susan Anderson, Learning Strategist JLB

Area of emphasis-targeted population:

Reading and math are the 2 primary areas of academic focus. Temporary Tutors will be used for non-proficient students in Kindergarten through third grades and will be done on the school campus during the school day.

Describe the strategy to accomplish the goal and expected outcome of the grant:

The Temporary Tutors will be utilized daily for up to 3.9 hours each day. It is anticipated that with this grant and additional funding we will be able to provide this resource for 30 of our 36 weeks of instruction. The Temporary Tutors will work with small groups on specific, targeted skills to improve proficiency. The subgroups receiving the additional support would be from English Language Learners, students with IEPs, students from low socio-economic groups and any other students falling below expected academic proficiency levels.

The contracted general education teachers in collaboration with the Learning Strategist and Temporary Tutors will identify the students needing assistance and what means of instruction and materials will be used to provide the support.

Students identified will be able to access late transportation Monday - Thursday.

Overview of how the impact and effectiveness of the project will be measured.

All students are progress monitored using a variety of assessment tools. The multiple data sources will be used to identify the students receiving academic support. The students will be monitored with the same assessment tools on a monthly basis to ensure that they are making positive progress with their skills.

Use of Funds/Cost Breakdown:

2 TT x \$10.75 hr x 3.9 hours x 5 days a week x 30 weeks= \$12,577.50 Late Activity Transportation cost - \$6,300.00

Total of Grant Request

\$18,877.50

Research justifying grant usage

Double Jeopardy-The Annie E. Casey Foundation

- 1 in 6 children who are not reading proficiently in 3rd grade fail to graduate from high school
- Among proficient readers only 4% fail to graduate
- Among non-proficient readers the number jumps to 16%
- Children who have lived in poverty and are not reading proficiently in 3rd grade are 3 times more likely to dropout or fail to graduate
- Living in high-poverty neighborhoods exacerbates the ill effect of poor reading and poverty
- Black and Hispanic children who are not reading proficiently in 3rd grade are about 2 times as likely as similar white children not to graduate from High School

Early Warning Confirmed-The Annie E. Casey Foundation

- Early Warning study found a link between failure to read proficiently by the end of third grade with ongoing academic difficulty in school and failure to graduate from high school on time
- Early-grade reading proficiency in the United States continues to be unacceptably low for students from low-income families and children of color
- The gap between struggling and fluent readers does not diminish over time without intervention

Reading on Grade Level in Third Grade

- K-3rd grade students are **learning to Read**... Fourth graders and beyond, students are **Reading to Learn**
- Reading serves as the major foundational skill for school-based learning, and is strongly related to future opportunities for academic and vocational success
- When students have difficulty learning to read their love of learning and motivation diminishes rapidly
- There is correlational evidence that students who were at and above grade level in third grade graduate and attend college at higher rates than their peers who were below grade level
- Early intervention can make a big difference for struggling readers

Reading by third grade is critical

- In third grade children are learning for meaning and to learn. If students are struggling to decode the words, they don't get much meaning from the text and don't learn what they need to know
- Nationally, 85 % of children from low-income families failed to reach proficiency levels by fourth grade on 2011 National Assessment of Educational Progress

Math skills are essential

- Mathematics skills are essential for every student to learn. They are fundamental to the success of a student through their education and into their professional careers.
 Unfortunately, students are not meeting the academic targets put in place by the Common Core or National Council of Teachers of Mathematics (Stickney, Sharp, & Kenyon, 2012).
- According to Woodward (2006), decades of research show that academically low achieving students, as well as those with learning disabilities, exhibit considerable difficulty in developing automaticity.
- Learning math is good for your brain. Research conducted by Dr. Tanya Evans of Stanford University indicates that children who know math are able to recruit certain brain regions more reliably, and have greater gray matter volume in those regions, than those who perform more poorly in math. The brain regions involved in higher math skills in high-performing children were associated with various cognitive tasks involving visual attention and decision-making. While correlation may not imply causation, this study indicates that the same brain regions that help you do math are recruited in decision-making and attentional processes.
- Math helps us have better problem-solving skills. Math helps us think analytically and have better reasoning abilities. Analytical thinking refers to the ability to think critically about the world around us. Reasoning is our ability to think logically about a situation. Analytical and reasoning skills are important because they help us solve problems and look for solutions. While it may seem farfetched to think that solving the train problem above can help you solve a problem in your life, the skills that you use in framing the problem, identifying the knowns and unknowns, and taking steps to solve the problem can be a very important strategy that can be applied to other problems in life.
- According to the research presented, automaticity in basic math facts is important for mathematics students. It is not just important at the elementary age, but it is of most importance at that age. When automaticity is achieved at the desired developmental stage in a child's life, they are more likely to have continued success in mathematics.

City of Mesquite Education Funding Request for Virgin Valley Elementary School

Number of students benefiting from Grant: 41 teachers x \$200 (550 students)

1 School (Neighborhood) Aide (550 students)

Background

According to the Economic Policy Institute, the average Nevada public school teacher spends \$543 out of pocket on school supplies for their classrooms. It is likely that teachers in the Virgin Valley area spend even more than that, although no official study has been conducted with the teachers solely in our community. Beginning in 2016, teachers in Nevada had access to a state reimbursement program to purchase many needed classroom supplies that directly impact student instruction and learning up to \$200. Because of the unique needs of every classroom, teachers were allowed flexibility in purchasing items that will directly benefit students in each of their individual classrooms. Oversight was given by administrative approval and adherence to CCSD purchasing guidelines and parameters. These expenditures were audited annually by CCSD, and were included in any official school audits conducted locally to ensure that funds were used appropriately.

On June 12, 2019, Governor Sisolak signed Senate Bill 324 authorizing the "Teachers' School Supplies Reimbursement" account. This was an extension of similar bills previously passed in 2015 and 2017 under then Governor Sandoval. During a special legislative session in 2020, the \$4.5 million allocation for this program was cut entirely as one of many measures to help close the massive state budget shortfall due to the coronavirus pandemic.

One school aide will work with students in all grade levels focusing on non-proficient readers. The school aide assistance time will be used to support progress monitoring and remediation of students in a small group setting to work on specific skills like letter and sound identification, phonics development, sight word practice, vocabulary development, etc. The classroom teachers will identify which students would work with the school aides and which specific skills will be taught. ELL (English Language Learners), FRL (low income) and all other students performing below grade level expectancy will be targeted for assistance.

Funding Request

This funding request is to allocate \$200 for each licensed teacher at Virgin Valley Elementary School. Rationale for these funds include the following:

- As a "new normal" takes shape inside school classrooms, teachers have had to adjust accordingly. Some teachers have needed additional technology supplies. Some have purchased additional manipulatives for individual student use.
- School supply funds from this grant have to be calculated, verified, reimbursed, and reconciled by a member of the school staff.
- The aide will work with students 4 days a week for 3.9 hours each day. They will be employed for 30 weeks. The cost for School Aides is \$11.48 an hour and each aide will work approximately 480 hours during the school year.

Virgin Valley Elementary School

41 teachers x \$200 = \$8,200

School Accounting - \$500

= \$8,700

1 School (Neighborhood) Aide for 30 Weeks 480 hrs. x \$12.47/hr.

= \$5,985.60

Total = \$14,685.60

This is a tremendous opportunity for the City of Mesquite and Virgin Valley Elementary School to collaborate and allocate money that will directly impact students in our classrooms.

Oversight and Reporting

The individual principals at each school will be responsible to provide oversight on these grant funds. They will follow previous methods of overseeing the teacher reimbursement supply accounts provided by CCSD and the State of Nevada. Specifically, all funds must be expended on classroom supplies that will directly benefit students. School administrators must approve all expenditures. The grant accounts will be included in school district internal audits. Furthermore, a reconciliation report will be provided to the Virgin Valley CEAB and Mesquite City Council no later than May 1, 2023 itemizing and detailing all expenditures within the grant accounts.

Person responsible for oversight of the funding and reporting the progress/barriers of the project:

W- 702-346-5761 Fax- 702-346-5049 Matthew Bennett, Principal (Ex. 4101) and Bernice Morris, Office Manager (Ex. 4100)

City of Mesquite Education Funding Request for Hughes Middle School 2022-2023

Request 1: Teacher Classroom Supply Grant

Rationale

According to the Economic Policy Institute, the average Nevada public school teacher spends \$543 out of pocket on school supplies for their classrooms. It is likely that teachers in the Virgin Valley area spend even more than that, although no official study has been conducted with the teachers solely in our community. Beginning in 2016, teachers in Nevada had access to a state reimbursement program to purchase many needed classroom supplies that directly impact student instruction and learning up to \$200. Because of the unique needs of every classroom, teachers were allowed flexibility in purchasing items that will directly benefit students in each of their individual classrooms. Oversight was given by administrative approval and adherence to CCSD purchasing guidelines and parameters. These expenditures were audited annually by CCSD, and were included in any official school audits conducted locally to ensure that funds were used appropriately.

On June 12, 2019, Governor Sisolak signed Senate Bill 324 authorizing the "Teachers' School Supplies Reimbursement" account. This was an extension of similar bills previously passed in 2015 and 2017 under then Governor Sandoval. During a special legislative session in 2020, the \$4.5 million allocation for this program was cut entirely as one of many measures to help close the massive state budget shortfall due to the coronavirus pandemic. This funding has not been reestablished at this point.

Funding Request

This funding request is to allocate \$400 for each licensed teacher at Hughes Middle School.

35 teachers x \$400 = \$14,000

This is a tremendous opportunity for the City of Mesquite and Virgin Valley High School and Hughes Middle School to collaborate and allocate money that will directly impact students.

Oversight and Reporting

The principal at Hughes Middle School will be responsible to provide oversight on these grant funds. The school will follow previous methods of overseeing the teacher reimbursement supply accounts provided by CCSD and the State of Nevada. Specifically, all funds must be expended on classroom supplies that will directly benefit students. School administrators must approve all expenditures. The grant accounts will be included in school district internal audits. Furthermore, a reconciliation report will be provided to the Virgin Valley CEAB and Mesquite City Council detailing all expenditures within the grant accounts.

Request 2: Hope Squad

Hope Squad is a school-based peer to peer suicide prevention program. Their mission is to reduce youth suicide through education, training, and peer intervention. They state their goal as, "Our goal is to prevent suicide through public awareness and education, reduce stigma, and serve as a resource to those touched by suicide."

Hope Squad will focus on recognizing signs of suicide, being connected, preventing bullying, and promoting resilience adn self-care. The Hope Squad works closely with local mental health facilities to help facilitate the extended care some of our students need.

At Hughes Middle School, we have noticed a large increase in suicide ideation and self-harm. Having a peer-to-peer based program will offer support to students that struggle and need help but go unnoticed by adults. Students will become more aware of others and their needs and we will be able to get the help they need.

There are more than 1200 schools around the nation that have added Hope Squad to their campuses and are saving lives daily. Please see https://hopesquad.com/ for more information on what Hope Squad is all about.

Funding Request

This funding request is to allocate \$5,400 to partner with Hope Squad at Hughes Middle School.

Oversight and Reporting

The counseling department at Hughes Middle School will oversee the implementation of the Hope Squad program. Details regarding implementation and sustainability will be provided to the CEAB board and the Mesquite City Council, including student participation data.



VIRGIN VALLEY HIGH SCHOOL

RILEY FREI- PRINCIPAL 820 VALLEY VIEW DRIVE MESQUITE, NV 89027 (702)346-2780- OFFICE FREIR@NV.CCSD.NET

May 2, 2022

RE: City of Mesquite- Education Grant

Honorable Mayor, City Council, and CEAB Members,

On behalf of the teachers at Virgin Valley High School, I wish to thank you for your wonderfully considerate and generous contribution to the Bulldog Family these many years. Our teachers were overwhelmed with gratitude and have repeatedly expressed how amazing it is to have your unanimous support, especially during this tremendously difficult time.

To date, all teachers have submitted expenses for classroom equipment, supplies, and projects. Of the \$16,400 grant, the great majority was spent by teachers in the first month of receipt on items that they otherwise would have gone without. In short, your efforts have facilitated new and exciting opportunities for students while helping teachers to feel increased stakeholder support and decreased financial stress.

With this in mind, I am requesting a similar grant from the City for the 2022-23 school year. The only change I need to mention is that we have added three more teachers to our team, bringing the total to 44. Therefore, I am requesting a total amount of Teacher Supply Reimbursement Funding as follows:

44 Teachers x \$400= \$17,600

Again, please accept our collective heartfelt appreciation for your generosity to the single most important factor in student success: High Quality Teaching.

Please let us know when and where we can offer service to the City as we love to facilitate our school family contributing any way we can to the culture and success of our wonderful community.

All good thoughts and wishes,

Riley Frei

Home of the Bulldogs



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Tracy Beck

Submitting Department: Mayor & Council

	Administrative
Consideration for approval of an Acting City Manager effective May 24, 2022.	
- Public Comment - Discussion and Possible Action	
PETITIONER: Mayor and Council DEPARTMENT: Mayor & Council	
RECOMMENDATION:	
Approve the Acting City Manager effective May 24, 2022.	
Background:	
Fiscal Impact:	
Budgeted Item: Yes	
Attachments:	



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022

Submitted by: Tracy Beck

Submitting Department: Mayor & Council

Administrative		
In conjunction with Governor Sisolak and all the Mayors of Clark County, the Declaration of Emergency has ended effective Friday, May 20, 2022.		
- Public Comment - Discussion and Possible Action		
PETITIONER: Governor Sisolak and Clark County Mayors. DEPARTMENT: Mayor & Council		
RECOMMENDATION:		
Background:		
Fiscal Impact:		
Budgeted Item: No		
Attachments:		



AGENDA ITEM
City Council Meeting
Meeting Date: May 24, 2022
Submitted by: Tracy Beck

Submitted by: Tracy Beck Submitting Department: City Clerk

	Public Comments
Public Comment	
PETITIONER: Tracy E. Beck, City Clerk DEPARTMENT: City Clerk	
RECOMMENDATION:	
Background:	
Fiscal Impact: None.	
Budgeted Item: No	
Attachments:	



AGENDA ITEM City Council Meeting Meeting Date: May 24, 2022 Submitted by: Tracy Beck

Submitting Department: City Clerk

	Adjournmen
Adjournment	
PETITIONER: Tracy E. Beck, City Clerk DEPARTMENT: City Clerk	
RECOMMENDATION:	
Background:	
Fiscal Impact:	
Budgeted Item: No	
Attachments:	