Notice and Agenda

Regular City Council Meeting

City Council Chambers - City Hall
10 E Mesquite Blvd.
TUESDAY, JULY 14, 2026 - 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
- PRESENTATION OF GIFT BASKETS TO 4TH OF JULY DONORS

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 of approval of the Tuesday, May 26, 2026 Regular City Council

Meeting Minutes, the Tuesday, June 9, 2026 Regular City Council Meeting Minutes, the Tuesday, June 16, 2026 Technical Review Meeting Minutes, the Tuesday June 16, 2026 Special Canvass Meeting Minutes, the Thursday June 18, 2026 Emergency Canvass Meeting Minutes, and the Tuesday, July 14, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

Cover Page

m 5-26-2026 RCC.pdf

m 6-9-2026 RCC.pdf

m 6-16-2026 TRM.pdf

m 6-16-2026 Special Canvass Meeting.pdf

m 6-18-2026 Emergency Canvass Meeting.pdf

a 7-14-2026 RCC.pdf

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- Public Comment
- Discussion and Possible Action

Cover Page

Check Register City Council Agenda 6.11.26 to 6.30.26.pdf

2026-07-14 Budget Trsfrs & POs.pdf

2.3 Consideration of Approval of Resolution No. R26-019, adopting Interlocal Contract (No 3273) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Pedestrian Access & Bus Shelter Pad Improvements

- Public Comments
- Discussion and Possible Action

Cover Page

ResNo_R26019.pdf

RTC_Contract3273.pdf

2.4 Consideration of Approval of Resolution No. R26-018, adopting Supplemental No 6 to the Interlocal Contract (No 1299) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Trail Maintenance Volunteer Coordination FY 22-27

- Public Comments
- Discussion and Possible Action

Cover Page

ResNo_R26018.pdf

RTC_Contract1299_SuppNo6.pdf

3. Special Items

3.1 Presentation from the Virgin Valley Water District

- Public Comment
- Discussion and Possible Action

Cover Page

VVWD_City of Mesquite_2026_Update.pdf

4. Resolutions & Proclamations

4.1 Consideration of approval of Resolution R26-016, an Interlocal Agreement with Regional Flood Control District (CCRFCD) for the maintenance of Mesquite Flood Control Facilities for FY 26.27.

- Public Comments
- Discussion and Possible Action

Cover Page

ResNoR26016.pdf

RFC_WMPContract_FY26.27.pdf

5. Department Reports

5.1 Mayor's Comments and Reports
Cover Page

5.2 Council and Staff's Comments and Reports
Cove Page

6. Introduction of Bills

6.1 Consideration of the Introduction of Bill B26-006 Amending Title 6 of the Mesquite Municipal Code to Add Chapter 9 to Establish Regulations for Bicycle and Electric Micro Mobility Device Use and Operation; Amending Section 6-2-10(A) Regarding Driving on Sidewalks; Amending Section 6-1-2 Regarding the Definition of Motorcycle; Providing for Penalties; and Other Matters Properly Relating Thereto.

- Public Comment
- Discussion and Possible Action
Cover Page

MMC 6-9-1 DRAFT Final (1).pdf

7. Administrative Items

7.1 Consideration of approval of a Liquor Catering License for Lluntas, LLC doing business as Elevated Bartending Services.

- Public Comment
- Discussion Possible Action
Cover Page

Elevated Bartending Services App.pdf

Andrea Zavala FOS.pdf

7.2 Consideration of Approval of a Restaurant with Bar Liquor License for Mathew John of MV John Corp dba Grill Room at the Oasis, located at 100 Palmer Lane.

- Public Comment
- Discussion and Possible Action
Cover Page

Grill Room at the Oasis Liquor License app.pdf

7.3 Consideration of Tentative Map TM 26-002, Hillside Crossing (formerly The Retreat at Mesquite) to approve the creation of seven (7) single-family residential parcels as part of a 127-unit mixed residential development on 8.63 acres at 951 Oasis Boulevard. The property is Clark County Assessor's Parcel #001-09-101-024, located on the northwest corner of the intersection of Oasis Boulevard and Palmer Lane. The parcel is zoned Medium-Density Multi-Family Residential (MF-3), and is subject to a development agreement executed in December 2023

- Public Hearing
- Discussion and Possible Action

Cover Page

TM 26-002 Hillside Crossing SFD Map Memo.doc

TM-26-002.pdf

AGREEMENT - DEVELOPMENT - THE RETREAT AT MESQUITE.pdf

DA Ext of Time.pdf

R23-024.pdf

7.4 Consideration of Conditional Use Permit Application No. CUP-26-006 (LC5 Duplex Short-Term Rentals) to allow two units of a four-unit multi-family housing project to be used as short-term vacation rentals. The project site is located at 41 Desert Drive. The project site is Clark County Assessor's Parcel # 00116201037, and is located in the *Commercial-General* (CR-2) zoning district.

- Public Hearing

- Discussion and Possible Action

Cover Page

CUP-26-006 LC5 duplex STRs Staff Report.docx

CUP-26-006.pdf

LC5 Duplexes Vicinity Map.pdf

7.5 Consideration of Conditional Use Permit Application No. CUP-26-005 (Virgin River Adventure Rentals) to allow the establishment of an off-highway vehicle (OHV) rental facility within an existing car-wash space 120 N. Sandhill Blvd. The project site is Clark County Assessor's Parcel # 00116602032, and is located in the *Commercial-General* (CR-2) zoning district.

- Public Hearing
- Discussion and Possible Action
Cover Page

CUP 26-005 Virgin River Rentals vicinity map.pdf

CUP-26-005 VR Rentals CUP Staff Report.docx

CUP-26-005.pdf

7.6

Consideration of Conditional Use Permit Application No. CUP-26-007 Architectural and Site Plan Review application ASR 26-004, and Variance V-26-002 for an automobile glass repair and tinting service (CA Auto Glass and Tinting). The facility would be located on the southwest corner of the intersection of Riverside Road and Whitey Lee Lane at 301 Riverside Road. Clark County Assessor's Parcel No. 001-18-811-005. The project site is located in the *Neighborhood Commercial* (CR-1) Zoning District.

- Public Hearing
- Discussion and Possible Action
Cover Page

CUP-26-007 CA Auto Glass CUP Staff Report.docx

ASR-26-004.pdf

CUP 26-007 CA Auto Glass vicinity map.pdf

CUP-26-007.pdf

7.7

Consideration of Bid Award for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project

- Public Comments
- Discussion and Possible Action
Cover Page

Bid Abstract.pdf

Notice of Award.pdf

Agreement.pdf

BHC Proposal.pdf

Capriati Proposal.pdf

TAB Proposal.pdf

Trade West Proposal.pdf

Turn Key Proposal.pdf

WRX Proposal.pdf

7.8 Consideration of approval of a Full Off-Sale Liquor license for FitzJack LLC dba Lee's Discount Liquor at 670 West Pioneer Boulevard.

- Public Comment
- Discussion and Possible Action

Cover Page

FitzJack LLC Liquor License app.pdf

Ryan Calsada FOS.pdf

7.9 Consideration of a Restaurant with Bar Liquor License for Passport Diner located at 570 W Pioneer Boulevard.

- Public Comment
- Discussion and Possible action

Cover Page

Passport Diner Liquor app.pdf

Daniel Cool Findings of Suitability.pdf

7.10 Consideration of approval of the Contract: FY 2026-27 Insurance Program Renewal and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

Cover Page

Insurance Summary.pdf

8. 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 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.

8.1 Public Comment
Cover Page

9. Adjournment

9.1 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://www.mesquitenv.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. Types of Meetings:

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 **PRESIDING 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 Tem shall preside; in the absence of the Mayor and Mayor Pro Tem, 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 INTEREST/PRESENTATION 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 **ABSENTIONS:** 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 PASSAGE 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. Citizens' Rights:

7.1 **ADDRESSING THE 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 **DISRUPTIVE 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: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Consent Agenda

Consideration of approval of the Tuesday, May 26, 2026 Regular City Council Meeting Minutes, the Tuesday, June 9, 2026 Regular City Council Meeting Minutes, the Tuesday, June 16, 2026 Technical Review Meeting Minutes, the Tuesday June 16, 2026 Special Canvass Meeting Minutes, the Thursday June 18, 2026 Emergency Canvass Meeting Minutes, and the Tuesday, July 14, 2026 Regular City Council Meeting Agenda.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Approve the Tuesday, May 26, 2026 Regular City Council Meeting Minutes, the Tuesday, June 9, 2026 Regular City Council Meeting Minutes, the Tuesday, June 16, 2026 Technical Review Meeting Minutes, the Tuesday June 16, 2026 Special Canvass Meeting Minutes, and the Tuesday, July 14, 2026 Regular City Council Meeting Agenda.

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- m 5-26-2026 RCC.pdf
- m 6-9-2026 RCC.pdf
- m 6-16-2026 TRM.pdf
- m 6-16-2026 Special Canvass Meeting.pdf

- m 6-18-2026 Emergency Canvass Meeting.pdf
- a 7-14-2026 RCC.pdf

Mesquite City Council
Regular Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, May 26, 2026 – 5:00 pm

Minutes of a scheduled meeting of the City Council held Tuesday, May 26, 2026 at 5:00 P.M. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Karen Fielding, and Paul Wanlass. Council member Pattie Gallo was excused. Also, in attendance Interim City Attorney and City Clerk Julie Goodsell, other city staff and approximately 50+ citizens.

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. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the mayor.

Minutes;
Mayor Whipple opened the meeting at 5:00 pm

Ceremonial Matters

* Invocation; Pastors Felicia and Travis Stephenson, The Gathering
* Pledge of Allegiance
* Presentation of check to the Salvation Army from the Rotary Club of Mesquite Nevada.

Minutes;
Mayor Whipple: Now at this time we will have a couple of presentations. First, we will have the Rotary Club come forward.

Minutes;
Joe Sologub, Secretary of the Mesquite Rotary Club: Several of my fellow Rotary Club Members and I are here this evening on behalf of the Rotary Club of Mesquite, Nevada Foundation. We are pleased to present a donation of $1000 to the Mesquite Salvation Army in support of the important work they do for individuals and families in need throughout our community. Rotary is an international service organization made up of local community members, business professionals, and community leaders who come together to serve others, promote goodwill and support projects and improve lives both locally and around the world. Here in Mesquite, our Rotary Club and Foundation are proud to support programs and partnerships and strengthen our community. We are grateful for the Salvation Amry's continued service and honored to help support their

mission. Just lastly, we gladly welcome anyone from the community to attend any of our weekly meetings to see if Rotary may be a fit for you. We always need new members. We meet on Wednesday evenings at 150 North Yucca Street, Building 7, space 26, and this week Anthony will be coming as our guest speaker. We also have our weekly used books sale on Tuesdays and Thursdays from 10:00 to 2:00, and on the last Saturday of each month from 10:00 to 4:00.

Minutes;
Mayor Whipple: I neglected to mention, we are going to excuse Council member Gallo this evening. She will not be with us. Anthony, could I have you come back up?

Minutes;
Anthony Rivera: Thank you for this opportunity tonight. I wanted to take some time to recognize someone very important to me and the Salvation Army. Since I met her, I knew that she was a person that would go above and beyond to help those in need. Her name is Debra Benham. When I think of her, there are three words that come to my mind, hardworking, generous, and doesn't give up. Recently, the Salvation Army wrote a story on her journey. I would like to share a few highlights of that and these are her words. As a two-time cancer survivor, Debbie, said she believes God kept her alive to do good for her community. I am doing as much as I can because I have given a second chance to live and have a better life and count my blessings, she said. In 2025 alone, her efforts helped collect over 26,000 pounds of donations for the Salvation Army in Mesquite, Nevada, for a larger mission that brought in more than a 135,000 pounds since she began. Growing up in Trenton, New Jersey, Debbie said it was her parents who first showed her the importance of generosity during the Salvation Army holiday kettle season. My mother always taught me, you help wherever you can, you give what you can afford, and you give from your heart, she said. After retiring to Mesquite, she and her husband looked for ways to reconnect with the Salvation Army to make a meaningful impact. In response, Debbie launched the Parade of Lights in 2015, a holiday event combining a community driven parade with a food drive benefiting the Salvation Army. The parade is free and open to the public with one simple request. Attendees are encouraged to bring canned goods. I tell people I can't afford personally to feed all those in need, but I can give my time, she said. This is the way I give back. What began with around 1000 pounds of donations in its first years has grown steadily. By 2023, the year of the Parade of Lights became a 401(c)3 nonprofit. The total climbed to 18,000 pounds. The upward trend continues, culminating in the record breaking 26,596 pounds collected in 2025. Behind those numbers is year-round commitment, where Debbie organizes donation drop boxes at businesses, sorts and weighs donations weekly, checks labels, expiration dates, and prepares everything for distribution at the Salvation Army Food Pantry and Family Resource Center. For Debbie, seeing those donations put to use is the most meaningful reward. When asked why she continues to dedicate so much of her time, her answer is simple, because it's the right thing to do, and it brings happiness to those in need. Through her continued effort, Debbie has helped transform small individual acts of giving into tens of thousands of pounds of hope to her community. Thank you.

Minutes;
Mayor Whipple: Debbie, do you want to come say how great you are? Or do you want me to say it?

Minutes;

Debbie Benham: No need to say that. Good evening, Mayor Whipple, members of City Council, and the residents and businesses of Mesquite. My name is Debbie Benham, president of Parade of Lights Corporation, and I am here to talk about this year's community food drive. Normally, I kick it off in June. However, a citizen of Mesquite and Mesquite Ford beat me to the punch. Chuck Thompson, a resident of Mesa Valley Estates, has donated another $1000 to me for the food drive. Ford called me last week and they have donated 1,287.3 pounds of food. Special thank you to Austin. I can't pronounce his last name. But Mesquite Ford has supported the parade of lights forever. When Mike and I began this a long time ago, we never ever thought it was going to work the way it has. This is our 12th year, and I hope we can be as successful as we had been in the past. Last year, we collected 26,596 pounds of food and nonperishable items, bringing the total to 135,393 pounds. This year, I am pleased to announce that we can now accept payments through Zelle. I have got the QR code. The bank has been talking to me and telling me I should be doing this, and I am now doing it. So, thank you very much for your time, and, hopefully, we will have another good year. Thank you.

Minutes;
Mike Benham: The other half. The 135,000 pounds, if my math is right, is 67.5 tons of food. A tractor trailer's maximum capacity is 80,000 pounds. So, that's about a tractor trailer and a half of food. That's a lot of food. We are a little bit worried this year because the prices are so high. So, we are encouraging everybody to just put a little bit of money aside every week, just a dollar, and by the end of the year, we will have a lot of money and a lot of food for the people who really need it. I want to thank all the council for the big support we have had for Debbie as well. She has done a great job, and I just want to let you know one other little thing about Debbie. When we were in New Jersey, the volunteer fire company had a lady's auxiliary. I can't tell you how many times that pager went off at 1:00 and 2:00 in the morning for a serious motor vehicle accident or structure fire. Debbie was right up, down the firehouse with the rest of the ladies making soup and sandwiches at 2:00 and 3:00 in the morning. She has always been a great giver. So, I just wanted you to know that too. Thank you.

Minutes;
Mayor Whipple: Thank you, Debbie you are truly amazing. We appreciate you.

Minutes;
Jean Watkins: With the Women's History and Culture Center and volunteers. This is one of the special times of the year we get to meet and share with the community. It's a very special time of the year, we love sharing this with the community because the community shares with us, is celebrating women getting the right to vote over a hundred years ago. We do an annual Decorate Saxon the Suffrage Cat contest. And this year, after two months of watching these wonderful cats come in from all over the community, we now have 42 of them, and they will be, excuse me, I need to catch my breath, on display at the art gallery starting this Thursday through next Wednesday for people's choice voting. So, we ask everyone in the city, take some time, go to the art gallery, vote for your favorite cat. And our Mayor will be doing Mayor's choice very shortly. Excuse me. I had to run here, I had something else going on, so I'm a little bit out of breath. And we really appreciate the support we have received throughout the community for this event. What I like is it opens up horizons for young people to express their feelings, to learn about history, to see how important contributions that women are. And this would not be possible if it were not for this city of Mesquite and how much support we receive from everyone. We thank you very much. Remember to come out, vote, and at the same time, put aside next Thursday, June 4th, 4:00 p.m. to come for the award ceremony. You will learn which of these wonderful cats received

recognition. And we are just so pleased, and thank you all. And don't forget, Thursday, this Thursday, 2 o'clock, if you can come for Mayor's choice, all the other judges will be there, and they love to see you. Thank you

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Dominic Oliveto: Tonight, I am representing the Veterans of Mesquite. Unfortunately, Council member Gallo is not here. I would like to thank on behalf of the veterans, Council member Gallo, Council member Ennis for showing up at our celebration for Memorial Day. Pattie was there, so we had somebody with some intelligence. Bill was there to put chairs out. Oh, I was told not to say that. In addition to that, I would also like two of the candidates that showed up there. I would like to thank Rick McIntyre for showing up and John Rosen for showing up. Us veterans really appreciate that, and there was a lot of conversations about the people being there. And Bill did work real hard.

Minutes;
Mary Mathis, President of the Mesquite Fine Arts Center, and I would like to update you a little bit on some of the stuff we have going on right now. We are at the end of our showing of Colors of Springtime exhibit, which showcases our talented artists. We will be installing our June exhibit, America 250, on May 30th. We invite you to come in and enjoy the new exhibit starting June 2nd. I would like to invite you to attend the reception on June 18th from 4:00 to 6:00 p.m. It will be hosted by our sponsor, DAR, Daughters of the American Revolution. Also remember, we are now closed on Mondays for the summer and start up again in September. We are launching a fun new program to support our scholarship and education programs. Artists are being asked to give back and donate their artwork to be raffled off each month at our reception. You can come in anytime during the month and see the art that will be raffled off. You can purchase raffle tickets at the front desk, one for a dollar or six for 5. We have also announced our June Palette and Pour events. These are a fun event that is instructor led, you come in and paint and socialize and just a lot of fun. Let's see. Of course, we continue to hold a lot of fun classes in our other studios, the pottery, the mat and framing shop, and our new printing shop is really getting going. Going to be able to print really huge pictures, so you will be seeing larger pictures in the gallery now. And I invite you to go to our website at mesquitefineartscenter.com where you can see everything going on. Thank you for your time.

Minutes;
Vicky Samuelson: I wanted to let you know that we have any actual League of Women Voters now in Mesquite. We have about 12 people participating in our little organization, and our biggest thing is informing voters and defending democracy. That's our mission statement for the League of Women Voters. We have run into a little bit of pushback when we have tried to have candidate forums and having a venue to have them at. We have gotten pushback saying that we are political. So, I kind of wanted to plead my case as to, yes, we are political because we advocate on policy issues, but we are also informative, because we inform voters by having candidate forms to put the candidates in front of the constituents. We take the questions from the constituents to the

candidates. So, I think in my defense, we have two hats. So, there's the political one of which we don't cross that barrier because we don't support candidates. We don't support parties. We have the information hat, and that's where we live. So, the policy issues we usually advocate for with the legislatures and on the national level and on the state level, usually not locally. The only policy issues that we could possibly cross over to would be with water, land, anything like that that's going on in Mesquite. So, I think when I did some research on 501(c)3s and 501(c)4s, I didn't see anything where I bumped up against anything that would violate that policy of being political. We are informative. We are giving people information. Our last candidate forum, we had the library, and we had a hard stop at 75 people, and we had to turn people away. That's how big this thing got. And I was absolutely blown away that it was that positive about that, but we want to continue that. So, I have been told that probably the way it is listed in statute or your charters or whatever it is that you guys go by might be where it's a problem. So, I think you need to look at that. I am requesting that you do give some eyes to that and see what's the issue, because there are two buckets. And I want to do everything I can to inform voters. So, thank you for your time.

Minutes;
Gary Elgort: I am putting on my cranky old curmudgeon hat. I hope I am not the only one who is really getting annoyed at all the golf carts driving down major roads in the town. Today, I went down Falcon Ridge Parkway, and there was a guy in the golf cart in the middle lane. Apparently, the whole road was his to drive on at golf cart speeds. That's ridiculous. And on the way here, a guy on an e-bike came to the red light at Riverside and Mesquite Boulevard, where we were all traveling down Mesquite Boulevard and just plowed around the corner on his 150-pound e-bike and his big self, right out into traffic. I know we are working on this, but I think what we need in town is a traffic enforcement section of the Police Department. I think that we are a little bit understaffed there, and I know we have some issues right now, going on several years, but I think we need a traffic enforcement division. The city is getting busier, people are speeding a lot more, and these golf carts and ATVs are just running rampant. I don't see a plate on most of them. Nobody is driving with any safety. There's no bumpers on these things, and yet they are in the same lane as a regular car. Probably, they are not insured either. So, it is putting a lot of people at risk. It is a dangerous thing, and I think we need to step up our ability to enforce. And if that requires adding a couple of officers or whatever we need to do, I think we need to do it. I think we are reaching that point in this town that is big enough to do that. Thank you.

Minutes;
Mike Benham: Following up on Gary's comment there. I have been watching the Police Department from St George put a video out. They are really clamping down on these e-bikes. Vegas too. They are going to start confiscating. They have no insurance, no helmets. Today, again, on the way here, lunchtime, three kids zooming down by the middle school. One had a helmet, two did not. When are we going to finally get this thing settled? This has been going on for months and months and months. Council member Parrish said, I hold your feet to the fire. I guess they must have fire extinguishers because nothing's getting done. We have got this summer to get this thing sorted out. I would like to see this thing sorted out by the start of school year. There's no reason we can't do this. Can anybody have any explanations why it's not being done, Mr. City Attorney?

Minutes;
Adam Anderson: Tracy and I have met and had discussions. It is on my plate right now and so I anticipate very soon having that proposed ordinance back out there, but new issues always come up like golf carts. That's something we haven't considered in the ordinance, and maybe it is

something that we do need to consider. And so, it is good to keep getting this feedback as we continue to work through it to get something out there. It is an important issue.

Minutes;
Mike Benham: I am not talking about golf carts. My specific thing is for the kids. I have been bringing this up and up and up, and still nothing is being done. It is not that hard to make an ordinance on kids. You protect our children. That's what you do. As I said, you only have to give one ticket out, and I will guarantee you, it will be through the school like hot cakes. They will all be wearing helmets. You only have to give one person a ticket. As you said, when you got you a ticket for the seat belt, you certainly wore it after that, didn't you? Absolutely. Thank you.

Minutes;
Nick Alfonsetti: I think I have got to put on my good hat today. I want to thank everyone who showed up to the Memorial Service that was held Monday for the veterans. It was a great service. The ceremony itself by Al Litman and Dominic Oliveto was right from the heart. And to me, it was just astounding and if anybody was there, there were tears. There were a lot of tears there. And it was all about those that didn't make it home, so that we could have places like this today, that we would have our freedoms, that we have a country. We have all the freedoms that we have today. And like I said, that was just absolutely unbelievable what they put together. And I really want to thank both of them and all the participants, including Randy's people from the Parks and Rec coming in, bringing sound system in, the chairs coming from the Vet Center. I mean, it was just coming together like, I was there early, and I just saw the way that I had to help with some chairs. Not about me. They're just helping out where needed. So, I would say, you know, those that missed it, missed a great, great ceremony. And I just say to them, next year, make it, you will be well rewarded. Thank you.

Minutes;
Corbin Van Nest: Once in a while somebody on the council has to say something that requires rebuttal. At a recent meeting, had a Council member declare that they knew why I purchased a home two and a half decades ago, that it was my only decision to purchase a home in an HOA so I could do what I want to and then now tell other people, ironically, in his words, what they can't. You must be clairvoyant to tell me what the purpose is where I bought my house two and a half decades ago. Have you ever heard of lot size inventory? What was available two and a half decades ago, that you cannot possibly know you weren't here? Floor plans. Anyway, I know that's sounding close to an agendized item, but that was needed to be addressed and returned. I also want to take a moment while I'm here and apologize to Mr. Kim. During a recent meeting, a Council member made a mockery of one of his presentations and had to answer in a smart way and could have been much more composed. And I don't apologize for him. That's up for that person to do. But, Mr. Kim, I apologize to you for not speaking up sooner. Thank you.

2) Consent Agenda

2.1 Consideration and approval of the Tuesday, April 14, 2026 Regular City Council Meeting Minutes, the Tuesday, May 5, 2026 Technical Review Meeting Minutes and the Tuesday May 26, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple recused himself from the Consent Agenda.

Minutes;
Mayor Whipple read this item by its title.

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mayor Whipple opened items 2.1 and 2.2 to Public Comment. There were no speakers.

Minutes;
Mayor Whipple asked Council if they had any questions or comments on items 2.1 or 2.2. There were no speakers.

Council member Ennis moved to approve the Consent Agenda. Council member Fielding seconded the motion.

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

3) Special Items

3.1 Presentation from Shari Davis with the Main Street Program.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
John Rosen: I am speaking to you today in the context of my position as the Vice Chairman of the Mesquite Opportunities Regional Fund. Given the fairly large quantity of contentious or negative topics that come before this group, MORF is very pleased today to be able to offer you a presentation, which is full of information and promise and one which will serve as reason to be optimistic about Mesquite's future. Our presenter today will be Ms. Shari Davis. She is the Director of Rural Economic and Community Development within the Nevada governor's office of economic development. I am truly impressed that someone figured out how to be able to fit all of that on her business card. Shari will be talking to us today about the Nevada Main Street program, which is part of the nationwide Main Street America organization. With Shari's guidance and assistance, MORF recently completed a rigorous self-assessment of its assets and internal procedures in the process of qualifying as an affiliate member of Main Street America. The experience has positioned MORF to provide even stronger support to the city of Mesquite in our shared effort to make Mesquite the best small city in America. Main Street's ongoing training and other resources are very valuable, and we all appreciate Shari's involvement and assistance. It is my pleasure and honor to now turn the presentation over to Ms. Shari Davis.

Minutes;
Shari Davis: I did want to say just so you know who I am. I have lived in Nevada my whole life. I grew up in Tonopah, so when I say I get the trials and tribulations of rural Nevada, I really do. And this morning, I was presenting at the Yerington City Council and then drove all the way here six and a half hours. So, barely made it, but here I am. But I do want to talk a little bit about what Mesquite is doing and all that good stuff. So, go ahead. Thank you. So, just a quick note on what GOED is. There's several pieces to GOED, and I think most people just assume it is, you know, tax incentives and things like that. But really, it is a whole lot of things. So, we have got workforce development and business development. We have got the office of entrepreneurship, which is first in the nation, actually. And then also international trade, the Apex Accelerator. Anybody who has a business who wants to work with the federal government or state government, talk to them, they can help you out in procuring those sorts of contracts. We have the film office. We have rural economic and community development and CDBG. That is my department. And then, public policy and government and affairs and health care. So, we do a whole lot of things, and it is a very small agency. Go ahead. Nevada Main Street. This is the fun part. So, what we do is we partner with Main Street America, a national organization with thousands of participating communities. Mesquite is just one of those. They really focus on downtown revitalization, historic preservation, one of my favorites, community development, beautification, and economic vitality, all those things that make communities places where the locals want to be and also where people want to visit, but most importantly, where the locals want to be. It offers basically a framework that MORF can use and our communities throughout Nevada can use to do this work, and it adjusts for each unique community because they are vastly different, as you know. It can act as an umbrella organization to get various partners to work together. And this is actually the definition. People keep asking me what exactly is Main Street, why is it different from a Chamber of Commerce, those sorts of things. And really what it does is it creates an environment both built and cultural where small businesses and communities can thrive. And it is all about empowering local communities to improve their own quality of life and keep their sense of place or place keeping. Or if you need to create a sense of place, there's also place making, which is a whole other thing that Mesquite is actually very good at, and that you have all done in your downtown with art, with all sorts of different things. But if you look at all of that talking and all those words, you will see community many times because that is what this is all about, is what the community wants. You will never hear me say, I am from the government, and I am here to help. It will always

be, what do you want to do and how can we work together? How can I help you to get there? But it is always what do you want to do. And if you don't know what you want to do, let's talk about it and figure it out through strategic planning, through all sorts of different things. I know you all have a master plan and that sort of thing, but how can we help with that? Go ahead. So, we have and we have kind of spoken about some of this stuff, strategic planning, work planning, organization development services. So, this is how we help. Board members, staff, and committee training, networking, scholarships, and grants. MORF has been the recipient of several grants. Access to the Main Street America website, which has tons and tons and tons of training, anything you can imagine. If you want to learn it, you can go on there and learn it. It is kind of amazing. We do twice monthly virtual calls and then support from me directly. We had $700,000 just in one shot funding from the 23-25 biennium. So, we went all over the place. Actually, we conducted a strategic planning workshop in one of these rooms over here. 19 participating communities, so we now have a strategic plan for MORF. We awarded 16 communities, 23 projects to operationalize the goals in that strategic plan, and then we just awarded the next round of grants, which was $425,000 to 31 projects in 21 communities. So, they are small projects, but they are vital, and it is amazing what people who are motivated and volunteers can do with a small amount of money, and MORF certainly has done some of that. Go ahead. I won't read all of these, but usually I do because I am super proud of them. So, this is our list of partnerships. When I first started, we had $70,000 for a biennium because they had swept the budget for COVID, when I very first started with GOED, and all I could do was gather people together that could help. And so, this is how we offered, this was our what can we do for you since we have no money. And so, we put together this great list of partners. If I can't help, I can find somebody who can, and that is the beauty of this project also. We are not siloed. I know we think ____ that government, especially in state government and in federal government, that we are siloed. In this case, we certainly are not. We talk all the time on a weekly basis. So, lots of great partners here. These are all of our Main Street organizations. Accredited just means that they are doing all of the things that they have a paid executive director, that they are doing basically best standards across the board, and that is something that is offered by the national organization, just like a little, hey, you guys are absolutely incredible. Here is your gold star. So, we actually used to have one for many years, many, many years, and then we went to three last year, and now we are up to six. So, we are not just building a program that has a lot of members. We are building a program that really has quality to it. So, it is not just doing something. So, they are really doing an amazing job. Affiliate, we just added a whole bunch of affiliates as well. As you can see, Mesquite is up there, but these are the communities that we are working with on a regular basis. And then, we also have that exploring in general bucket of communities who are just kind of starting with us as Main Streets. These are some of the things, so this is the best part. Right? That was all the talking about what we do, the things. These are, like, the things that we actually do, which is the best part of all of this. Wells Main Street created and expanded a small business incubator using an old motel. If you ever get a chance to go up to Wells, I know it is really far away. There's seven businesses in there now, which is super exciting. And that was a partnership that was CDBG funding, funding from Main Street, from my organization, and then money from Nevada Gold Mines. So, they really sort of had that public private partnership, all of that stuff with that. Wayfinding signage and art installations. Hawthorne Main Street had a piece of property that had been vacant for many years, and I just drove by it today on my very long drive here. And they have got hanging flowers, and there were kids out there playing out on the grass. It was really pretty incredible. You will see pictures of that in a minute. But what we were trying to do, and this is where that strategy piece comes in, is so many people travel that road on a regular basis. If you want to get them in your town, you have one shot because there's a bypass. So, if you convince them to not take the bypass, you have got that one shot to make it so that they always do that. And we want them to go and to see all of the small businesses to get off the highway. Right? But it wasn't ready. Like,

if you went, you would be like, oh, I don't know about this place. Well, they are just about there where we can maybe put up some billboards and some signage to really encourage people to get off of that thing. They are doing another project with banners. They are painting light poles. They are doing all sorts of stuff to beautify their downtown, so that when we do start bringing people off of that main drive, they really do want to continue to do that. So, Fernley, we put in a crosswalk. Like, these are the things. It is really what does the community need, and this is the important part. They were unable, the Department of Transportation will not allow them to have large events in an event space because there was no safe way to cross the street. And so, we paid for a crosswalk, so that you could park and cross the street. So, these are the kinds of, like, bizarre one-off projects that we do. Goldfield Main Street, same thing, did a town square and planted a community Christmas tree. So, now they can all gather and light it every year and then a whole bunch of other stuff. And then the Winnemucca Main Street, they did 29 murals in a weekend. And, actually, their next murals and music x2, will be this coming weekend. So, they really are doing some amazing things there too. And you all know the importance of art. You have an incredible arts community here. Go ahead. So, these are the some of the befores and afters. You can see this is what that Main Street Mall, the one I was talking about that was an old motel, that's what it looked like before, and then the interior rooms, and that's what it looks like now. And they actually just put up some awning and a picnic area too, so people can visit and have a place to sit as they stroll through the shops. This is Ely. They are trying to fill in the vacancies in their downtown, so they are doing all sorts of beautification things to do that. And then, downtown's most eligible building, which I thought was cute. They also have this, like, where you take off for your outdoor adventures is in the downtown, so it encourages people who are going out to do some outdoor recreation, to come and spend some money downtown first. Right? So, leave us with some more dollars in our small towns. This is Tonopah Main Street. They created a small business incubator as well and a meeting space and a pocket park in between, where they have games and all sorts of different things. It is absolutely beautiful and very history based. If you ever get a chance to stop in Tonopah, you should check it out. Go ahead. This is before. This is Downtown Reno. Go ahead. And that is after. So, they planted trees. They did art. We were just a teeny tiny piece of this. I think we paid for the lighting. This was actually before my time, but lots of projects, beautification for downtown just to get more people downtown. Go ahead. Cute. This is Hawthorne. This is that lot I was talking about. It was filled with weeds. It was a mess. It used to be a gas station. Go ahead. And this is what it looks like now. So big, big, big difference, and this is right in their downtown. So, you drive past this now as you are going through, which is another reason for people to come and stop. And this is what MORF has already done through the Nevada Main Street program and through their own projects. So, the utility box wraps, which I think they are also updating some of those, streetlight banners, the statues. So, there's the girl on the bench at the library, the girl in the wheelchair at Pioneer Park, the children with the baseball mitts at Old Mill Ballpark, and then contributed a portion towards that beautiful firefighter statue. They are working with SBDC in support of Mesquite's own initiative to create a small business growth and sustainability center. They received the Travel Nevada 3D project. You will be hearing about how much was actually awarded, I think, beginning of June. Oh, not that you are counting down or anything. 14 days. Yeah. Anyways, I know, just so you know, because I sit on that a board committee. But, anyway, but I can't tell you. I know. Right? No. My lips are sealed. But, anyway, see, we all work together. That's that whole no silos. We all sit on everybody. We all sit on each other's award committees. Okay. Then the special projects grant from Travel Nevada also, which was 50k for shade structures and benches, something very important in Southern Nevada. And then, they will find out more about the Travel Nevada rural marketing grant soon too. That, I am not on that committee. But anyway, so that's what they have already done. And this is just the start. Right? These are those small projects that you start with as you build into the bigger things. Go ahead. And this is just something that I stole from Fred Steinnman, actually. It

came from the Pyramid Lake Paiute tribe. They did a county community assessment, and I thought these are the things that everybody wants. Like, this was for them specifically, but I feel like this suits everybody in rural Nevada, creating a likable community. Right? These are the things that we can help with. Seek new uses for vacant buildings and parcels. We are doing that on a regular basis already in several communities. Beautifying the community, small piece, but it matters. Supporting and enhancing the very important reasons people choose to live where they do. Recreational opportunities, sense of community, good place to raise a family. I think all of that sort of fits Mesquite as well. So, but people live here for a reason, and let's continue to give them reasons to love it and to stay and to be proud of where they live. Okay. So, what do we need from you? So, you was like this nebulous idea. Right? So, and also directly from some of you. Continue to work with MORF to establish a public private partnership with the city of Mesquite. So, that is something that just helps. It's like a force multiplier, right? If everybody's working together. And we do have some things that we can offer, certainly. Define a Main Street district, that's already done. And also, Mesquite Future Vision 2045 document, which was approved by all of you in February and incorporated into the master plan. Hire a main street manager or director if possible. This is something that we are really working on throughout the state, but Mesquite is very fortunate enough that the MORF executive committee really is very dedicated and able to do some of the things that a typical director would do. So, they will continue to address many of the responsibilities of this role in consultation with all of you. Provide funding for staff and volunteers to attend trainings. We are working on some more of that. Also, we are going to be doing a, nobody knows this yet, actually we are going to create a rural economic and community development conference in coordination with UNR. And so, that's something that we will be doing very soon as well. Work on budgets, fundraising plans and work plans. They have done a great job with that. Track, collect data and report, so that I can brag about everything and beg some more money from the legislature, and then also encourage widespread community engagement. That really is an important piece to make sure the community knows what MORF is doing and how they can help and be a part of all of it. And that's it. I talked fast. I always talk fast, but I know you have a really full agenda. Can I answer any questions? That was easy. Thank you so much.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
John Rosen: I just wanted to add a couple of concluding comments. I have spoken to this group in my context as a member of the master plan committee, and I just want people to recognize that when we created the master plan, when we created the future vision documents, they were not simple pieces of paper that would go up on a shelf, that we have, through various entities in this city, been working already on implementing parts of that, making incremental improvements, and there really is reason to be very, very optimistic about the future of Mesquite. Thank you.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Minutes;
Mayor Whipple: Thank you, Shari for coming all this way.

Minutes;
Shari Davis: Happy to be here.

Minutes;
Mayor Whipple: You came to a much better place.

Minutes;
Shari Davis: I will tell them that.

Minutes;
Mayor Whipple: Yerington beat me one year in basketball, so I hate them. You know, old grudges die hard.

Minutes;
Adam Anderson: I have liked Tonopah every time I have passed through. So, it is not a bad place. Got the Clown Motel and the Giggle Springs, you know, nice place.

Minutes;
Mayor Whipple: I have heard it is really good.

...Inaudible...

Minutes;
Mayor Whipple: We stayed in the Belvada one year, beautiful. My daughter refused to stay in the mitzvah because she thought a ghost would take her away. I don't know. But it's really come a long way. You're too young to remember, but we used to be in the same league as you in high school, and so we came to Tonopah all the time. And Tonopah has really made leaps and bounds. It has turned into a beautiful community. Anyway, thank you.

Council member Fielding moved to approve the presentation from Shari Davis with the Main Street Program. Council member Ennis seconded the motion.

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

4) Department Reports

4.1 Mayor's comments and reports

Minutes;
Mayor Whipple: We have had a lot going on in our little community here. I just want to give a couple of thank yous. I want to thank Chief Fails and Joe Macias, as well as all their departments for handling the dog situation as well as they have. It has been a huge challenge. Joe has told me all about it, and chief has told me something about it too. But amazing work. Ryan, Deputy

Chief Thornton, the job from you guys as well on the fire. It was quite the exciting afternoon. It was probably more frustrating for me, because I had a sixth grader that I was trying to figure out what we were going to do with, and she didn't want to be agreeable. And so anyway. And, also, Travis, New Road opened up. You want to give us a little update on that?

Minutes;
Travis Anderson: So, Leavitt Lane, we have that opened up, and now so we need to finish Hafen Lane. But to do that, we needed to finish Leavitt Lane. And so, what you will see as you are going down there, you have one lane in each direction with a three-foot walkway/bike lane. Now many people have asked me this question, and I wanted to take this opportunity to. So, as the city develops these roadways, we do the middle portion, and then it is the policy that the developer on each side of the road finishes their portion of the roadway. So, many people have asked me, will there be sidewalk with that new road? The answer is no, because that's the responsibility of the developer when they finish their piece of that roadway. But we do have, we have made space for a walkway/bike lane that will at least give people the opportunity to be away from the traffic in that aspect. But I wanted to just clarify that there will not be any sidewalk with that road. What you see is the finished product for Leavitt Lane. Now they are working on, they started milling up the existing asphalt on Hafen today. That contract is anticipated for final completion June 24th. So, that road will be shut down to that time or hopefully maybe a little bit sooner as the contractor goes. But things are looking well. But there will be, I did receive a comment from a citizen, and I am thankful for it. They witnessed that there was a semi going down the new portion and couldn't get out of there. So, we will be adding some signage to let people know no outlet. It is basically so you can get to the golf course and Sunset Greens at this particular time, but to get around, you will detour around to either Riverside Road and Mesquite Boulevard to do that. So, we also have updated the websites for that road closure and an update on the project. So, I believe we have tried to get the word out a little bit better on this one. Thank you.

Minutes;
Mayor Whipple: I am going to keep a running total of how many times I try to go that direction and have to turn around, and so far, it was one today. Old habits die hard.

Minutes;
Travis Anderson: Hopefully it's one. But it will be an extended period of time to finish that. Like I said, the anticipated completion is June 24th, but hopefully, as they continue, they will be able to get that sooner, but that's what we are looking at. Thank you.

Minutes;
Mayor Whipple: Chief, did you have any updates on that?

Minutes;
Chief Tracy Fails: We have been very, very fortunate. We got a lot of great donations. I think we are in the neighborhood of $30,000. Right? Of donations, which $100, $600 apiece, that's about halfway there. Right? But we are doing really good. There have been a lot of people reach out to help, and we had a lady come down and spend the entire day, like, just shaving dogs. That was a groomer, because they are so dirty and stuff. To get them completely looked over, we had to shave a lot of them. And so, they are just doing that. We have just started the process of getting them, because, obviously, there's legal barriers, right? Evidence and all that. But we are just

starting the process to get them so that we can start to adopt them pretty soon, I hope, or separate them. And so, we are working real hard to get that done because there is a lot of dogs in a little shelter. But, yeah, we have had a lot of great people that have been very, very generous donating. We are getting there. So, appreciate everybody.

4.2 Council and Staff's Comments and Reports

Minutes;
Council member Wanlass: I just want to echo what the Mayor said to the Police Department and the Animal Shelter. Great job and to the community for step stepping up and helping them with that. And Chief Thornton, when you have to go fight the same fire three times and all you can say is damn wind, that's tough, and it grates on you. But you guys have done a great job and probably still watching hotspots right now. So, well done, both of you, anti-to Animal Control. What you have done over this last week has been above and beyond what you are called for.

Minutes;
Council member Parrish: I just have had a citizen or two question me about the e-bike ordinance, and I know Attorney Anderson addressed it a little bit, but I think I would like to maybe get something pinned down a little bit firmer so that we can maybe get that done in the next month or two. So, if attorney Anderson can answer that, I would sure appreciate it. Thank you.

Minutes;
Adam Anderson: It is on my desk and there wouldn't be any issue with getting it done in the next month or two. No problem at all.

5) Introduction of Bills

5.1 Consideration of Introduction of an Ordinance No. B26-005 amending Title 2, Chapter 13 of the Mesquite Municipal Code regarding Vacation Home Rentals.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: We are finally bringing the introduction of the bill for all the changes we have made to the short-term rental code. So, we met May 5th at a special meeting. We have included the changes you guys wanted to see, and now we are bringing that forward to introduction. Staff recommends introducing it and setting a public hearing for June 9th. I will take any questions you have.

Minutes;
Mayor Whipple asked Council if they had any questions or comments.

Minutes;

Council member Parrish: I have read through this thing three, four or five times. The one thing I am having an issue with, and it is not actually spelled out, is property that might be grandfathered or think they are grandfathered in. I don't know. So, in other words, if there's a house that's a short-term rental now and the homeowner sells it to somebody else saying that it's already approved for short-term rental, I don't think that's true, but I want to make sure that it's not true. I want to make sure that they got to go through the process. So, can you show me in the ordinance where it says something to that effect?

Minutes;
Jesselyn Leavitt: It is not directly in the ordinance, but I think it is just basic law where their licenses are not transferable, and that is in our code. So, anybody that comes in would have to qualify for the new license under the current code.

Minutes;
Council member Parrish: Okay, so, it says that it is not transferrable, but it is not in this, but it is in another ordinance in the city of Mesquite. Is that what you are telling me?

Minutes;
Jesselyn Leavitt: That is correct. It is under our business license.

Minutes;
Council member Parrish: Okay, I will look that up. Thank you Jesselyn.

Minutes;
Council member Ennis: Jesselyn just a couple of questions for you. When these licenses are up for renewal, I thank you for sending me that list, big list. When the licenses are up for renewal on these STRs, what is that process? I mean, they get sent a letter, and then they just send the city the renewal fees, and then it's good to go?

Minutes;
Jesselyn Leavitt: Yes, that is currently our process. We ensure if they have a secretary of state, it is active, and then we process their payment and renew it same for other business licenses.

Minutes;
Council member Ennis: So, with that being said, what is ours? And by ours, I mean the city's part in going out and making sure that they are still in compliance?

Minutes;
Jesselyn Leavitt: That is something we could address within the department, but we are not currently doing inspections at renewal, if that's your question.

Minutes;
Council member Ennis: I think that is one of the major complaints of a lot of the folks out there, even with the grandfathered STRs, that they renew the license, and they know that nobody is going to come out and check on them, so they just go willy nilly and continue doing what they are doing. And when citizens do send us pictures and stuff like that is when we finally go out and check on it. Is there anything, and when I first discussed this committee way back in January, I think this was one of my talking points several times actually since then, is what are we doing to

make sure these people, I know our code enforcement officer is only part time, which I still don't understand why. But what are we doing to make sure they are in compliance? I have already seen citizens send in several pictures of houses that aren't incompliant. And so, this is my frustration. You know, I am all for the STRs and all that, but I am also on the side of the citizens when it comes to these complaints that they get. I understand that a lot of citizens, they say they make the phone calls. They don't make the phone calls to the PD. I get that. But some of the pictures I have seen were there's five or six trailers on the street with side by sides on them at one STR. I guess maybe Dominic is right, and I am dumb, but I just don't get that. Why aren't we following up with that? And if they do renew the license, why isn't there something in effect? I think there should be something in effect where license is being renewed on something like an STR. We do want to make sure they are in compliance. I mean, that's not going to change my outcome on the ordinance. Okay?

Minutes;
Jesselyn Leavitt: Lots of things to tackle there. I share your frustration with STRs not being in compliance. As you mentioned, we do only have a part time code enforcement officer. So, we are operating on a complaint basis. We have a good working relationship with PD. So, when we do get a complaint, it is addressed quickly, if not immediately. And then we do follow up with the homeowner or the STR licensee or qualified local operator. So, we are following up on that part. It is virtually impossible to go to every single STR every single night and make sure they are in compliance with the parking. And a lot of that is going to fall back on the property managers, to ensure that they are doing their part, which is part of why in this new ordinance, there's this responsibility for that qualified local operator to make sure they are doing their part to help the city with that and ensure that their guests are in compliance with the code.

Minutes;
Council member Ennis: The three or four property managers that we have are doing a fantastic job. They already are, and some of them are actually quite mean towards enforcing those rules, which I think is great. But it is those individual STRs that are out there that, okay, nobody is going to come out and check if I am up to code or if I am following code or whatever the case may be. So, I am just going to do whatever I want to do. I understand that, you know, we and I hate to say this. We screwed up a long time ago as a city by not doing this from the very get go. And I am just battling right now, and I apologize for that. But I am frustrated in the fact that there has been nothing in place about us following up on these STRs to make sure that they are in compliance. And that's been the major complaint from a lot of our citizens out there. I get it. I really do. I get it. And so, committee did a great job. I appreciate you, but I think maybe in the future, this is something we need to discuss about, you know, I work for free. I don't care. I am retired. I have nothing to do. And so, you know, I am just saying that this is something I think needs to be addressed. Like I said, I have already made my mind up about the ordinance, of course, but something we need to address in the future.

Minutes;
Jesselyn Leavitt: I think having the qualified local operator, having to sign an affidavit stating I take responsibility for these too is going to help hold those people speak to the ____ and ensure that they are in compliance as well.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Gary Elgort: I am confused a little bit, I guess. I think originally, we used to make people apply for a Conditional Use Permit to do this, and then we stopped doing that. And now somehow, you are running a business in a residential neighborhood, and you can make them apply for a business license, which makes it sound like it's really a business. And I am wondering then if we approve this and move forward with all this stuff, can I open, like, a nail salon in a house? Because that actually has less traffic than one of these STRs. I could open up a nail salon, have somebody come by once every two hours and have a business there and not really impact anyone versus 12 visitors staying for three days. I am very confused that this meets the requirement of a residential district. When you allowed or required Conditional Use Permits, then you had a hearing, you looked it over, you said, okay, this makes sense here or it doesn't make sense here. The neighbors had an input on it. Now it is just you put in an application, you get okayed, and suddenly the guy next door has 12 visitors every weekend going crazy in the house. It sounds to me like you are saying it is okay to run a commercial business in a residential area, and I think that would be a strong argument if you tried to take it to court as a business. But I am just worried about it. I don't think we are doing it right.

Minutes;
Nick Alfonsetti: The thing that I look at is this. We have a lot of these short-term rentals that are being operated like mini–Holiday Inns. Okay? If you have been into a hotel, obviously, you got a spring system, you got a fire alarm system. It will call the fire department direct. Okay? If they got a swimming pool, again, there's ordinances on that. I don't see any of those inspections being held up where gates are left open. Anybody can walk in there, walk over the line, jump the fence, get into the pool, whatever, when nobody's there. There is just a lot of things going on that's hard to catch. Okay? And I just say, you know, to open up a business, yeah, you need a business license. But you look at all these other places that are opening up businesses that have to come before you to be approved for certain licenses to do this, do that, whatever. And those are being scrutinized here by the council. Individually, these places just come and go. And once they are in, they are in, and that's the end of it. It is a sealed deal. But, again, as the previous speaker said, they didn't sign up for this. Neither did I. I have been here 20 years, never had the problems I have got now, and it is just ridiculous. It's ridiculous that it just continues on. Again, pictures, comments, things happen, trucks and trailers that were brought up are there, parked across sidewalk, ADA violations of parking across sidewalk, putting people out in the street. That's not legal. None of it is. You call for all of that. Next thing you know, nobody is going to show up when there is a problem. And I just say that, you know, we have overlooked a lot of things with this type of thing. I have been doing some research on other states, other cities. Cleveland now is eliminating them. They are shutting them down. They are saying, enough, enough. Just aren't going to put up with this anymore. A lot of other cities are doing the same thing because of the aggravation it is bringing. And I say this, you know what? Maybe it is time to get a dedicated area that's away from this area to put that in and offer that to them. Okay? Have the houses go back to straight residential, be done with it, and be over with it. This way here, they can party all they want, make all the noise they want, do whatever they want. Let's open up the doors for it if that's what they want to do. But I say something needs to be done more than what's being done tonight. Thank you.

Minutes;
Bob Bradbury: I know this is probably going to fall on deaf ears because it sounds like some, if not all, council members have already made up their mind about this ordinance. But I want to echo the point made previously about how can this not be a commercial business. That was

brought up by our development services director a couple meetings ago, and his point that he was making that seemed to confuse some was the same. How can we not consider this a commercial business? If Holiday Inn were to buy several houses and start running them as short-term rentals, maybe that's a little more offensive than individual investors. What I found real interesting is in the previous speaker who seemed to be the spearhead of this, she referred to these owners as local operators. That's the same term franchises use. Thank you.

Minutes;
Colleen Glieden: I just wanted to tell everybody about the businesses and the homes. If you are doing a long-term rent rental, then you are also doing a business in that home. So, you are collecting money. That's just - do we have to outlaw that too? I think the subcommittee that did a lot of research and digging into all the facts about STRs, they spent months doing this, and a lot of their time and effort to make their recommendations. And I think the recommendations were making the ordinance stricter and making the owners more responsible for their 24-hour line that they needed to be there for. And we have one warning, and then you have a fine, and then you have it taken away. They are very strict rules. And I feel that if you let these become, these new recommendations go for a while and see how things pan out instead of doing any drastic distancing or getting rid of short-term rentals. So, I just wanted to point that out as well. Thank you.

Minutes;
Natalie Hafen: I have to write this because I only have three minutes and it goes by fast when you are up here. I respectfully ask the council to seriously reconsider the current treatment of short-term rentals with single family residential zoning to adopt meaningful distancing requirements to protect established neighborhoods. Many homeowners purchase property in single family residential areas with the understanding that these neighborhoods were intended for the permanent residential living, not transient lodging businesses. Over time, the city first allowed short-term rentals through Conditional Use Permits, that was in 2012, and later converted them into permitted uses in 2019. That transition was significant because it effectively changed the character and practical use of single-family zoning, without many homeowners ever fully understanding the long-term impact. Conditional Use Permits at least provided neighborhood review, public input, and case-by-case consideration. Once short-term rentals became permitted uses, those protections largely disappeared. What was originally treated as a special exception became an automatic right through business licensing. Too many residents that it did not feel like simple policy adjustment, it felt like a fundamental change in intent and purpose of single-family zoning. The concern is simply not about vacation rentals. The concern is whether transient lodging operations are truly compatible with long standing purpose of single-family residential zoning. Hotels, motels and lodging businesses have historically been separated from residential neighborhoods through commercial zoning for a reason. Short-term rentals involve continual turnover of paying guests, increased traffic, parking impacts, noise concerns and commercial activity operating inside residential neighborhoods. Many homeowners believe the city blurred the line between residential and commercial use without fully addressing the long-term consequences to neighborhood stability and housing availability. There is also concern that the transition from Conditional Use Permits to permitted uses have effectively changed the nature of the zoning without the level of homeowner awareness and participation that such a majority of policy shift deserved. While meetings may have been legally posted, most homeowners in affected single family neighborhoods were never personally notified that the rules governing their neighborhoods were being fundamentally altered. Many residents who purchased years before these changes had no reason to monitor zoning agendas because they believe single family zoning protections were stable and would continue to preserve residential neighborhood character. I am asking the

council to recognize that this issue is not about being anti-business or anti-tourism. It is about restoring balance and protecting integrity of established single-family neighborhoods. Distancing requirements are one of the few remaining tools available to prevent overconcentration and the gradual conversion of the residential neighborhoods into de facto lodging districts. So, please consider the stronger space requirements and additional protections for single family residential areas that the original purpose and character of these neighborhoods are not permanently lost.

Minutes;
Becky Peterson: Two words, community and zoning. Last month I spoke up about what community means and how important it is. Tonight, hearing all of these people talking about community, MORF, what they are doing to try and help establish a better community. Community is knowing your neighbors and feeling safe. We do need the travel industry. There's no doubt. But let's not disregard people that bought into those single-family residential zones that now have people that feel like they have the opportunity and the right to have a business inside that community. That's not right. That's not doing justice to those that have been here longer than we have. So, please take a second look, understanding community and zoning, and make those changes. Thank you.

Minutes;
John Rosen: I know I have spoken many times about my feelings about zoning versus community versus allowing these in single family residence. The only thing I would add is, #1, I think we ought to stop permanently any new licenses from this happening. I do think we need to work out a reasonable, rational transition plan for those licenses that do exist, and I think that is what needs to be a part of the ordinance. I will admit, I have not read the complete ordinance right now, but I also know that it is coming up for a hearing. June 9th, I think I heard. At any rate, I also have learned of various different communities that have just slammed the door shut hard on any new STRs, including closing down the ones that do exist. I think working with a rational transition plan for people who did, in fact, to get in under the wire and have legal licenses should be factored into the ordinance. Thank you.

Minutes;
Dominic Oliveto: I should have tripped John so I could get up first, because he speaks a lot better than I do, and it's hard to follow him. I agree with Natalie and everybody else. I mean, I am not against vacation rentals, but, you know, I picked a spot because of the way the zoning was. And then, everybody else talks about HOAs. Well, I got a buddy that's president of one of the HOAs. And you know what they are considering? One complaint, you get a letter. Two complaints, you get fined $5,000. Three complaints, you can't have one in their HOA. So, it isn't just us that have a problem. And I really think that when the zoning was changed and things were added on there, the city owed me the right of sending me a letter saying, hey, we are changing the zoning, and you are no longer in single family. Then that leaves it up to me whether I want to move somewhere else or build 40-foot walls. Thank you.

Council member Fielding moved to Introduce the Bill B26-005 and set a public hearing for June 9, 2026. Council member Ennis seconded the motion.

Passed For: 3; Against: 1, Parrish; Abstain: 0; Absent: 1 Gallo

6) Adoption of Bills as Ordinances

6.1 Consideration of Adoption of Bill as Ordinance No. B26-004 of the City of Mesquite, Nevada, amending the design standards for development in the downtown central business district (DCBD); aligning site plan parking provisions with the unified development code; revising sign regulations for consistency with the City's sign code; establishing a grant scoring system for the DCBD and Mesa area, including application, review, and funding procedures for the facade improvement program; and providing for other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Council member Ennis moved to Adopt Bill as Ordinance No. B26-004. Council member Fielding seconded the motion.

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

Minutes;
Mayor Whipple read this item by its title.

Minutes; Simon Kim: I made a presentation at the introduction hearing, two weeks before, so I am going to make it really concise. So, there are sections that doesn't omit the Mesquite Municipal Code, which is the parking sections and signs sections. So, I am removing those unnecessary sentences from the requirements so that it meets the MMC. And the main purpose of this ordinance is to introduce a grand scoring system, and especially this is for the facade improvement program. City has been giving out monies from the facade improvement program. However, there has been lack of standards. So, the first review procedures will be when they submit their application, staff review, and then architecture review committee will review. And then the development agency will review, and then that goes to the City Council's decision, and goes to the funding agreement, and the funding agreement will include project completion, deadlines, and inspection requirements. So, grant scoring system it needs to meet mid 25 points and at least two different categories need to meet those requirements. This is the criteria how we issue the five points through the two points and bonus points. So, five points it becomes destinations, and four points is just significantly enhance usability or character. Three points is general. Two points is secondary enhancement, and bonus point is right there. So, we have architecture enhancement criteria with the points. You know, people might think that that could be the subjective, but if you read it through those required features, it is quite objective. So, and then public realms improvement and landscaping enhancement, artistic and cultural features, and water features, economic and functional impacts, accessibility and inclusivity, and sustainability and resilience. And bonus would be going to the historic building, rehabilitation, or private owner will match the funds. Both architecture review committee at their April 16th meeting and the Master Plan Committee at their April 20th meeting, they unanimously recommended the City Council approve this item. And at a couple of weeks ago, Bill No. B26-004 was introduced at the City Council meeting, and it was approved unanimously by 5 to 0 votes. Recommended motion is adopt Bill as ordinance number B26-004. Thank you

Minutes;

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

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Rick McIntire: I happened to read the minutes from the Architectural Review Committee. What an excellent discussion they had with Simon and others. They actually changed some of these point structures and things. It is very well thought out item by item by item. I thought you did a great job on it. I also serve on the Master Plan Committee, and we also thought this was a great way to do things. Very fair and well done. And Simon led a lot of that, and you did a great job at it. We certainly encourage you to approve this. Thank you.

7) Administrative Items

7.1 Consideration of approval of Resolution R26-013 confirming the abatement or removal of hazardous conditions at 574 Condor Street (APN #001-17-710-038), declaring the costs and expenses incurred to be a lien for delinquent assessments within the districts; directing the City Clerk to transmit certified copies of this Resolution and the verified statement of costs to the Clark County Assessor; and providing other matters properly relating thereto.

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Simon Kim: Today, we are finalizing that rat infestation case. So, it started September 2025, and total cost on this one is actually $162,344.72. So, Ben Rusu, our building officer, has led this project. First, he had Alicia. Alicia did some work, and then she left. So, he was the only one actually who led the entire project, and he will make a presentation today. Thank you.

Minutes;
Ben Rusu: Like Simon said this started at the end of August, 1st of September when the complaints came into City Council. And the following day, myself and Alicia went out and met with the homeowner, did confirm there were a number of rats on the property. We had no idea how many rats were on the property at the time, but with the help of Animal Control and the Pest Control that we hired, we removed, I believe, 600 rats from outside the home. The homeowner denied that there were any rats inside the home, and I told her that, basically, we have to get in to confirm there are rats or aren't rats, if the city is going to help take care of the problem. It took us probably a month to convince her to allow us to come in the home. We didn't have a warrant. We couldn't go in. It is not like something like that. When we got in the home, I think Frank has got some pictures there. That's not what the home looked like when I went in, sorry. Anyway, when Alicia and I went in the home, there were rats running everywhere. And just big rats, not

mice, but rats. And going in and out of the holes that they had made in the walls and just everywhere. So that piano right there, when we opened that, they ate all the pads off of the keys. So, they weren't any good and we opened the lid on that upright piano. You can see Alicia in the background doing this. About 16 rats jumped out at us when we did. So, Public Works, Travis, there's a hole. If you zoomed in on that picture right there on the very bottom, there's two rats sticking their head out of the hole. I didn't know until after I took the picture and then realized it. But you can see how they were eating the drywall. So, we, with the help of Public Works, that couch was full of live rats that we took out. We removed a lot of furniture. I believe we took four dump truck loads, to the dump, of furniture from inside the home, stuff from outside the home. And then we had to move the homeowner and her mother to a hotel so we could start the abatement. So, we hired UDK, which is Utah Disaster Cleanup. They came in and did the demo on the home, and we had to remove everything down to the studs. Some of those pictures he was showing, this is the wiring. They chewed through the wiring, all the ductwork, the plumbing. The refrigerator didn't work. The range didn't work. The water heater actually still worked. But they had chewed through all the wiring for all this, so she was cooking off a microwave and doing whatever. We moved her into a hotel to start the demo, and then Alicia resigned from the city. So, it all fell back on me to handle, which I have been in buildings for my entire life. But as a building inspector and official for 26 years, I have never seen a home this bad that wasn't tore down. And in my authority, I could have condemned the home. Homeowner would have been out on the street. Her mother is 87 years old. Would not have had a place to live. So, thankful to City Council and the city that they agreed to pay for the repairs and, you know, lien the property, not really knowing at the time what we were getting into. So, we had to remove all the drywalls, all the electrical, all the ductwork, all the insulation. It was all full of rat urine and feces, and then they had to pressure clean the entire inside of the house and sanitize it. And then, we contracted with Jackson Construction to do the rebuild, and they came in, did a fantastic job. This is a picture of the bathroom. I didn't show the picture of the bathroom earlier. It had the rat on a brush, airbrush. But this is the same bathroom that is complete. As you can see, the home is beautiful. No rats. We have provided her all new appliances and everything. And about our residential contractors, they donated all the drywall for the project. Jackson Construction donated all the lights and the ceiling fans, which saved the city about $6,200 just for that. But I want the citizens to know we don't have a rat infestation in Mesquite. We have rats. Every city has rats. There are areas where maybe around some restaurants and different things there is maybe more of them. But as citizens, we just need to maintain our property, keep the trash picked up, trim your palm trees, just trim things down so they don't have anywhere to live outside, and don't raise any rats. You know? Just don't do it. But, anyway, that was about it. I just wanted to kind of give a report, show some pictures of what the home looks like. It took us almost eight months to do this project. It was that bad. The last few months, it went pretty quick, and we were able to turn the home back over to the homeowner in April, and she was able to get back in. So, any questions I can answer?

Minutes;
Mayor Whipple asked Council if they had any questions or comments.

Minutes;
Council member Wanlass: I just want to say God bless you and everyone that helped you through this. The businesses that have stood up and helped make this all possible. What you had to go through, I am sure, was traumatic and hard, and on everyone in that whole neighborhood, this should never have happened in the first place. The fact that it did is extremely unfortunate, and thanks for telling people how to avoid it in the future. And, hopefully, people will listen, because this could have been a lot worse than it was.

Minutes;
Ben Rusu: You know we had some complaints come in afterwards and part of it was they have rats. And I don't know if that was to get us out there faster or whatever, but we did go out, and we did find some rats around property. But it wasn't… I mean, we took 300 out from inside the home, over 900 rats out of this home. And it's just, you know? And I haven't heard any complaints from those neighbors around there lately, about any more rats. I know they all started putting traps out and stuff and you know? That's what it takes. It takes the community and people to just work together. You know, unfortunately, what happened and I don't know what's in people's mind. I don't know how they live in the home. I have been sick for six months from being in that home. So, I don't want to do it again. So, if there's another, I am not doing it, Simon, I am not doing it. So, Nate, that's a good _____.

Minutes;
Simon Kim: I would like to extend our appreciation to other departments, to Public Works, helped a lot. And the Police Department, especially the Animal Control did a lot of work. So, I want to appreciate all those departments who helped this project. Thank you.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Dominic Oliveto: That gentleman deserves a raise at least double his salary, because I wouldn't have had guts enough to go in there.

Minutes;
Nick Alfonsetti: Was there any compensation given to those people that did have trouble from being neighbors, whatever, some of the destruction that went on in that bill that you have put forth of the 100 some thousand. Because, again, all those people had to come up with different things, poisons, whatever, traps, all that kind of stuff to contend with it just until everything was organized and taken care of and minimized.

Minutes;
Simon Kim: Actually, those costs will be put on that owner’s deed. So, if the neighbors suffered from it, then they actually need to get into legal actions. It has got to be private legal actions, But the city will not reimburse or assist anything unless otherwise they have rat issues again, then city will go out and do the same thing and put their money on their deed.

Minutes;
Nick Alfonsetti: Well, if it wasn't for the neighbors complaining, again, this thing would have went way out of board, way off. Thank you very much.

Minutes;
Mary Gleason: I am just curious. I mean, you don't have to be a mental health professional to know there was a mental health issue there. So, just moving these two women back into the house, do we know if there's any other support services or anything being rendered to them or mandatory maybe, so it doesn't happen again?

Minutes;
Ben Rusu: When this started, we did contact. We contacted the health department, and they would do nothing. They said they handle businesses and restaurants and stuff like that. There's Health Nevada, another group that we contacted to try to get some counseling for them, but we couldn't get anything for these people. And you are right. There is a mental issue there, but there's also, they have rights. So, we just couldn't come in and say, okay, you have got to go do this, this, and this. I wish we could have had maybe hindsight. I don't think we have ever done this before with the city, this massive with a resident. But in the future, I think if it happens, I think we need to have some counseling for those people before we agree to put all this money into a home. Because if she never sells a home, city is not getting their money back till she passes or whatever. So, you know, it is a lot of money. Like I said, I haven't heard anything from the neighbors. I have been around. Some of the neighbors have come and talked to me while I was out there. They didn't really complain about a lot of rats, they did put traps out. But there wasn't a lot of rats. But, yeah, I think in moving forward, that's something we need to consider before we do something again.

Minutes;
Bob Bradbury: When someone asks how someone is doing, they often say I'm doing good. The grammar police jump in and say, no. Mother Teresa did good. You are doing well. For the City Council for working and getting this approved, for everybody that worked on it, for the people that went into the building, you did good. You did real good.

Council member Fielding moved to Move to adopt Resolution No. R26-013, confirming the completed abatement at 574 Condor Street (APN #001-17-710-038), approving the verified statement of costs, and directing the City Clerk to file the necessary documents with the Clark County Assessor to establish a lien against the property. Council member Ennis seconded the motion.

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

7.2 Consideration of approval of a Restaurant with Bar Liquor License Chicago Greek, 355 West Mesquite Boulevard, Suites 30 and 40.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: I am back. So, this is really exciting thing for me as your licensed clerk, because we get to see one of our small businesses expand and grow their operations. So, I am excited to bring this to you today. Chicago Greek is applying for a restaurant with bar liquor license because

they have expanded into the next suite and they are able to expand their seating and therefore meet the requirement to have the restaurant with bar. So, staff recommends approving this, and we will grant that.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Ennis moved to approve the Liquor license for Chicago Greek. Council member Fielding seconded the motion.

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

7.3 Consideration of approval of Class A Gaming License for United Coin Machine, doing business as Century Gaming Technologies, for seven slot machines at Green Valley Grocery #24, located at 290 North Sandhill Boulevard.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: This one and the next two are all going to be relatively the same. These locations already do have gaming licenses, but they are changing this lot route operator. So that's what we are approving today is the change in this lot route operator from Midget Market or Crawford Coins to United Coin Machine. I do have their approval from the Nevada Gaming Commission. They had their meeting late last week. We got it on Monday. So, we have those. I believe they were distributed as well. So, take any questions you may have.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Fielding moved to approve the Class A Gaming License for 290 N Sandhill Blvd. Council member Ennis seconded the motion.

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

7.4 Consideration of approval of Class B Gaming License for United Coin Machine, doing business as Century Gaming Technologies, for five slot machines at Green Valley Grocery #41, located at 910 West Mesquite Boulevard.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: This is the same thing, just instead of the class A gaming license, there's a class B, which limits them to five slot machines.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Council member Ennis moved to approve the Class B Gaming License for 910 W Mesquite Blvd. Council member Wanlass seconded the motion.

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

7.5 Consideration of approval of Class A Gaming License for United Coin Machine, doing business as Century Gaming Technologies, for seven slot machines at Green Valley Grocery #78, located at 1215 West Pioneer Boulevard.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: Same thing as the last two.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Council member Wanlass moved to approve the Class A Gaming License for 1215 W Pioneer Blvd. Council member Ennis seconded the motion.

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

7.6 Consideration for adoption of the City of Mesquite Tentative Budget, either as presented, or with modifications incorporated into the City of Mesquite Final Budget, for Fiscal Year 2026-2027.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Bryce Anderson: Tonight, I am presenting the city's budget proposal for fiscal year 26/27. We do have the City Manager, Becca. She's online. This budget is a result of extensive collaboration between departments and City Manager's office, finance staff over the past several months. Our goal throughout this process has been to maintain financial stability while continuing to support core services, infrastructure needs, and long-term planning for the community. Following the tentative budget presentation, we met with department heads to review operational priorities, identify cost saving opportunities, and discuss adjustments to requested expenditures. Department submitted reductions, and additional meetings were held between the City Manager, Finance Director, and department leadership to finalize recommendations. We also held a meeting with all department heads to review the final results before bringing the budget forward tonight. As required under NRS 354.596, the public hearing for the final budget is being held within required time-frame before adoption. General Fund changes between tentative and final budget. This slide shows the changes between the tentative and the final General Fund budget. The projected ending fund balance increased slightly from $4,600,000 to $4,620,000. The General Fund revenues increased by $385,000 while expenditures increased by approximately $362,000. These changes reflect updates made after department review meetings and adjustments for operational and capital priorities. Highlighted changes between the tentative and the final budget. This slide highlights some of the more significant changes included in the final budget. For public safety, we added one firefighter EMT position and one firefighter paramedic position to help support service demand and emergency response coverage. We also included four additional More Cops vehicles to support police operations. Capital and infrastructure projects were adjusted or added, including moving the fire truck replacement into next fiscal year. Additional projects include replacement of the bucket truck, Pioneer light wire replacement, landfill planning efforts, fine arts parking lot pavement improvements, Senior Center improvement planning, and Cora Circle storm drain project. Some of the projects are subject to committee approval. We also have a Granicus software update for ADA compliance. Slide 5 is a budget comparison for fiscal 25/26 to fiscal year 26/27. Overall, the budget reflects measured growth in revenues and expenditures while continuing to prioritize essential services, infrastructure maintenance and strategic capital improvements. The comparison also demonstrates the city's continued effort to balance operational needs with long-term financial sustainability. Next slide. General Fund balance. The slide illustrates the projected General Fund balance. Maintaining healthy fund balance remains a priority for the city to ensure we have adequate reserves for emergencies, economic fluctuations, and future operational needs. The proposed ending fund balance reflects a stable financial position while still allowing the city to invest in important services and infrastructure needs. General Fund funding sources. This chart breaks down the city's General Fund revenue sources. The city continues to rely on a diversified revenue structure, including taxes, license and permits, charges for service and other state shared revenues. Monitoring revenue trends remain important as we continue to evaluate economic conditions and future growth impacts on city operations. General Fund expenses. This slide shows how General Fund expenditures are allocated across

departments and operational areas. Public safety continues to represent a significant portion of the budget reflecting the city's commitment to Police, Fire, and emergency services. The budget also supports parks, streets, administration, community development, and other core municipal services necessary to maintain service levels for residents. And that's the end of my presentation.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Fielding moved to approve the City of Mesquite Final Budget, for Fiscal Year 2026-2027. Council member Ennis seconded the motion.

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

8) Public Comments

8.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Dominic Oliveto: I am going to break the rules just a little bit, Mayor, if you don't mind. Simon, although I didn't agree with you a lot of the time, I hate to see you leave because you did do a lot of work on research, and we appreciate what you did. I mean, there was times I wanted to throw a chair at you, but you did such a good job. It took me so long to figure out all the research you did, I got tired and gave up and decided you were right. Good luck.

Minutes;
Mayor Whipple: I was going to save it until next meeting.

Minutes;
Simon Kim: This is not my last meeting. Next meeting, June 9th, will be my last meeting. I will do the same again.

Minutes;
Mayor Whipple: So, we will save the official announcement and our goodbyes for next meeting, but we do appreciate you very much, Simon.

9) Adjournment

9.1 Adjournment

Minutes;

Mayor Whipple adjourned the meeting at 6:50 p.m.

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Mesquite City Council
Regular Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, June 9, 2026 – 5:00 pm

Minutes of a scheduled meeting of the City Council held Tuesday, June 9, 2026 at 5:00 P.M. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Pattie Gallo, Karen Fielding, and Paul Wanlass. Also, in attendance Interim City Attorney Adam Anderson, City Manager Becca Schrupp and City Clerk Julie Goodsell, other city staff and approximately 45+ citizens.

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. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the mayor.

Minutes;
Mayor Whipple opened the meeting at 5:00 pm

Ceremonial Matters

Invocation; Pastor Stephenson, The Gathering
Pledge of Allegiance
Proclamation

Minutes;
Mayor Whipple: Now we are going to have a proclamation for Constitution Week by the Daughters of the American Revolution.

Minutes;
Nova Mastrogiovanni: read the proclamation

PROCLAMATION

Constitution Week September 17 – 23, 2026

WHEREAS, the constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government and a Republic dedicated to rule by law; and

WHEREAS, September 17, 2026, marks the 239th anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebration which will commemorate on the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the president of the United States of America designating September 17th through 23rd as Constitution Week, and

NOW, THEREFORE, I Jesse Whipple, Mayor of Mesquite, NV and the City Council hereby proclaims the week of September 17-23 as CONSTITUTION WEEK and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

Minutes;
Leigh Roessner: I just wanted to make one more announcement. Next Thursday we are having the artist reception at the Fine Arts Center, and the theme is going to be 250 years celebrating America. And I know we have a nonprofit expo happening the same time, but I just want to let everybody know we usually have the awards done by 4:30. So, everybody can come to the art center and then head over to the nonprofit expo. Thank you.

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment

Minutes;
Rick Clark: I live in Sunset Greens and I have been here about two years and I love the community I love the weather, but most of all, I love the people. Everybody has just been so kind. But I have an issue. I drive by the new road that we now have going into Sunset Greens now, and I have to look at a gentleman's trash every day, numerous times a day. I took some photos a few months ago, went to Walgreens, had them printed, gave Simon both of them, and he give one copy to the owner. His name is Hafen. And I am tired of looking at his trash. The city cleaned up a rat issue at the expense of the taxpayers, and then you are going to put a lien on the property, I understand, is what I read in the paper. Why can't you do that with that trash? If he won't clean it up, do it for

him, send him a bill, and if he doesn't pay it, then put a lien on it. Any ideas? Nobody's got anything to say. Okay.

2) Consent Agenda

2.1 Consideration and approval of the Tuesday, April 28, 2026 Regular City Council Meeting Minutes, the Tuesday, May 19, 2026 Technical Review Meeting Minutes and the Tuesday, June 9, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple recused himself from the Consent Agenda.

Minutes;
Mayor Whipple read this item by its title.

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

2.3 Consideration of Approval of Resolution No. R26-015, adopting Supplemental No 2 to Interlocal Contract (No. MES01F24) between the City of Mesquite and Clark County Regional Flood Control District for the Construction of Town Wash - Mesa Boulevard (El Dorado to Town Wash) Storm Drain.

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

2.4 Consideration of Bid Award for the 2025 Mesquite Streets Improvement Project

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mayor Whipple opened items 2.1, 2.2, 2.3, and 2.4 to Public Comment. There were no speakers.

Minutes;
Mayor Whipple asked Council if they had any questions or comments on items 2.1, 2.2, 2.3, or 2.4. There were no speakers.

Council member Ennis moved to approve the Consent Agenda. Council member Gallo seconded the motion.

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

3) Special Items

3.1 Presentation from Clark County School District quarterly report.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Maurice Perkins: I am thrilled to be here representing Region 1 and want to acknowledge that Ms. Tomlinson is unable to be here tonight. She sends her deepest regrets and apologies. She assures us that she will be back for the next meeting that she is scheduled to speak. So, as we wrap up the 25-26 school year, we want to extend a massive heartfelt thank you to the city of Mesquite for their unwavering support to our schools, our educators, and most importantly, to the incredible students in this community. The city of Mesquite has been a phenomenal partner in every sense of the word, and that collaboration is exactly what makes our community thrive. We are heading into the 26-27 school year with more energy and momentum than we ever have before, and we are eager to keep this partnership growing to ensure that every child in this community has a world class education. Tonight, we will be presenting on our strategic actions focused on the four pillars of student success, attendance, discipline, graduation rates, and workforce and career readiness. Last meeting, we focused a lot on our attendance and student discipline. So tonight, we will focus a little bit more on the graduation rates and workforce and career readiness. Virgin Valley High School's graduation data is a major point of pride this year. We saw an overall graduation rate increase of 3.2%, but the most inspiring growth comes from our English language learners and students in special education, both of whom saw gains of over 20%. Our students are challenging themselves more than ever. We also saw a 2.2% increase in college and career readiness diplomas, which actually carries more rigorous requirement than the standard advanced diploma. This success is a direct result of our enhanced academic planning and an intentional push to enroll more students in AP and dual enrollment courses. Also, by aligning our CTE pathways with industry demands and improving our core tier 1 instruction, we are ensuring our Virgin Valley graduates are exceptionally prepared for the workforce. To sustain these gains, our next steps prioritize a holistic approach to student achievement. We are doubling down on tier 1 instruction while ensuring that tier 2 and tier 3 supports are seamlessly integrated for students who need more targeted intervention. We will also be expanding our English learner

pathways and special education resources to keep our momentum strong for these populations. Beyond the classroom, we are focusing on the whole child by supporting social emotional learning through wraparound services and working to increase daily attendance. Finally, we are refining our master schedules to align directly with students' post-secondary goals. In the area of workforce and career readiness, Mesquite workforce readiness is reaching new heights. CTE enrollment has grown by 7.6% as we transition to a focused two-year program. And dual enrollment is when students are enrolled in high school and also college, get college credit for that. That enrollment has skyrocketed by over 82% this year alone. While AP enrollment saw a slight dip, our students are clearly pivoting towards college credit and credit bearing pathways. Moving forward, we are reinforcing our CTE programs as intentional sequences rather than electives and strengthening our middle school curriculum to ensure that every student has a coherent industry aligned foundation from the very start. I think a lot of you have been up on the high school campus and seen a lot of the CTE programs that they are offering up there, and it is incredible to see the education these students are getting right now. And hopefully, like it says here, that momentum continues. So, that's it for the report. This is where we would transition and do the celebrations if Ms. Tomlinson was here, but I will do my best to do both today. So, can I put this here? Is that the right way? No. Turn it. Okay. All right. So, our first celebrations come from Joseph Bowler Elementary School. This spring, J L Bowler School brought families, students, and staff together through several memorable celebrations. Field Day at the park featured exciting water activities led by fifth grade students and concluded with the annual fire hose spraying, creating a fun and refreshing experience for all. I want to recognize principal Jenkins who is also here with us today and his principalship out there at J L Bowler. The school Cinco de Mayo celebration highlighted Mexican culture and traditions through student dance performances, a salsa competition, cultural activities, and family engagement. They also proudly recognized student achievement during pre k, kindergarten, and fifth grade promotion ceremonies, celebrating student growth and accomplishments as they prepared for their next educational milestone. This is at Virgin Valley Elementary on April 2nd. Virgin Valley Elementary School hosted a successful career day, giving students an exciting opportunity to explore a wide range of future career paths. Organized by school counselor Pattie Delano, the event featured professionals from Mesquite community and beyond, including pilots, chefs, public safety personnel, health care workers, technology experts, and artists. Students engaged with presenters and gained valuable insights into the many possibilities available to them in the future. That was a really fun event, and I saw even several people here in the audience that were there at that event on that day. At Hughes Middle School, the advanced orchestra participated in the CCSD Orchestra Festival and earned an excellent rating. So, we congratulate the students for their hard work and dedication and their director, Ms. Cook, for her leadership and support of the program. This is an event that impacted the schools. As many of you know, Hughes Middle School would like to express their sincere gratitude to everyone who assisted during the recent school evacuation due to a fire. Special thank you to the SRO, Justin Goodsell, along with Mesquite Police Department and Mesquite Fire Department, the many officers who helped with traffic control and the reunification efforts. They also want to thank Virgin Valley High School and principal Steven Waite for their support in ensuring student safety and assisting with reunification efforts. We are incredibly grateful to our dedicated staff for supporting students through the evacuation process and to parents for their patience and understanding. Safety and well-being of every child will always remain our highest priority. At Hughes Middle School, the girls' volleyball team competed in the CCSD championships during their inaugural season. They are actually the division champions, there is four divisions, and that's for the entire district. Our girls were the division champion, went to the entire district, the championships, they came up short, but the team should be proud of an outstanding effort in their first season and their accomplishments together. Also, they had 140 students along with adult advisers meet at 3:00 a.m. to travel to Knott's Berry

Farm for the final dean's list activity of the year where they spent time riding attractions, eating, and spending time with friends while celebrating their hard work and accomplishments throughout the school year. And the final celebration at Hughes Middle School is the jazz band, attended the jazz band festival in April and earned a superior rating for their outstanding performance. Once again, congratulations to these students and to Mr. Allen for their hard work, dedication, and music excellence. Virgin Valley High School, and I don't have all their pictures here, so I will just read a couple of their highlights. But they want to recognize Mr. Steve White who retired from Virgin Valley High School this year after a remarkable career dedicated to teaching and mentoring students. He exemplifies the outstanding educators who have made supporting and inspiring young people their lives worth. We are grateful for his years of service and the lasting impact he has had on countless students and colleagues. And then, Virgin Valley High School also proudly celebrated the class of 2026 during its graduation ceremony. The event marked an important milestone for our graduates, and we appreciate everyone's continued support and attention to this special occasion. We got some other pictures of the valedictorians, but we are proud of all of the students and these valedictorians who delivered inspiring speeches to their classmates, families, and staff. And then, there's a few other things. Like I said, don't have pictures, but they want to recognize their woodworking gala hosted by construction teacher John Felix, which was a tremendous success, and also the JAG program jobs for Nevada graduates. And they wanted to express deep appreciation to the city of Mesquite for CEAB funding, which makes this important position at the school possible for these students. With that, I appreciate your time, and I will answer any questions that you might have. I will do my best to answer the questions.

Minutes;
Council member Ennis: No questions, but I just wanted to thank you. I teach at the college, and I do have some of the students from the high school actually do a dual enrollment. So, that CTE program is getting off to a good start. I just encourage you to go back to the counselors and keep that going because that's so beneficial for those kids to be earning college credits and high school credits, and so I had three students from the high school in my class at the college this last semester, so thank you.

Minutes;
Mayor Whipple: I did talk to Mr. Waite the other day and he said that I think they had 181 out of a 184 or something kids graduate this year. And he thinks they are going to get the other three done over the summer. So, you are pushing 100% at the high school. That's pretty amazing.

Minutes;
Maurice Perkins: It is incredible, yeah, they do a summer graduation for CCSD. So, any students that don't quite make it, if they attend summer school, if they earn the credits needed, they can participate in that summer graduation, it is not here in Mesquite, and if they don't participate, they still get their diploma. So that's the push. So, thank you.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;

Jeff Reynolds: Being the assistant superintendent, he forgot about some of our local athletes that excelled this year in the track team. We have some excellent athletes. We had a state champion by Wynn Kelly. She was the leader in the state throughout the year in the high jump, and she did a great job, and she was a state champion. We had a sprinter in the 100 meters, which is kind of the bell mark for speed, and he was leading the 100 meters all throughout the year in the 3A, and he went ahead and won the state championship in the 100 meters. We don't have as big a team or we didn't have as big a team as Moapa where they had 150 kids, and we had 40, but we represented the best that they could. We had a number of other kids that placed in the top eight. And next year, they should have a pretty good team also. So, anyway, we had two state champions from the track team. Thank you.

Council member Fielding moved to accept the presentation from Clark County School District. Council member Wanlass seconded the motion.

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

4) Department Reports

4.1 Mayor's Comments and Reports

Minutes;
Mayor Whipple: One thing I would like to talk about, some of you know of our little Mount Rushmore and Travis kind of gave me the origin stories of that. And if he wants to chime in after I get done, then, but there was a process to be able to go out there and sculpt, and I think some people have circumvented that process and decided they are going to just go put up whatever they want. One, we don't want people just randomly going and carving into the side of the city's property. And two, the people that do, we would like to have them politically neutral, unoffensive. I mean, it is kind of a little mini tourist attraction up there, so I don't know if we want to get rid of it or anything like crazy. But definitely, people need to know that there's a process to this. And if you want to just give, like, a brief overview of.

Minutes;
Travis Anderson: So, about three or four years ago we had the artist Mr. Pete Carnes, very talented. But he started up there, and it kind of threw all of us a little off guard because we hadn't had that before. He started with the Vegas Nights, did some stuff up there, and it was really pretty cool. But in fact, I actually went out there, talked with him, and said, hey, you can't be here doing that at city property, we are worried about liability, you are up on these slopes or whatever. However, he came back to us and said, what if we do this? And worked through a process. And so, the process that we have now, and this is what we really want to let everybody know is, if you would like to propose a sculpture up there, there's not a lot of area left in that area, but there's a permit that is pulled through Public Works. You submit pictures of what you want to do, the area that you want to do it, and that way, the city knows what's going out there, that it is neutral, you know, and in that case, and we can let them know that, you know, you have to be safe, all of these things. So recently, we have had some where some people have gone out there and haven't followed the process. So, we wanted to really make sure that everybody understands. If you do want to do any sculptures or any carvings in that, please come to the city. Show us what you want to do, we will issue a permit for that action. Otherwise, we will remove whatever is there that hasn't

been approved. And so, there is a process, and we encourage everybody to follow that process. And then there's no, why did he get to do it and I didn't get to do it type of situation. So, thank you.

Minutes;
Mayor Whipple: Another thing, we had the Fire Station Grand Opening, ribbon cutting on last Wednesday. That was open today for operation. Correct, chief? And if you want to get up in a minute and talk about that, we would love to have you. But I didn't exactly get what order everybody else was in, but we'll start with Council member Wanlass, then Ennis, and Gallo.

4.2 Council and Staff's Comments and Reports

Minutes;
Council member Wanlass: Simon, I want to talk to you for a minute. Over the last couple of years, I have grown to have a great respect for you. We haven't always agreed on everything. We have agreed on most things. But the next item we are going to deal with here, the person in your seat before would have just granted them without ever coming before the City Council. What you have done for this city, making sure things were done right, is why we are going to have this next item coming out with a public hearing. I appreciate you as a friend, I understand you want to be a City Manager, and I think you will do a great job. I am proud of you, you deserve it, congratulations, and I have nothing but admiration for you, and I wish you nothing but the best. Good luck.

Minutes;
Simon Kim: Thank you.

Minutes;
Council member Ennis: Simon, I have already said my condolences, I guess, you going up to West Wendover, but good luck. And, again, thank you for everything you have done and our friendship. I appreciate that. Thank you. I got other things from me. You know me and the military. So, on Thursday, we have our monthly veteran's mobile clinic coming down with our doctor on board. So, that will be here at the Veterans Center from 9:00 to noon. And then, the same day, Thursday, from noon till 6 o'clock at night, we have the Red Cross blood drive at the Veterans Center. There's still, I believe, she said eight seats left open. So, there's some flyers out there on the table for both of these. There's a QR code on the blood drive. If you want to just take a shot of that QR code, and it will take you right to it, and you can register and go from there. Thank you.

Minutes;
Council member Gallo: Thank you for handling the issue with the carvings into the mountain, and I got quite a few calls, so I really appreciate that. I did want to thank the community and thank Animal Control for handling all those dogs. I believe the last puppy got adopted today. So, fantastic job. Everybody worked very hard over there, so I want to just, kudos to Animal Control, the volunteers, etcetera. But now we have a lot of kitties. So, if anybody is interested, we got some really cute kittens down there, and we have got quite a few. So, if you are looking to adopt, please reach out again to the Animal Shelter because we have got quite a few of those now. It is kitten season. And that's it. Thank you.

Minutes;
Chief Jayson Andrus: I want to. So, thank you for everyone's support, the station opened up this morning at 0800. As of today, they have ran five calls since 8 o'clock this morning. As we were pushing this fire engine into the station as a tradition, in the fire service, they got their first call for

a cat stuck in a tree. I am not making this up. They have ran a low blood pressure, they have ran a stroke, they have ran a heart problem, are the some of the calls that they have ran today. Approximately 90% of residential growth is occurring North of I-15. We anticipate Station 2 handling approximately 20% of our 4,500 calls today with that number only going up. And so, I just want to thank the Mayor, the council, the community for the support. It's not easy. It takes years to get this done, and we are grateful. And so, thank you. Any questions for me? We will keep working on the cats, getting them out of the trees. Thanks.

Minutes;
Becca Schrupp: I would like to provide just a quick update on the Senior Center Respite Program. Recently, there have been discussions regarding potential changes to the program that were supposed to take effect in July. At this time, those changes are going to be placed on hold while we conduct a thorough review of the program to evaluate its current operations and determine whether any of the modifications are necessary. So, it is important to note that the program is funded through a grant, and there have been no changes to the grant funding. So, the program will continue to operate as currently structured, while the evaluation is being completed. We want to remind everyone that our goal is to ensure that the rest of the program continues to effectively meet the needs of the participants and the caregivers while maintaining responsible stewardship of the grant resources.

Minutes;
Mayor Whipple: And Travis I am going to call you out again. You want to just give us a little roadwork update?

Minutes;
Travis Anderson: The Boulevard job, the mill and fill, all of the paving, everything is done. We have just about finished with the closeup/out. One item still remains. We are putting a second layer of paint on the boulevard to make it so that it bled into the pavement quite more than what normally happens. So, that will happen Sunday night. They are going to come and restripe that. The Canyon Crest and Horizon Roadway is done. That was in conjunction with the fire station. Now we are finishing up the Leavitt. That portion of Leavitt Lane is done, and we have got Hafen Lane closed off while we are finishing that portion. The contractor is telling me that they want to pave on Monday or Tuesday of next week, and then we will finish the striping in that. So, we're looking really well for the completion date of June 24th for that, and then we will have both of those roadways back open for that. So, those were our big items, and it is awesome to see those coming to an end.

Minutes;
Mayor Whipple: Do we have anything on the horizon?

Minutes;
Travis Anderson: Yeah, we do, I'm sorry, I should go through the whole thing.

Minutes;
Mayor Whipple: We really haven't even talked about it.

Minutes;
Travis Anderson: There are a couple of projects. One, we will be looking at the airport on the service road. That came before council in April. But with that grant, we should hear the grant approval at the end of August. That project will start up right after that. Then we also have a couple projects that are in design right now too. So, in conjunction, well, as a follow-up, I will be doing the engineering work for the second phase of Canyon Crest Boulevard. So, that will take from where we ended off this year on Canyon Crest going from that point up to Mesquite Heights Road, and then we will take that down from Mesquite Heights Road down to the roundabout. So that way, we won't just have both of the lanes on the one side, we will have that roadway there. Then the other project that actually bid out, and it was on the agenda tonight, was that 2025 Mesquite Street project. And this project, again was the one we have multiple roadways that we are going to be finishing out the road. Example is on Old Mill, where right underneath Grapevine, it narrows down to one lane. So, we are finishing that portion of that, the sidewalk, curb and gutter. That will provide access from a lot of the children in Desert Rose, at the park, in that subdivision to be able to walk to and from the school. This has also taken place on Hafen Lane and 2nd South, where a lot of those students walk to and from the elementary school and the middle school. So, this not only will help us widen out the roads, but it gives our children safe areas to walk. The other part of that will be widening Pioneer Boulevard from Falcon Ridge Parkway to Willis Carrier. We have a lot of people driving on that and also for bike safety. So, we have a lot of people that like to bike out on that road, and they get narrowed down to the single lane of asphalt. And so, now this will widen that out and provide bike safety and open that up, and that will be on both sides. So, we are very excited about that project. Like I said, it was awarded tonight with your action, thank you very much. And so, we hope to start construction in July of this so we can get most of that before the students start back into school. And then, also one project that will be in design this year is a we have a crosswalk at the crossing Falcon Ridge Parkway at the hospital. And Falcon Ridge is a very hard road to get across. It's very wide. So, I am actually evaluating two systems there. It will be a crosswalk flasher or a system that will be similar to the one at the fire station so that when people push the button, they will either be a flashing yellow or a red and green stoplight, just so that they can come across the crosswalk there because we have had quite a bit of folks reaching out and needing to get to and from in that area. So, those are the ones that we are really looking at that I've got in design right now for coming up projects.

5) Adoption of Bills as Ordinances

5.1 Consideration of adoption of Bill as Ordinance No. B26-005 amending Title 2, Chapter 13 of the Mesquite Municipal Code regarding Vacation Home Rentals.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Jesselyn Leavitt: Good evening, how are you guys tonight. So, we are here for the adoption this ordinance, because you chose to go to forward with that. Just briefly, I want to run through some of these changes. It has been a while since we have actually gone through them. This obviously

stubs from the committee that you created to review the vacation rental code title to chapter 13. So, the committee and yourselves, we have gone through all of this time and time again, and we have buttoned it all up. So, we have gone through a few changes in the definitions, changed a couple terms, added a definition. We have added a couple things to the license requirement process, such as a certificate of occupancy and a local qualified operator. So, somebody who is actually going to take responsibility for the things that are happening at these short-term rentals. There have been a few changes on the occupancy. Seems like the occupancy has increased based on the number of bedrooms, but there is also the stipulation that that is total bodies, not just adults. Currently, in our code, it is adults, and then children are excluded from that number. With this change, it would be total body. And then, the qualified local operator, as I mentioned, is someone that has to submit a notarized statement stating they understand they are taking responsibility for anything that may occur during those renters stay and that they are to resolve those problems. And there are also the new applicants are going to be required to notify the neighbors with their contact information and as well as their qualified local operators. They will receive those notices so they know who to contact if they have a problem and what that procedure would look like. Additionally, there are some changes in here that button up the penalties for those bad actors. So, right now, it's up to $500 fine or no more than a 90-day suspension. These changes would drop it at it is a $500 fine. It is a 90-day suspension. So, there's no leeway there. It's just a flat number. And that's pretty much it. I am optimistic that these changes will help us to improve relationships with the neighbors with these policies that are actually enforceable, and we can manage them. I will take any questions you have.

Minutes;
Mayor Whipple asked Council if they had any questions or comments.

Minutes;
Council member Ennis: You knew it was going to me, huh?

Minutes;
Jesselyn Leavitt: I did.

Minutes;
Council member Ennis: Okay, so I am still wallowing this thing around in my head. Just a couple of questions. On 2-13-7, where it comes to the zoning part of it, before we put this moratorium into effect, we had three folks come up before us with a Conditional Use Permit for us to approve them to get a license. And reading this 2-13-7, is that still going to be the case? Are they still going to have to come before City Council for a Conditional Use Permit?

Minutes;
Jesselyn Leavitt: Yes, that is the case. The zoning code is completely separate from this. So, how the zoning code currently is written is, if it is not in an area that has CC and Rs that are expressly permit it, they must go through the Conditional Use Permit requirement. That means they come before you guys. They get their approval. They have conditions they might meet if you guys set those. But if they have CC and Rs expressly permitted, they would not have to go through the Conditional Use Permit process.

Minutes;
Council member Ennis: And then the application part of it on 2-13-8, when we give them this application, they come before us with a CUP, and we say, okay, you are good to go. I am still

hoping that we go out and do an inspection of the house before that is finalized. Because, here's the thing on this, Jesselyn. If I find out that's not happening, I am going to be angry. Because I have put a lot of effort into this. I have got a lot of feedback from these folks out here. A lot of my intentions weren't met on the committee that I wanted to get out to that and for whatever reason it didn't get to the committee. I don't know why. But I am just really concerned that going forward, let me sidebar for a second. We are up here now, so we are responsible. However, our predecessors, and I am going to say this straight out, screwed this up for us all. There was no policing of STRs prior to this, and now we are just trying to get a handle on this. So, I really want to make sure that our code enforcement, you, and whoever takes Simon's place, I hope they are as mean as Simon is on this, that, you know, we enforce these codes, because that will not make me happy if I find out that's not happening, at least in the next two years that I am here anyway. After that, you are all on your own. So, my next one, on 10, how are we going to track them paying their taxes every year?

Minutes;
Jesselyn Leavitt: Okay, let me answer your first question about the inspection and Conditional Use Permit. So, that is a two separate processes. They have to go through the Conditional Use Permit with the Planning Department. Once that's buttoned up, then they can do their business license. And luckily, I am your assistant planner and your business license clerk, so I will not be issuing any business licenses until I know that planning folder is completely closed and totally approved. So, you have my word on that one? Room taxes. Your room taxes are reported directly to me. I have a spreadsheet that I keep log of, and I audit quarterly. So, if anybody is missing their payments on that spreadsheet, I reach out to them directly and get that report and that information.

Minutes;
Council member Ennis: And then, my last one and then I will leave you alone, I promise. On, I think it is 2-13-11 B, this goes back again to us. Again, I am repeating myself here because I just need to make sure that we have all this in place before you say yay, nay, or turn it back over to the planner, whoever that's going to be, and you issue the permit. And so, I am just wanting to make sure this is all in place, because this is going to affect going forward. Pardon me. And I hate to say this, probably can't fix what's already happened, because it's a mess. I will be the first one to admit that. And so going forward, I hope that this fixes this. I am going to follow it. I am sorry. This has been my little pet peeve, and I am just really, we need the tourism, but we also have to respect our other citizens out there. So, that's all I have. Thank you.

Minutes;
Jesselyn Leavitt: So, did you have a question on that last one?

Minutes;
Council member Ennis: I did.

Minutes;
Jesselyn Leavitt: I just wanted to make sure we are clear. On the occupancy portion again, that is total body. So, it seems like, yeah, they are going up four people on five plus bedrooms, but it's eliminating unnumbered children. So, you can't say, oh, yeah. I've got 10 adults and 15 kids. That won't be a thing anymore. So, that will actually button that and then also yeah. I think that will also help the number of vehicles. That will also help improve the relationship with the neighbors

because we get a big complaint about too many cars there being parked. This will eliminate that issue because they're limiting how many vehicles, they can have on-site to how many are designated in their permits. So, if they only have four parking spaces, two in the garage and two in the driveway, that's all the cars that they can have there for their guests. So, they can't have 15 cars there either. And I think that's it.

Minutes;
Council member Ennis: I just ask you to be tenacious on that, because we don't need to hear the complaints about side-by-sides blocking roadways and driveways. Because this freaking thing lights up, and it just you know? And rightly so.

Minutes;
Jesselyn Leavitt: The other thing I was going to tell you guys is on the certificate of occupancies that we are doing inspections on them now, we are riding on there. Our building official goes out, does the inspection, and he lists on the certificate of occupancy. There are three bedrooms/sleeping areas. So, if we see later that that same rental says, oh, I have four sleeping areas, we can go back and then issue them a violation because their certificate of occupancy is explicit in how many sleeping areas there are.

Minutes;
Council member Wanlass: Jesselyn, we talked about removing the fines or the restrictions or everything from the actual ordinance, so we don't have to change the whole ordinance again if we need to increase those fines and make it more strict, to make sure things are going right? Has that happened?

Minutes;
Jesselyn Leavitt: So, what this does is it makes them stricter. Right now, what it says is there's a fine up to $500 or the suspension is for not to exceed 90 days. So, if they go before the court and the Judge says, we are only going to give you a $60 fine, he is within his rights to do that. This would button that up so that's not allowed anymore.

Minutes;
Council member Wanlass: If it was moved to an appendix, could it just be changed without changing the whole ordinance?

Minutes;
Jesselyn Leavitt: I am not sure I understand what you mean. It is in the violation section. I am not sure why we need an appendix for it. But if we wanted to amend that in the future, we would have to do another ordinance.

Minutes;
Council member Wanlass: And is there any way to get around that?

Minutes;
Adam Anderson: We would have to amend that section to say that the fines would be established in a different way, like in a fee schedule approved by the City Manager, something like that.

Minutes;
Council member Wanlass: Maybe that would be better than having to go through this again, because if the certified operators that are local aren't being responsive, I think those properties should be held accountable. And if need be, they are not carrying enough $500, doesn't make that much difference to them, make those fines tougher or make the, instead of 90 days, maybe six months or a year, because the people who are doing this right are doing it right. I think a lot of the problems we are having aren't by the groups in this city that are doing this. It is just fly by night people. And I hope you look at them all and make sure if they're out of state and they have no one local or their local person you can't reach them, that those CUPs just get pulled right off the bat until they can comply.

Minutes;
Jesselyn Leavitt: So, how this is laid out in this code section, is the first violation within a 12-month period is a warning. The second one is a notice of violation and an administrative fine of $500. The third is a suspension for 90 days. The fourth, the license gets revoked for a year. They could reapply after a year. They could ask to be reinstated, but the City Manager would have discretion at that point to say no.

Minutes;
Council member Wanlass: I won't be here for any of that, obviously.

Minutes;
Jesselyn Leavitt: It is a good stepping level for anybody that is within violation of these rules.

Minutes;
Council member Wanlass: I think this Council has done everything we could to try to make this work. We put together a committee. I think they came up with some really good ideas. I think you did a great job. Thank you, Jesselyn. But at the same time, we need to make sure that it works and that everyone up here is vigilant, making sure that it continues to work properly. And the people who are being harmed, let us know when it is happening. These operators that you have that are local and know what they are doing, need to be available and need to stop this before it goes to the police. In fact, maybe those people should be talked to before they actually walk into the house, let them know what's going on. There's a lot of ways to make this work right. And I think the people who are doing it here, I know some of them. I know some of the people who have stayed in some of their properties, and it's been done that way. They have been told this is what you can do and what you can't, and that's important. That's what's going to make this right. And when people are going out to the website and they are applying for these homes and things, ask those questions or have those rules there. Make them say they've read them. So, when you come back to them and they say, well, we didn't know that, you say, well, you had to read it before you actually paid us money, so now you need to leave. Because if we can do this right, it will work, and it's important for this city. If it is done wrong, it is just going to be a worse headache. I won't be here, but I will just be headache for someone else, and I don't want that to happen. I want this to work for the city. I want this work for all the people that are here, that are going to stand up and tell us why they don't want it. But from a legal standpoint, distancing is in the courts right now, and we have already said that when that lawsuit is done, whether it is in district court or it goes to the supreme court, when it's done, we will know if we can do distancing or if we can't. But as far as just putting another moratorium on it, I am afraid we are opening ourselves up for a lawsuit from the people who bought that are next to people who have STRs and they can't, and they feel like

their constitutional rights are being violated. And if we find out this other one says you can't do spacing, they are right. The city is going to lose. So, we need to do something, we need to do it now, and it is hard. Simon, I almost wish you would have never brought this to us, but I know you had to, and I know it's right, and I know they should all come to the council. So, everyone in the city knows where these STRs are going in. But I hope every one of them have the management group that's going to take care of them listed with them with numbers so people know who to call if there's problems. And I really hope you guys step up and make sure this works great. Thank you.

Minutes;
Council member Gallo: Have we done any inspections on the homes that are already been approved and everything is good?

Minutes;
Jesselyn Leavitt: We have been doing inspections for probably six months now.

Minutes;
Council member Gallo: Okay, so how far do you think you are?

Minutes;
Jesselyn Leavitt: So, you mean the ones that are already existing licenses? No. So, we didn't go back and retro inspect, but we started about six months ago for any new licenses coming in.

Minutes;
Council member Gallo: That is what I was going to ask you is, are we following up on? Because we know that there are homes out there that are not in the process, that have not gotten licenses, that are not approved.

Minutes;
Jesselyn Leavitt: If they don't have a license and they are not approved, then they are not in compliance, and therefore they are operating illegally.

Minutes;
Council member Gallo: But have we been able to follow up with them?

Minutes;
Jesselyn Leavitt: Yes. Ones like those, Nate is on those. He is working with them on some of, he has had a couple of repeat offenders. I know one in particular has been repeating, and he is on it. He is locked on them and making sure they are getting their violation notices, working with the attorney's office and the Judge, and ensuring and that those bad actors are getting what they are supposed to be -

Minutes;
Council member Gallo: Thank you, because that is kind of important because I think that affects those that are doing the right thing. And all we are hearing about are the ones that are doing the wrong thing. So, thank you for following up on that.

Minutes;

Jesselyn Leavitt: And the ones that are licensed and are not abiding by it, they are getting violation notices too, and that word is spreading. Like, oh, shoot. The city is cracking down. I got a letter, and then my trash cans were just out overnight. So, they are hearing.

Minutes;
Council member Parrish: This is a combination question for Jesselyn and Adam. You mentioned if you are approved for four autos and two in the garage and two in. What's the definition of a trailer? Because that seems to be one of the big drawbacks. Somebody pulls into a STR with four vehicles and four trailers. So, in my mind, that's eight vehicles, but I don't know where we stand legal-wise or if we need to clarify that or where we might be. Thanks.

Minutes;
Adam Anderson: A trailer isn't defined within the ordinance. So, it's something that we could designate now that a vehicle does include a trailer or anything towed behind a vehicle, would be considered a separate vehicle. It is something that we could add to the ordinance right now if you wanted to. But it's not defined in the what's before you right now.

Minutes;
Jesselyn Leavitt: I want to be clear too, Adam, I will ask you to clarify this if I'm incorrect. But on-street parking is allowed for short-term rentals as long as the number of cars does not exceed the number of on-site parking. So, that is something that, they can still park on the street. So, if they have a trailer, they can still park it on a street as long as it is parked legally.

Minutes;
Council member Wanlass: But the trailer needs to stay within the confines of that property.

Minutes;
Jesselyn Leavitt: Not necessarily, no. It is as long as it is parked legally on the street, it is not blocking the sidewalk, it is not on the sidewalk, it is not blocking a driveway, they could park it two houses down if there's space there.

Minutes;
Council member Parrish: And it doesn't count against the number of vehicles. Am I correct in saying that?

Minutes;
Jesselyn Leavitt: Yes, correct.

Minutes;
Council member Ennis: So, they can have three trailers on the street, does not count as a vehicle, then still have four cars parked somewhere in the driveway, along the street?

Minutes;
Jesselyn Leavitt: No, those three cars that are attached to those three trailers would count towards the on-site parking requirement. So, they would only be able to have one more additional car in the driveway.

Minutes;
Council member Gallo: How do you know if they are parked four houses away?

Minutes;
Jesselyn Leavitt: That is something they are going to have to put on the property managers. That is a little bit more difficult for us to enforce. If we find out that the property managers are not enforcing the rules, these qualified local operators are not doing what they are supposed to be doing, that's where we come in with the violation notices and the fines and the suspensions. And I think if we start doing that and the owners start saying, hey, I'm getting all these fines. The property manager is either going to button it up or they are going to lose those that customer.

Minutes;
Council member Wanlass: This would be a good time for you property managers to make sure they knew that they are going to get fined if they are blocking anyone else's property, period. And if they can put it in front of their house, maybe that's fine, but I would almost like to consider the trailers as one of the vehicles.

Minutes;
Council member Fielding: So, here is my question. So, on number three, which is 2-13-3, for the third violation within any 12-month period, the penalty is a suspension of the license for a period of 90 days. Are you going to be committed to go out and make sure that they are not using it for a short-term rental in that 90 days?

Minutes;
Jesselyn Leavitt: Yes.

Minutes;
Council member Fielding: And then following that is fourth. The fourth violation is 12-month periods. So, you are going to be committed to make sure that if it is revoked or pulled or anything. So, I mean, that's something that you do as well to make sure that they are not, because we don't know that they are not using it for an STR and they are still doing it.

Minutes;
Jesselyn Leavitt: That is going to fall on code enforcement, and they are going to be watching it and monitoring that, and I will too. Absolutely.

Minutes;
Council member Gallo: I do have a concern about being able to park trailers, and I would not want someone's trailer parked in front of my home.

Minutes;
Jesselyn Leavitt: I can understand that.

Minutes;
Council member Gallo: I think that is a concern.

Minutes;
Jesselyn Leavitt: I can understand that, I certainly can. This problem where it gets sticky with this is if you are a long-term resident, I can park my trailer in front of your house as long as I park on street legally.

Minutes;
Council member Gallo: I will probably call on you though. I will probably knock on your door.

Minutes;
Jesselyn Leavitt: That's where it is hard. This is the city code. As long as it's legally parked on the street, it can be parked there. So, I would defer to the attorney's office for clarification on that one or what they would like, how they would like to proceed.

Minutes;
Council member Ennis: I do, I have a follow-up on that trailer thing. So, how do we go about – if we add that as a vehicle? I have an issue, a big issue with these folks coming in with all of their ATVs or side-by-sides, whatever you all call them, and unload them, then just leave their trailer right there on the curb and then still parking their cars and their ATVs and everything else all over the place.

Minutes;
Adam Anderson: So, after the public hearing and we hear from the public. There will be a time to make a motion. As part of that motion, one of you would have to say we want to adopt this subject to the following changes. One would be to include within the definition of a vehicle also a trailer, you know, and I could work with Jesselyn to come up with language. But if we get the direction and the motion, then that's sufficient. You know, for the purposes of this chapter, anything towed behind a vehicle, including a trailer, will be considered a separate vehicle for the purposes of the chapter. And then, council member Wanlass, for yours, there would be an amendment also to the existing ordinance that says instead of a mandatory $500 fine, it would be a fine in accordance with the fee schedule determined by the City Manager. So, after we have the discussion with the public, then if those are things you want changed from the current version, one of you would need to include that in a motion, or one of you would need to include both of those items in motion.

Minutes;
Jesselyn Leavitt: I would like to make one more comment on the fee schedule for the fines. I think if that's something you want to come back and do later, we can definitely do that. This has seemed like a very long-drawn-out process because it has been. If you are just simply changing one part of a code, you have two meetings, an introduction and adoption. It's not this in-depth. It's not this involved. It's a much simpler process than this entire thing has been. So, you wouldn't have to go through all of it, just two meetings. If you decided that what we have on the list wasn't working, you can always come back and redo it.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;

Jeff Reynolds: I don't know why you don't have an ordinance banning trailers being parked on the city roadway anyway. It's a hazard. So, you can take a 40-foot fifth wheel and park it out on the street and just leave it there. It sounds like there's no restriction on that. I'm not sure, but I don't think that's real smart. You know? If people want to put them in storage units, if people want to put them on their property up beside their residence, but just to park a trailer on the road and leave it there, it's kind of trashy. Sounds like you guys got a lot to do before you approve this ordinance. There's a lot of holes in this thing that you are going to be sorry if you pass it quickly. So, I think you guys need to go back to the drawing table and fill some of these holes in. Thank you.

Minutes;
Dominic Oliveto: I am not going to repeat myself tonight on zoning and all that. I believe there is an ordinance where you can't dump your trailer on the street for more than 24 hours. That's already an ordinance, if I am not mistaken, due to the fact when I poured my driveway, my neighbor down the street informed me to get my trailers off the street, and we had a discussion about that. What you are doing here, I know how you are all going to vote anyway. No matter what we say here tonight, you are going to approve this. One thing I want you to think about, though, is what you are doing today is you are putting a Band-Aid on a problem that you all inherited. And I appreciate the trouble you all went through mentally trying to figure out why it all ended up in this situation. But everybody keeps talking about Las Vegas. Well, the mob needs to go back to Las Vegas and clean the damn place up. You need to look out, reach out to other cities. There's lots of cities out there that have had the same problem we do, and they have cured it with zoning. They have done a lot of things to make a goal in the future. What we are doing here today is a Band-Aid for what's going on. And, you know, I could stand up here and talk for the rest of my time, but I am sure nobody up there cares what we say, because everybody thinks tourism is so important here, which it is. But we are not going to have tourism, we are going to have a mess. And people already think we are the laughing stock in Nevada. I mean, I got three kids that live in Utah, and I get tired of them calling me up and saying, hey, dad, are you going to City Council tonight? Because we are going to watch, because we want some entertainment. We need to be progressive. We need to end this today with this new ordinance, and then we need to move forward in zoning and making sure it has to be commercial for these things. Simon was absolutely right about it being - boy, did I give you a compliment, Simon? About it being commercial. I am sure that every other place that's had this problem has taken care of it. What Vegas did was wrong. They banned it altogether, and you can't do that, because we do have property managers here that I know do a darn good job, but they are not the problem. I imagine if you look up, I think it is 218 Hiawatha Way on the corner, that that doesn't have a license for a vacation rental, but I am sure my neighbors used it for that for the last two years. Thank you.

Minutes;
Simon Kim: I just want to agree with Dominic on one thing. I believe there is a code section that prohibits trailers and RV parked on on-street for 24 hours. And, also, especially RV cannot be parked if it is not the designated RV parking spaces. So, there are RV parking spaces in a house, maybe side yard or in the RV garage that is okay to park inside. Or otherwise, they need to park RVs in the designated RV storage areas. Thank you.

Minutes;

John Rosen: I want to mostly agree with the last speaker's comments, but I am certainly a little more generous in terms of my interpretation of what's been done. I think what has been done so far is a whole lot of improvement over the situation we had before. I think what's being discussed right now is so much better than what we had, but it is not complete because you have done a great job of addressing the people who abuse the right to have vacation rentals and clean up the most egregious abusers, and I applaud all of you and the committee that led up to these recommendations for that. But we have had some other problems presented of some of our prior people who have been at this microphone that have not been addressed. One was property values. It is absolutely true that a commercial property that looks like a house will be more valuable than a residential home that looks like a house. And what has not been addressed is the property value itself and the density problem. Now, I understand that the problem of spacing and whether there's lawsuits out there or not, but the zoning does eliminate that problem entirely. You could implement zoning solutions today that are completely legal, unless you decide that all zoning is illegal, which I don't think is the right solution, and have some kind of a grandfather clause for those existing STRs that are in place and operating responsibly and over time, so that you can resolve that. In terms of the holes that are left in the ordinance, there are some holes left. You have talked about some of them now. I am not sure that saying that it is full of holes is a character that I would have described. I think there are some holes to be fixed, and I think you can do that, and I think you should do that to finish this up. But the zoning issue is the one that I would seriously ask you to look at again and reconsider. We can fix this problem today by designating what will happen going forward with new STRs even as we have now solved the problem of abuse with the existing STRs. Thank you for your time.

Minutes;
Chris Artender: My wife and I live in what is supposed to be zoned a residential area. It is a development. Some of you have already heard me speak. Our common interest community is literally one block. It is a cul-de-sac. And all the permitting, that went over many years, I am guessing order of magnitude took ten years from the beginning of the permitting and several developers to finish it. They kept the common interest community, and they were concerned about quality of life. And I haven't heard anybody talk about quality of life. What I have heard is that it seems as if this ordinance was put together to accommodate these VRBOs, which is somewhat of a misnomer, because we have 16 homes on our street, and there's four that are already HOAs. And how were they allowed to do it, because they are working with VRBO, Airbnb, they hire managers. That's commercial property. Whatever I have been able to read. I am not a lawyer, so I don't understand all the details, but I trust what you folks do, and I want to thank you. It's somewhat of a thankless job you are doing. You are trying to do the best thing, but what I am seeing and hearing, you are accommodating the people to make it easier for them. For example, I don't know if any of these four owners have applied for commercial licensing or whatever, but in my opinion, the community we bought into was a wonderful quality of life situation. And I would like to see, maybe I am just repeating what the fellow said ahead of me, to concentrate on the zoning. It seems like you are making it easier for these people to squeeze in through permitting when the grandfather of our street is residential, and it is like you got four units.

Minutes;
Shari Hollenbeck: First of all, I want to give a huge round of applause to Jesselyn. On this topic of short-term rentals, she has been with us the whole entire time, the ditches. And the way she handled your guys' firing questions, is just outstanding. And I also want to give a huge thank you to Ms. Gallo and Mr. Parrish and Mr. Ennis and Ms. Fielding and Mr. Wanlass, and Becca and Adam and all the support staff and even Simon, maybe. But because the stuff that you guys have to do, after being on the subcommittee, all the headaches and all the nonsense, all the complaints

valid or nonvalid and everything that you have to be responsible for, this is just one subject of 100 that you have to deal with every single year. So, I have a whole new appreciation of what you guys do, so thank you with that. And my last comment is just kind of repeat is, the committee that you guys put together, we weren't meant to agree. Some hated STRs, some loved them, some were neutral. But we were a committee that you guys specifically built to find out what was best for Mesquite, and we gave you these recommendations, and I would just appreciate if this could be approved sooner than later. And that's all I have, but thank you again so much for everything.

Minutes;
Doug Reath: I am a 26-year resident of Mesquite, co-owner of Premier Properties and Mesquite Vacation Management. And this is Christina, my right hand that can answer a few questions. She doesn't like to get up front nor do I, but here we are. First of all, I would like to thank also the committee that worked really hard. We went to most of the meetings and narrowed it down to, I didn't realize there was an issue. I think I was in Hawaii, and I called Kevin, and I called Christina saying, hey, what's going on? We normally don't have any issues. So, getting to the bottom of this, and this communication. It really is where neighbors not knowing who to call and say we have got a problem. And we have got a staff, and I would love my staff to stand up if you all can. We have got ten members that are actually employed with Premier and then another ten that are cleaners and then handymen, etcetera. So, we are a large part of this community, and we take pride in taking care of issues. We really do. I am just dumbfounded, what do we have to do to solve this problem, if there is any problems. We know that STRs are a valuable part of this community, not only from the tourism side of things and the soccer games, but people that are building their houses and they want to be there for the last three months, build job. Or something happens to their home and they don't want to stay in a hotel. Out of Mesquite, there's 20% that allow short-term rentals. And out of that, there's 3% total in town. There's 226. We looked over the spacing criteria of AB 363 as well as the distancing, and it would eliminate the 200 plus STRs down to about 32. It would wipe us out for sure. So, whatever we can do, and I think that the committee really came up with a great idea, and that is that point person that we can call, that we can take care of the problem within that hour and handle all the issues. I know, Paul, you had a couple questions, you know, what do people know when they come in to rent one of our homes? Was that a legit so, Christina, come on up here.

Minutes;
Christina Corn: So, of course anything that they would need to know prior to booking and renting is in the listing description, and it is uniform across all platforms. So, whatever is on our direct website, it is exactly the same information, whether it is on Airbnb or if it is on VRBO. Then when they make a booking, they have to complete a rental agreement. And in the rental agreement, it talks about everything that is from noise, parking, parking particularly, and they have to complete that within five days before their reservation is considered confirmed. So, the rental agreement gives us the power to say, hey, you cannot park those on the street and block this driveway. Most of the time, people that are traveling to Mesquite with trailers, they are calling me and asking me, how big is the driveway. Can I park there? This is what I have. Where can I park my trailers? They know what accommodations they need, and they are reaching out most of the time, this is my experience, and asking me, can this accommodate that? But if they don't, the rental agreement gives us the power to say, hey, you got to move that or you have to go. In the time that I have been with the company for the last four years, I have never had to evict somebody for parking or for noise, because most of the time when I talk to them, it's me calling them and saying, hey. I am getting calls, I am getting complaints, you need to follow these rules or you have to go. And most of the time, they comply. I have never had to kick somebody out for noise or parking.

Minutes;
Doug Reath: So, to sum it up, we are here and we are going to solve these issues. And I think we have got a great idea that the committee put together. Please pass this, and knights are losing three-two, by the way. Spoiler alert.

Minutes;
Becky Peterson: I just have to stand up and say, the last couple of people that we have listened to, are talking about their business. They are not talking about the residents, the people that bought in a family-oriented community to raise their families. They are talking about their businesses being affected. We have got to remember those that bought those homes in those family residential centers to raise those kids, to give them the background, the neighbors, the friends, the stability of a community. Zoning is the issue, and that's got to be looked at. If people have the money to invest in places, let's find them, help them find what they need in an area that will allow that in the zoning. But don't give up on our residents, please.

Minutes;
Natalie Hafen: I just want to go through this again. I got to bring up some more zoning. Two weeks ago, I spoke about preserving the character of our single-family residential neighborhoods and the need for distancing requirements. Tonight, I would like to focus on two questions that I believe deserve public answers. First, how did short-term rentals become permitted use within single family zoning? In 2012, the city treated short-term rentals like it is a Conditional Use Permit. That process recognized that transient lodging was different from traditional residential use and required individual review, public input, and consideration of neighborhood impacts. In 2019, the city changed short-term rentals from Conditional Use Permit to Permitted Use. That decision removed the neighborhood review and allowed transient lodging by within single-family residential neighborhoods. My question is simple. What findings supported that change, and how does transient lodging remain consistent with the purpose and intent of single-family residential zoning? If short-term rentals once required special review because of their impact on neighborhoods, what changed? Second, I would like to clarify the clarification regarding the Assembly Bill 363. The Nevada Legislature adopted AB 363 and specifically required that qualified cities to adopt and enforce ordinances regulating short-term rentals. The law requires minimum distancing standards of 660 feet of short-term rentals and 2,500 feet for resort hotels. The city's short-term rental advisory committee recommended waiting until the 2030 census before implementing these requirements and the City Council accepted that recommendation. My question is, what legal authority supports that decision? The statute says qualifying cities shall adopt and enforce these regulations. It does not appear to say that the city may postpone compliance until future censuses. If Mesquite has reached the applicable population, population threshold, or is relying on population data from recognized governmental sources, why are we waiting until 2030? Every year of delay allows additional investor-owned or short-term rentals to enter single-family residential neighborhoods. Once these neighborhoods become concentrated with transient lodging uses, the residential character that homeowners relied upon when purchasing their homes may be permanently changed. I respectfully ask the Council to publicly explain the legal basis for delaying the inflammation of AB 363 and explain how the current treatment of the short-term rentals remains consistent with the intent and purpose of single-family residential zoning. And I think everybody is missing the point. So, we can have all the rules and everything. The transit traffic, those people that come and go in are not vetted themselves. You don't know the people. I have been here 38 years, and I expected to live in a single-family residential zoned area, and I hope you guys accept that and want to keep us as a community.

Minutes;
Barry Clarkson: I am an attorney that has been practicing in Nevada since the mid 90's. I have several businesses here in town, but I am not a resident. I live up in Santa Clara, Utah. I am a part owner in Premier Properties, but I also represent a lot of different homeowners and a lot of different investment and construction groups. And let me just be clear and address a couple of issues related to this question. I appreciate the efforts of and been on a lot of committees, and I appreciate the efforts of the committee to work through this process. The political process is never easy. That's how it's supposed to be. We are supposed to discuss things and not always agree and work through those. And I appreciate what they have done, and I appreciate what you guys have done in looking into this. I used to appear in these meetings a lot more often than I have in the last few years. That's probably a good thing. So, thank you. First of all, there's been mention a few times of this ordinance or this state rule. I am sorry I am losing the word right now, but we simply in Mesquite, when I say we, I apologize again, I am not a resident, but I do have several businesses here. We simply don't qualify under the census numbers. That state rule doesn't apply. Simply doesn't. If it does apply, then we are over the census, and we have to provide a lot more services as a city and at a cost that's astronomical. The second thing is it has been addressed several times that these are commercial uses and I don't care where you look at any legal definition that I have been able to find of commercial use, that these residences don't apply. Now, if you have five units or more under any definition, that becomes a commercial or a multifamily type zone. But having a residence and leasing that out, whether that's long-term or short-term, it is not a commercial use. I mean, I work in St. George, Vegas, all over the place, and none of those ordinances identify short-term rentals or rentals of any kind as a commercial use, and there's a reason for that. The second thing you need to keep in mind is under the constitution we are guaranteed equal protection. And so, when we talk about parking and some of those things, otherwise then there's potential liability, we have to treat short-term rentals and long-term rentals the same way. These are not transient. There is a special section of the code related to transient housing, which is hotels. These are not hotels. There's not a central organization as far as innkeeper laws don't apply, etcetera. We are all about trying to solve the issues and to be able to help police and make sure that it works out for everybody. But at the end of the day, we can't have short-term or long-term rentals treated differently. It's simply unconstitutional. Thank you for your time.

Minutes;
Amy Gardner: I am a Mesquite citizen and part owner of Jay and Amy's Mesquite getaways and a member of your STR committee that you assigned. First of all, before I forget, I want to weigh in on the trailer parking issue. In the years that we have been doing this, that has been a problem. And I think it is very wise to consider making a trailer as one of the allowed vehicles because it is an issue. And we drive around and we monitor it and it is a pain. So, if we had your support saying, oh, no, the city says you can't, it would help us a lot. I am going to read this, because I know I am going to forget something. In my former profession, I have experienced effective and horrific leadership. Good leadership looks like what you guys have done with this issue. You have listened to Mesquite citizens and those who are experts in the area. You have looked at the data and you are making informed decisions on change. Moving forward, I am sure that you will continue to monitor that data that comes with the changes and reassess in order to make any additional changes that might need to be made. Your assigned short-term rental committee responded to Mesquite citizen concerns regarding STRs, and we made recommendations of change with those

concerns from Mesquite citizens. The council voted in the last couple meetings that you should trust the committee's recommendations, and I really appreciate that. One of the things that I am concerned about is all the existing properties that hold an STR license will need to go through the same process as new applicants. Otherwise, if we don't, we are not going to see as much improvement as we want. Advertised listings need to be monitored for licenses and noncompliant homeowners/qualified local operators, we need to be held accountable. I am concerned that the code enforcement officer and the development office staff might not have enough time given in their day in order to deal with this big issue, especially in this next year if you are going to look at the existing licensed people. I really appreciate your time. I appreciate how thoughtful you guys are on this. For me, it is not just a business. I live two doors down from one of our short-term rentals, and I want my neighbors to be happy. And I want the neighbors in the Conditional Use Permits to be happy. So, I really appreciate the effort you guys are putting on this. Thank you.

Minutes;
Davis Swadall: I am a homeowner here. I have spent, like, I don't know, 100 to 500 hours researching basically what every other city in the country has done to tackle this stuff over the last, you know, 10 or 15 years, ever since Airbnb really became a thing. And I just wanted to point out, I haven't been able to make the last couple, but just to kind of correct some of the things that have been said in the last few meetings. So, #1, like, what has this City Council actually done? #1 was do the moratorium. That was, like, less than two months after the concerns really were raised from the citizens here. I could not find a single other City Council anywhere in the country that responded as quickly and as, like, decisively as this City Council did. Like, doing that in two months was extremely quick, extremely decisive. It was done much to my chagrin unfortunately, but, like, the idea, I guess, saying that, like, this City Council doesn't care or wasn't responsive, I just think that's objectively not met with the facts. The second one is the recommendations of the committee themselves. And, like, these directly address, I relistened to, I put the notes through chatGPT. I mean, they really directly address all the concerns raised in October. If the goalpost is not moving to say, hey, actually, we should not allow any Airbnb's. Okay. But, like, the original concerns really have been met. Like, for example, for context, the qualified local operator agreement, that kind of requirement now, it basically means you can't self-manage. There are, like, maybe five cities in the country that have that. Like, that's a very pretty, not extreme, that's a very, like, strong regulatory action that the committee proposed and that we were going to hopefully accept here tonight. Most cities do not have that. They allow you to self-manage. Like, that is, again, a very strong response to the concerns raised in October, just objectively, comparatively speaking. The third thing I want to say too is just really around, like, this idea that, I don't know, we need to rezone or there's some, you know, commercial use. Again, you just can't find that anywhere. Like, there are no cities that view renting a home as commercial use, as there's been brought up. Like, that's not how any cities deal with this. And so, you're really stretching to say, hey, because it's a short-term rental, it's a commercial use. No one's saying a long-term rental is a commercial use, obviously. And so, I think if you look at the issues that were raised in October, I think, objectively, this Council has been extremely responsive. For my liking, too responsive on timing, but that's okay. And I just want to state that stuff for the record, because I think a lot of things get said up here. But if you look at the actual comparison with real facts and figures, like, it tells a pretty clear story. So, just wanted to kind of state that for the record. Thank you.

Minutes;
Rick McIntire: I chaired that committee. I have a great respect for every one of the members that you appointed to serve on that committee. I appreciate the time, the effort, lots of time and lots of effort that went into what you have before you today. I won't repeat many of the - you know I

talked plenty about this in prior meetings, and I won't repeat any of that. But I want to just make this one thing clear. Everyone here with a few very technical items, very technical, not even worth talking about, but everybody here is right. I mean, you know, this is a difficult one. And the people that are talking, the people that are addressing you tonight, they are all right. So, it's difficult. I think that the committee came up with recommendations that are valuable and that will work. And I think your additions, by the way, are excellent about trailers and such. I think adding that into this is a great idea. But I think we just need to move forward. We need to adopt the ordinance, and let's get started. Let's get started with the enforcement. Let's get started with the things that we built into this and try to solve many of the problems that we were faced with before we ever got together and talked about it. If we will adopt that tonight, then you will give credit to the committee's work. Adam has been terrific in this. Becca, quite literally everybody here that was involved. Jesselyn has been amazing, by the way. Absolutely amazing. And I commend them all for the work that they did. I recommend to you that you adopt the ordinance tonight with the two additions that you suggested. I think they are brilliant. And give us an opportunity to get started and solve these problems. Thank you very much.

Minutes;
Gary Elgort: The idea of adding trailers is one that leads towards quality of life, and that's something that was spoken about a lot of times tonight. And I think the only thing that doesn't match with quality of life or a residential quality is the numbers. I don't know anyone in a two-bedroom home, pretty much, that has eight people living in it. I know even fewer in a three-bedroom home that have ten people living in it. But these are the kind of numbers you are looking at allowing. So, I am not sure that if you are trying to match to a residential quality of life, maybe these numbers along with the limitation on the trailers are not the right thing. You are saying that, well, let's be careful about how many cars we have. Well, let's be careful about how many people we have. A realistic number in a two-bedroom house is six people. I think that these numbers are kind of out of control. In a five-bedroom house, you are saying there's three and a fifth people per bedroom. Who lives like that? If you're going to have residential quality, then the numbers should reflect in residentials, not in hotels or not in a crash pad where you just have people sleeping on mattresses on the floor. If it is supposed to be like a residence, number it like a residence, not just in vehicles, but in people.

Minutes;
Jay Gardner: Amy and I run a business here, we host. And all I really wanted to say, I want to be brief as possible. I think that what you guys had the committee do was excellent. Our business has always been looking forward to being able to work with everybody in the community. And with our business, we wanted to be a plus, not a minus. And having this committee come together and put together what they put together helps us do that and helps the city do that. We want be good residents. And just a little addition there about the trailers. We certainly agree with taking a look at that. And what the gentleman just came up and talked about for people in the residence is something we also looked at too, and we would be happy to make sure that those numbers are right also. I know that Doug's business has done something really good as far as having their guest be able to take their trailers and take them somewhere else besides residences and get them off the streets. We are doing that now also. It's been a good example. But, anyway, I want to thank you guys for taking the time with the committee, and thank you for your listening.

Minutes;

Adam Anderson: Can I address one thing just real quick, I don't want to interrupt council member Wanlass. You're good? Okay. So, it was brought up just discussing AB 363, and do we have the authority to put that off until 2030? And so, I just wanted to address that, especially given Mr. Clarkson had made some comments about that as well. So, there's actually a Nevada Supreme Court case directly on point that interpreted this very, very similar issue. And maybe more for Mr. Clarkson's benefits. Yellow Cab of Reno versus Second Judicial District Court of Nevada. It's 127 Nevada 583. It is a 2011 case. And what the Supreme Court said was when a law is passed and it's based on a population number, if it doesn't specifically say what we are going to use, like the state demographer, then the default comes back to the national decennial census. And they pointed to another NRS, NRS 0.050, which specifically says that if the statute doesn't explicitly state what population number we are going to use, it defaults to the decennial census. At least on that issue, there is some very clear authority that says, unless an AB 363 has said to use a state demographer, then we got to go with the decennial census. And so, based on that, and this came up in committee earlier on, and so just for the benefit of the public, at least from my view, very, very clear that we are not bound to that until the next decennial census in 2030, at least under the established Supreme Court case law and the statute. So, I just wanted to clarify that. Thank you.

Minutes;
Council member Wanlass: Mr. Elgort, it is also my understanding that those numbers aren't necessarily how many will sleep there, but how many can be at the property at any given time. So, if there's a swimming pool there and you have a ball team down and there's six people staying at the home and its however many bedrooms, no more than that many people can be in the pool or on the property enjoying the pool. Total people there. And the number of vehicles stays the same. If they have the maximum number of vehicles there, more vehicles can't come down and park there to go play in the pool. So, these numbers were higher, but I don't think they were meant, I guess if people want to sleep on the floor, you could, but I don't think that was the thought behind what was done there. And I see these people that were on the committee shaking their heads yes. So, I am going to go with that.

Minutes;
Council member Ennis: My comment is just this. Before we make a motion on this, if there's no other comments from council is, I agree with you all. This is you know, whatever we decide to vote up here tonight, we are going to upset this group or we are going to upset that group. And this has probably been one of the, since I have been up here for two years now, and I can honestly say this is going to be probably one of the hardest decisions I have had to make since I have been on City Council. This has been gnawing at me for a long, long time, and I see both sides of the story. I hear it from one of our constituents back there all the time down at the Veterans Center. Thank you. And so, whatever way we go tonight, it's going to upset some folks. And I am not okay with that, but that's part of my responsibility as your City Council. So that's all I got to put, and then we need to make those two additions to it if we want to.

Council member Wanlass motioned to adopt Bill as Ordinance B26-005 amending Title 2, Chapter 13 of the Mesquite Municipal Code regarding vacation rentals with the exceptions we move the fines under the discretion of the City Manager and we

count ancillary vehicles like trailers as one of the vehicles that can be allowed on the property. Council member Fielding seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 1 Mayor Whipple

6) Administrative Items

6.1 Consideration of approval for mural and design to be painted on the exterior wall of the Rio Virgin / Reliance Connects facility building located at 61 W Mesquite Blvd.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Steve Dudrow: Do you have a picture of the mural? So, I will go on while he looks for that. For the last two years, we have dinked around with two mural spaces on private property, one on Ace and one on Reliance. And then, out of nowhere, we have got half the money for one of the murals. So, we had Miles Woods. He created a design and it kind of followed what Reliance said two years ago, that they were looking for something that would kind of pay homage to their past up into the future. So, we had half of it there, and that's thanks to Paul Benedict. His wife passed away, and he donated half of the mural, which was $5,100, half the cost, to be in her name. And then, we had no other money. And the other day, Nevada Arts Council asked me, hey, would you like some money out of the America 250? And there it is there. Out of the America 250 fund. So, I have that. And then, I just heard about an hour ago from Christie that Reliance also wants to pay. So, now we have too much money. And, of course, as usual, I got Miles going. He wanted to get this done before it gets too hot, and he went out and took the $5,100 that he had in his pocket and already bought the paint. So, here we are. This is it. And he can get it done before July 4th. And this met Nevada Arts Councils for the America 250. So, somewhere on there, they will need to be a Reliance sticker or logo. They will need to be a Nevada Arts Council logo. An America 250 logo, they will be small. And then, we will do something for Paul Wanlass' wife, Barbara, in memorial to her.

Minutes;
Council member Parrish: Excuse me, but I don't recognize this building can you direct us on which building it is?

Minutes;
Steve Dudrow: Yeah, it looks too pretty doesn't it. If you pull into the art gallery, the Mesquite Fine Arts Center, if you pull in there and you go straight, so looking at right there, to the left of us is the museum, and then the art gallery. And then off to the right is the temporary buildings. Well, they are not temporary buildings, but for the art gallery. Okay. I can understand.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Fielding moved to approve the mural and design to be painted on the exterior wall of the Rio Virgin / Reliance Connects facility building located at 61 W Mesquite Blvd. Council member Ennis seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 1 Mayor Whipple

6.2 Discussion and Possible Action Regarding Recommended Locations for Downtown Shade Structures, Benches, and Trash Bins Funded Through the Travel Nevada Special Project Grant

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Simon Kim: It is known as the 3D Special Project Grant and when I applied for it, it was Mesquite Downtown Shaded Bench and Accessibility Enhancement Project. So, it was to be four pages, really short presentation, but during the weekend, I exchanged a couple of emails with a citizen, and I thought this might be discussed at online if I am - on my experiences in City of Mesquite, when there was a discussion and then people would discuss throughout the Facebook also. So, I thought I need to address this without telling who this was. So, there was a concern. This concern was basically about the maintenance issues. First question would be, what is the total long-term cost, not just the grant amount? Who is financially responsible for upkeeping? What is the projected annual maintenance budget? What is the replacement timeline? So, to simply respond to this, this shade structures, benches, and trash bins are exactly the same materials that we have been using at the parks, and this is virtually maintenance free. There was nothing the city has been maintaining in for this much years. And then there was a discussion about how about the trash? Who is going to clean up those trashes? If trash bins filled up in downtown, it means our downtown is successful. So, if it gets the trash, I think we should be able to go out and clean it, and that's got to be better for the city. If there is no trashes, then there will be no maintenance, so nothing to lose. So, my question is, have we ever asked these questions before? Every public asset has ongoing cost. Rules require resurfacing. Park requires landscaping and repairs. Street lights require electricity and replacement. Public buildings require maintenance, but nobody asked about maintenance issues so far. The thing is, it is an operational level. It is not a master plan or strategic plan level that each individual citizen would ask. It is the operation level that staff need to involve in. For example, master plan is citizen level and public and the City Council. Strategic plan would be the City Council and directors' level and the operational plan would be the staff level. So, our job is to build and maintain infrastructure and public spaces that makes a community desirable. And the actual question, citizen would ask should be, does a beautification project make downtown more inviting? Does it encourage people to spend time there? Does it support local businesses? Does it improve community pride? Does it help attract visitors, residents, and investors? Those should be the questions; not about how much would be the maintenance cost.

It is not even micromanagement. If each individual citizen asks about those issues, city will not do anything at all. So gross expense the tax base, the tax base supports maintenance, and responsible budgeting keeps the system sustainable. That's how city has been always working and functioning. Another concern was, we have never reviewed and approved this project. Sounds like it makes sense. However, this project has been discussed nearly two years through the visioning sessions and urban design element process, Travel Nevada's 3D workshops, and downtown development discussions. So, it is actually never discussed at the City Council or outside of the City Council. Every meeting was open to the public, and it involved hundreds of participants so far. So, for example, Mesquite Vision 2045, it says, a revitalized Mesquite Boulevard and city center will anchor the city's identity, featuring a walkable downtown that brings people together. Urban design element that says enhanced landscaping, shade, and pedestrian amenities to increase comfort and connectivity. And Travel Nevada 3D grant, the project activities and the description say, the city has initiated efforts to define downtown boundaries and establish distinct character zones. The zones provide a framework for targeted improvements and help organize visitor movement and experience. So, when we applied, product description says these improvements will transform the corridor from an accessible, but exposed walkway, into an inclusive visitor-friendly environment that encourages exploration, rest, and outdoor activity. So, those were discussed, and we got five shade structures and ten benches and seven trash bins from it. So, if you look at this map, red means shade, bench, and bins, and orange means bench and bins, and yellow means bench only. So, Taco Bell, KFC, Virgin Valley Heritage Park, and City Hall, Mesquite Plaza gets the shade, bench, and trash bins on that location. And Jersey Mike's and the Brickyard get the bench and bins. And then, Holiday Inn and the vacant lot in between the North Arrowhead and Woodbury, and then USPS will get benches. So, these are the locations. First, those the five locations will, all those are three materials, and those three will get benches and bins, and other three gets the benches only. So, this is the recommendations, but before I make a recommendation, there is about $630 left over, that can be used for concrete for the foundation, but Travis' estimation is a little bit bigger. So, Travis will bring in the estimated foundation cost next time. It will be how much?

Minutes;
Travis Anderson: So, we figure with each of these shade structures, they are ten feet large, and for the benches and that, so we are going to put these. We will have the five-foot sidewalk, but then we will also have to put a five-foot pad behind and also the foundation systems for those. So, we anticipate that this may be another $2,000 to $3,000 for the concrete, for the foundations of the shade structures, the areas on that. We do have funding that we can use from our Streets 11 account for that. So, that shouldn't be a concern with that. The biggest thing with these locations, we will be getting easements, because we don't have the easement behind that. So, we will have to go to each of the locations and acquire those easements from the property owners in some of those locations. There are some, obviously, City Hall, Taco Bell, we actually own that area right there. So, there are locations that will go easier, but, yes, to Simon's point, we will have additional cost, but that would come out of our 11 account for that.

Minutes;
Simon Kim: Thank you, Travis. So, my recommendation goes to move or approve the recommended locations of the shade structures, benches, and trash bins. Alternatively, provide revisions to the recommended locations. Thank you.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Steve Dudrow: Let me first say, because I forgot, Simon, we will miss you. As I put my Mesquite Works chair hat on now, and I will say thank you very much because this helps. It's going to be walkable downtown, and the folks and the residents of our center will be happy that I think more people will come in. And they can get cooled off before they catch the bus. So, thank you.

Minutes;
Dominic Oliveto: And I would have paid for the bench that you are going to put at KFC, when I walked out to Polaris World the other day to find shade. So, I think this is a really good idea. And if you run out of money, Travis, I will donate for the one at KFC.

Minutes;
John Rosen: This is not a big project; it is a small one. But it is a very, very tangible evidence of the fact that we actually are building towards a very distinct future for Mesquite and I am very pleased that this is going forward. Thank you.

Council member Fielding moved to approve the locations of the shade structure, benches, and trash bins. Council member Gallo seconded the motion.

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

7) Public Comments

7.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Mayor Whipple: I am just going to head that off and say thank you Simon, we are going to miss you, we appreciate all the hard work you have done.

Minutes;

Natalie Hafen: I just wanted to thank Simon; I feel bad because being on the Master Plan Committee with him, this is the first time on any committee I have been on that we have actually done something. I have seen it come to the City Council and see, you know, something happens. And he has updated codes, he has updated programs, everything is updated, and he's innovative, and he has come up with this on his own. And like I said, this was the first time, and I don't how many years, that be on a committee and to have something happen and successful. So, I really appreciate Simon, and he does know what he is doing. Thank you.

Minutes;
Becky Peterson: I want to say kudos to Simon on his new position. I understand talking to you last time about your son going to The U. Go Utes. A lot of my neighbors, they don't attend the meetings. They read up on him, they watch him, and they have all been so impressed with you and your skills and your care and concern about our community. And they all asked me to say thank you for what you have done for us. We are going to miss you, your intelligence, your qualifications, good heavens, when you put that out last time. But just a big, big thank you for what you do. I saw something while I was up in Salt Lake this past week, and I didn't get enough time to research it, but I thought I would just ask you guys. I know it's not a question-and-answer session, but nearly 79 acres of drilling, including land near Washington County border with Arizona. It also includes bordering Utah and Nevada. Are you guys aware of any drilling and how that might affect our aquifer? You know, I am just getting my feet wet with all this, so I am just kind of throwing this one out there. If anybody's heard anything, it was in the Salt Lake Tribune, but it was St. George, Utah, news as well. So, if you want to take a look at that and maybe inquire, they have got a public comment section that's only open until the eleventh, and I just found out about it two days ago. So, if there's something that we ought to maybe make some comments on. Thank you.

Minutes;
Ben Martinsen: General Manager of Virgin Valley Water District. We can chat after. We will actually be presenting well, Aaron Bunker, our hydrologist, will be presenting at the July 14th meeting on the Health of our Aquifer. And we will put it plain and simple. It's actually extremely healthy. Even with the Utah and Arizona, they could take almost double what we are allotted to take right now and we would still be okay. Correct. Yeah. I mean, we would still be okay. And Aaron will be presenting on July 14th, and we can chat a little bit after if you like. Thanks.

8) Adjournment

8.1 Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 7:02 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Mesquite City Council
Technical Review Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, June 16, 2026 – 2:30 pm

Minutes of a scheduled meeting of the City Council held Tuesday, June 16, 2026 at 2:30 p.m. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Pattie Gallo, Karen Fielding, and Paul Wanlass. Also, in attendance Interim City Attorney Adam Anderson, City Manager Becca Schrupp, Finance Director Bryce Anderson, City Clerk Julie Goodsell, other city staff and approximately 10+ citizen.

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 Whipple opened the meeting at 2:30 pm

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

2) Work Session

Minutes;
Mayor Whipple: Asked Council and Staff if they had any changes or additions to the agenda.

Minutes;
Council member Gallo: I am also going to need your assistance with this. This is a project we have been working on. I don't know how you guys want to word this. We are looking at doing a land trade for a piece of property on Mesquite Blvd, across from the movie theater at 750 W Mesquite Blvd, four and a half acres. Mr. Apple is looking to put in an indoor pickle ball court. I understand that John Rosen is a good friend of his and they are looking to put the upstairs something called the "Hangout", for young people. So, we are looking to do a land trade. Now I need your help because I don't know where the land is that they are trading it for.

Minutes;
Mayor Whipple: So, the land that they are interested in and of course this is just to kind of start the process and to get some bids and that kind of thing, appraisals, I guess. It is the forty acres set aside by the Master Plan Committee at the north end of that five hundred or four-hundred and ninety whatever acres. So, basically an equivalent amount of acreage to whatever the trade value would be. Four and a half on the Boulevard versus how many it would end up being of our property at the north end of that four-hundred and ninety-five acres. Specifically, the forty-acre parcel that the Master Plan Committee set aside for. So, whether that would be the whole forty acres, or apart, or what that would end up being.

Minutes;
Council member Gallo: Because we also want to look at the fact that there is water and electricity on the one piece and there is nothing on the other.

Minutes;
Mayor Whipple: So, we have to get appraisals and show value for value.

Minutes;
Adam Anderson: What we can talk about here is just the agenda item to be added during the meeting. So, explain to me, your kind of just want to get the process going? Because usually we would under the Charter, we would have to get some appraisals and do that and then once we have got that then we bring it in front of the Council. For the first meeting where we, the Council determines that this could be something that could sold or otherwise transferred for economic development. This is how I was thinking it would go.

Minutes;
Mayor Whipple: So, do we usually do basically the first, I could be wrong. Is the first step saying do we or are we interested in trading this land?

Minutes;
Adam Anderson: Yes, so we could have that on the agenda. Just saying hey for this piece of property we are ready to move forward with, okay.

Minutes;
Mayor Whipple: So that is basically what we are looking for is are we interested in doing this and if we are let's go through all that different stuff.

Minutes;
Adam Anderson: Okay so it would be Consideration of a Resolution for the sale of whatever that property is for economic development. I would say for the sale or otherwise or other transfer of that property for economic development purposes. Martine would usually be on that, is she here? Martine is the one most familiar with this process and would be the one to start that. The city did do a swap in 2021. So, I know we have done it before. We could look at that and see what we did. But for this meeting the motion would be to add an item to consider a resolution to sale or otherwise transfer that property for economic development purposes. What is the property exactly?

Minutes;
Council member Gallo: 1150 W Mesquite Blvd. is the one piece.

Minutes;
Adam Anderson: That is the one that we don't own?

Minutes;
Mayor Whipple: Yes, that is the one we don't own. So, we need to identify that, it doesn't necessarily have an address on it.

Minutes;
Adam Anderson: If it is a huge parcel number if we got that number, we could put that in. But you could pass a motion directing staff to prepare the appropriate agenda item. I think that would be sufficient.

Minutes;
Mayor Whipple: So, can we have discussion on that or should we just have public comment and make a motion?

Minutes;
Adam Anderson: Yeah, I would do public comment and then a motion to add that to the agenda for next week.

Minutes:
Mayor Whipple opened this item to Public Comment.

Minutes;
John Rosen: Thank you I wasn't sure at what point it would be appropriate for me to make some comments. I just wanted to explain that one of the things we want to do with this particular agenda item, is we want to change the pardine we use for our interaction and communication with our community. And I think you have actually heard me comment on this at some point before. I'm hoping we can present the concept to the community at the very beginning parts of the process and then update them throughout the various stages of this process. So, when it finally comes to a time for the City Council to take some definitive action or make a decision, this isn't something that is coming out of the blue to people. They have been brought a long all the way and they understood the evolution of the planning. Which is ultimately got to lead hopefully to some sort of proposal and action on part of the city. So, if it is not inappropriate at the City Council Meeting when we talk about this, I will be doing precisely that.

Minutes;
Adam Anderson: I think that would be fine because it would be within the confines of the agenda item.

Minutes;
John Rosen: Yeah, obviously we won't be asking for any action or any approval. I will just be describing what the intent is for the property transfer to be considered.

Minutes;
Adam Anderson: So, in that case, I mean it could be done in different ways. Either with that initial agenda item to approve a resolution. Or it could just be a general item to discuss the transfer of the property or the trade of the property as described, just a presentation.

Minutes;
John Rosen: I prefer the second option.

Minutes;
Council member Gallo: So ultimately, Spencer Apple who is working this project out who has actually started out as an indoor pickle ball court has been out of the country for a few months. He has been travelling. So, he should be back by the end of July. He is actually the money man. So, we also want to make sure that we bring him in on what is going on.

Minutes;
John Rosen: And I will clarify. Spencer has asked me to be his representative. I have zero financial interest or commercial ties at all to the property. I never had and I never will. But I have been talking to him about a concept I have had in my mind. He has been telling me about his work and we see a linkage there that could be beneficial to everyone.

Minutes;
Adam Anderson: So, it could be a presentation on a protentional land swap with, fill in the blank whatever the guy's name is.

Minutes;
Council member Gallo: Spencer Apple

Minutes;
Adam Anderson: Yeah, that might be a good way if we aren't worried about jumping the formal process but just have a presentation first. That would be fine. So that would like a motion to add a presentation for a land swap with Spencer Apple or property owned by Spencer Apple, something like that.

Minutes;
John Rosen: He doesn't actually own any of the property right now.

Minutes;
Adam Anderson: He doesn't own any of the property?

Minutes;
John Rosen: He doesn't own any of the property, right?

Minutes;
Mayor Whipple: Right

Minutes;
John Rosen: The city owns the property and the city is considering a land swap so that then Spencer can make an offer to purchase the property for this project.

Minutes;
Council member Parrish: Does this Spencer Apple own the property on Mesquite Blvd. now?

Minutes;
Adam Anderson: Who owns the property, do we know?

Minutes;
John Rosen: The city does

Minutes;
Council member Parrish: If he doesn't own the property

Minutes;
Adam Anderson: Let's be real careful I don't want to get into a discussion about the details. This is just about how we are going to designate this agenda item.

Minutes;
John Rosen: The property is owned by private citizen and the private citizen will be making a swap with the city.

Minutes;
Adam Anderson: What is the address of the property?

Minutes;
Council member Gallo: 750 W Mesquite Blvd.

Minutes;
Adam Anderson: Okay so I would leave it at that, say consideration of a presentation for a land swap for 750 W Mesquite Blvd.

Minutes;
Council member Gallo: Julie, do you got it?

Minutes;
Mayor Whipple: Martine will be the expert here and lead it.

Minutes;
Martine Green: I was going to suggest that exact thing, that we just start off. We do that a lot, they come and do a presentation, just so you can absorb it. I can take it from there. I will go ahead put that on the agenda.

Minutes;
Adam Anderson: We haven't got a motion to add it yet.

Minutes;
Bob Muzsar: I am easily confused. We are talking about the upcoming agenda, right?

Minutes;
Mayor Whipple: Correct

Minutes;
Bob Muzsar: So, I question whether item 2.3 belongs on consent.

Minutes;
Mayor Whipple: We are talking about adding a specific item to the upcoming agenda right now.

Minutes;
Bob Muzsar: Oh okay, so this is not public comment on the agenda then?

Minutes;
Adam Anderson: Not yet but there will be an opportunity.

Council member Gallo made the motion to add an item for a presentation regarding a land swap on 750 W Mesquite Blvd. Council member Ennis seconded the motion.

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

Minutes;
Bryce Anderson: I wanted to add an item for resolution to augment the current years budget for year-end. We had excess revenues of what was put into the budget this current year and we need to some augmentations for year-end close out.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Fielding motioned to add a resolution to augment the budget for 2025/2026. Council member Gallo seconded the motion.

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

Minutes;
Becca Schrupp: I would like to add under special items and presentations a MORF Travel Nevada Tourism Grant presentation. So, a presentation on the Travel Nevada Tourism Grants through MORF.

Minutes;
Mayor Whipple opened this item Public Comment. There were no speakers.

Council member motioned to add the MORF Travel Nevada Presentation. Council member Ennis seconded the motion.

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

Minutes;
Adam Anderson: I have one. We are on a roll today. I would request that we add consideration of a MOU between the Mesquite Municipal Court and the Administrative Office of the Courts. This is related the statewide case management system that is being adopted. But I think it is appropriate for the Consent Agenda.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Gallo motioned to add the MOU between the Municipal Court and the Administrative Office of the Courts. Council member Ennis seconded the motion.

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

3) Public Comments

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Bob Muzsar: I question whether item 2.3 belongs on the Consent Agenda, consideration of a bid award.

Minutes;
Travis Anderson: I think I can help answer that question. So routinely on these projects we put those under Consent Agenda, either roadway. This project here is for the removal and replacement of the existing dugout on field number one at Pioneer Park. It is at the discretion of the council if they would like to pull those off. So, we have no problem if you would like to pull that off and put it under Administrative Items. There is no real reason other than it helps to make the agendas quicker when we put that under Consent. But we have zero problem with pulling that out for further, all the information will be in the packet, just like they are always. So, we are good with leaving it under Consent or putting it as an Admin. Items. Whatever Council would like.

Minutes;
Adam Anderson: Maybe let me jump in here too. Under the Mesquite Municipal Code this is the rules and procedure. An item can be pulled from the Consent Agenda by the Mayor, upon request of the public, or any Council member, or the City Manager, or the City Attorney. So basically, anybody can ask to have something removed from the Consent Agenda. So, if this is

a request or you could leave it and it be a request during the meeting. Or if we want to jump to the point right now and take it off, that would be fine too.

Minutes;
Mayor Whipple: Would you like to request it be moved?

Minutes;
Bob Muzsar: I am good with whatever you guys do. It just seemed to me that you don't consider anything on the Consent Agenda. And this says consideration of Bid Award. It just seemed odd to me to be on the Consent. Whatever you guys decide I am going to be fine with.

Minutes;
Jeff Reynolds: Last City Council, I don't know if it was the same thing on Consent Agenda, something to do with roadways or something. I don't remember if it was in the Consent Agenda. I think that should be brought up separately than in Consent. I mean if you have got a five-hundred bill for jail food that is one thing. When you have got a large sum, I don't know how much it was because I don't think it was in the Consent Agenda, that should be brought before the public. In case someone, you know it just like slipping it in. So, for transparency I think any major purchase, you know a hundred-thousand dollar, fifty-thousand, you know whatever it is. It's like putting the bathrooms the four-hundred- and twelve-dollar bathrooms in Consent Agenda. That is not the right place. So, my opinion is that it should be brought out for transparency and anytime you have a large bill.

Minutes;
Travis Anderson: We can make sure that gets moved to the Administrative.

Minutes;
Adam Anderson: If you want to go ahead and do it now.

Minutes;
Mayor Whipple: I am just wondering if we want to set a limit?

Minutes;
Adam Anderson: So, this would be something, we could add an agenda item if we want to amend the Municipal Code to require certain guardrails around what is on the Consent Agenda. But that is not appropriate for this meeting. As for the purposes of right now the Council just needs to determine should we move this item off or not. But if we wanted to create you know we could look at that in more detail. But it is not appropriate for this meeting to talk about it.

Minutes;
Travis Anderson: If I may, just as a little background. I put this on the Consent Agenda because following with Regional Flood Control and Regional Transportation Commission. All of those meetings I go to, they have all of these contracts under Consent. So, I was just following that lead. It's not that we are trying to find anything or slip anything passed. The last one was on Consent Agenda for the roadway construction. We are happy to pull those off and I can make sure for in the future those are all under Administrative. I was just following with what we see with Regional Flood Control and RTC. But it is really nothing... So, I am happy to. We don't even

have to go down the road of setting an amount. I will just make sure that any of these are on Administrative Items. No big deal.

Minutes;
Council member Fielding: Thank you for that request, sir.

Council member Fielding motioned to move the Bid Award item to Administrative Items. Council member Gallo seconded the motion.

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

4) Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 2:50 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Mesquite City Council
Special Canvass Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, June 16, 2026 – 2:45 PM

Minutes of a scheduled special canvass meeting of the City Council held Tuesday, June 16, 2026 at 2:45 P.M. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Pattie Gallo, Karen Fielding, and Paul Wanlass. Also, in attendance City Manager Becca Schrupp, Interim City Attorney Adam Anderson, City Clerk Julie Goodsell. Other city staff and approximately 10+ citizens.

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. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the Mayor.

1) Public Comment

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting at 2:51 pm

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

2) Administrative Items

Consideration for approval of the Canvass of the June 9, 2026, Primary Municipal Election for Councilmember Seat 1 and direct the City Clerk to certify the abstract and transmit to the Secretary of State.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Julie Goodsell: There has been unexpected delay in the Canvass recording. They are not ready so we will be having an emergency meeting on Thursday at an unforeseen time at the moment. Thursday, in two days. It is an emergency meeting; I am in contact with the Secretary of State.

Minutes;
Mayor Whipple: And that is allowed under the...

Minutes;
Julie Goodsell: It's an emergency meeting.

Minutes;
Adam Anderson: So, Julie contacted me earlier today that the Secretary of State hasn't got the official numbers yet and we had this meeting noticed for today or Julie had noticed it for today. They are not anticipating getting it until maybe tomorrow or the next day. She has been in communication with the Secretary of State because we could have it on Friday, but Friday is a federal holiday and we are already past the notice time period before we knew it wasn't going to happen and so they have given us direction. In our statue we can have less than the normal notice for the meeting if it is an emergency. If some unforeseen circumstances. So, they have encouraged us and directed us to have it on Thursday under the emergency meeting procedures so that we can get it within, there is a ten-day time frame after the election has completed to get the Canvassing in. So, given the unique circumstances we are going to. She just barely spoke with them right before she came in and this is the direction, they gave us. That is what we got and that is what we are going to do.

Minutes;
Council member Gallo: And do we have a time?

Minutes;
Mayor Whipple: Not yet

Minutes;
Becca Schrupp: We have negotiations that day, so I would say at least after 4:00 pm if possible.

Minutes;
Council member Gallo: The DAR awards are at 4 o'clock that day.

Minutes;
Adam Anderson: How about 5 o'clock?

Minutes;

Council member Gallo: Do it at four, it won't last long and we could always just head over, that works.

Minutes;
Mayor Whipple: So, I guess essentially, we are going to pull that item.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Wes Boger: I just have with this emergency meeting, I don't know if that is the intent of what they are considering an emergency but even if it isn't, I have a question. I know this is public comment but this is a question. People used to do it to us all the time when I was up there. Asking questions rather than comments. But, how is the public going to be noticed on this? Is it going to be the same, just posted on the website and then you are going to the post office and all of that the day before? A couple of days before? And you guys have set the time for it? 4 o'clock, okay.

Minutes;
Adam Anderson: My direction to Julie is immediately now that we have received that direction, post it right now, today and get it out there.

3) Public Comment

3.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

4) Adjournment

4.1 Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 2:54 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Mesquite City Council
Canvass Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Thursday, June 18, 2026 – 4:00 pm

Minutes of a scheduled emergency meeting of the City Council held Thursday, June 18, 2026 at 4:00 P.M. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Pattie Gallo, Karen Fielding, and Paul Wanlass. Also, in attendance Interim City Attorney Adam Anderson, City Manager Becca Schrupp, and City Clerk Julie Goodsell, other city staff and approximately 10+ citizens.

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. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the mayor.

1) Public Comment

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting at 4:00 pm.

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

2) Administrative Items

2.1 Consideration for approval of the Canvass of the June 9, 2026, Primary Municipal Election for Councilmember Seat 1 and direct the City Clerk to certify the abstract and transmit to the Secretary of State

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Julie Goodsell: Yep, I have the results to read. The results of June 9, 2026, Primary Election were canvassed comparing the computer printout of ballots counted and the results thereof, with the official ballot statement for each of the 7 precincts utilized in this election. There were zero discrepancies in the 6,210 ballots cast in the 7 precincts. There were no tabulation errors in the 7 precincts in the Primary Election. Twelve provisional ballots were cast during the election, twelve were verified and counted. Audits were performed according to NRS 293B on the hash code of our tabulator machines and the voter verified paper audit trail. No discrepancies were identified. The accuracy certification board also certified the functionality of our tabulation system, including our mail readers, ballot marking devices, and Agilis mail ballot processing machine. All systems were found to be 100% accurate in the tabulation of votes and processing of mail ballots. The tests were performed before the start of early voting, the day before Election Day, and post-election test the day after the election. Lorena Portillo from the registrar of voters of Clark County certified the Clark County Board of Commissioners that the results of the canvass of this election are deemed certifiable.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

Council member Fielding motioned to approve the Canvass of the June 9th Primary Municipal Election for Council member Seat #1.

Minutes;
Mayor Whipple: She doesn't necessarily have to read it but, okay will you give us the numbers Julie.

Minutes;
Julie Goodsell: Karen Fielding: 1,602, John Rosen: 1,947, Ron Shackelford: 2,430

Council member Gallo seconded the motion.

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

3) Public Comment

3.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

4) Adjournment

4.1 Adjournment

Minutes; Mayor Whipple adjourned the meeting at 4:03 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Notice and Agenda
Mesquite City Council
City Hall 10 E. Mesquite Blvd. - 2nd Floor
Tuesday, July 14, 2026 – 5:00 P.M.

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 Chair and Board. Additionally, the Chair and Board 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. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the Mayor.

Ceremonial Matters

- Invocation
- Pledge of Allegiance
- Presentation of Gift Baskets to 4th of July Donors

1. Public Comment

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

2. Consent Agenda

2.1 Consideration of approval of the Tuesday, May 26, 2026 Regular City Council Meeting Minutes, the Tuesday, June 9, 2026 Regular City Council Meeting Minutes, the Tuesday, June 16, 2026 Technical Review Meeting Minutes, the Tuesday June 16, 2026 Special Canvass Meeting Minutes, the Thursday June 18, 2026 Emergency Canvass Meeting Minutes, and the Tuesday, July 14, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

2.2 Consideration of approval of:
   a) Notification of Bills Paid
   b) Purchase Orders

- Public Comment
- Discussion and Possible Action

2.3 Consideration of Approval of Resolution No. R26-019, adopting Interlocal Contract (No 3273) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Pedestrian Access & Bus Shelter Pad Improvements

- Public Comment
- Discussion and Possible Action

2.4 Consideration of Approval of Resolution No. R26-018, adopting Supplemental No 6 to the Interlocal Contract (No 1299) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Trail Maintenance Volunteer Coordination FY 22-27

- Public Comment
- Discussion and Possible Action

3. Special Items and Presentations

3.1 Presentation from the Virgin Valley Water District

- Public Comment
- Discussion and Possible Action

4. Resolutions & Proclamations

4.1 Consideration of approval of Resolution R26-016, an Interlocal Agreement with Regional Flood Control District (CCRFCD) for the maintenance of Mesquite Flood Control Facilities for FY 26.27

- Public Comment
- Discussion and Possible Action

5. Department Reports

5.1 Mayor's Comments and Reports

5.2 Council and Staff's Comments and Reports

6. Introduction of Bills

6.1 Consideration of the Introduction of Bill B26-006 Amending Title 6 of the Mesquite Municipal Code to Add Chapter 9 to Establish Regulations for Bicycle and Electric Micro Mobility Device Use and Operation; Amending Section 6-2-10(A) Regarding Driving on Sidewalks; Amending Section 6-1-2 Regarding the Definition of Motorcycle; Providing for Penalties; and Other Matters Properly Relating Thereto.

- Public Comment
- Discussion and Possible Action

7. Administrative Items

7.1 Consideration of approval of a Liquor Catering License for Lluntas, LLC doing business as Elevated Bartending Services.

- Public Comment
- Discussion and Possible Action

7.2 Consideration of Approval of a Restaurant with Bar Liquor License for Mathew John of MV John Corp dba Grill Room at the Oasis, located at 100 Palmer Lane.

- Public Comment
- Discussion and Possible Action

7.3 Consideration of Tentative Map TM 26-002, Hillside Crossing (formerly The Retreat at Mesquite) to approve the creation of seven (7) single-family residential parcels as part of a 127-unit mixed residential development on 8.63 acres at 951 Oasis Boulevard. The property is Clark County Assessor's Parcel #001-09-101-024, located on the northwest corner of the intersection of Oasis Boulevard and Palmer Lane. The parcel is zoned Medium-Density Multi-Family Residential (MF-3), and is subject to a development agreement executed in December 2023

- Public Comment
- Discussion and Possible Action

7.4 Consideration of Conditional Use Permit Application No. CUP-26-006 (LC5 Duplex Short-Term Rentals) to allow two units of a four-unit multi-family housing project to be used as short-term vacation rentals. The project site is located at 41 Desert Drive. The project site is Clark County Assessor's Parcel # 00116201037, and is located in the Commercial-General (CR-2) zoning district.

- Public Comment
- Discussion and Possible Action

7.5 Consideration of Conditional Use Permit Application No. CUP-26-005 (Virgin River Adventure Rentals) to allow the establishment of an off-highway vehicle (OHV) rental facility within an existing car-wash space 120 N. Sandhill Blvd. The project site is Clark County Assessor's Parcel # 00116602032, and is located in the Commercial-General (CR-2) zoning district.

- Public Comment
- Discussion and Possible Action

7.6 Consideration of Conditional Use Permit Application No. CUP-26-007 Architectural and Site Plan Review application ASR 26-004, and Variance V-26-002 for an automobile glass repair and tinting service (CA Auto Glass and Tinting). The facility would be located on the southwest corner of the intersection of Riverside Road and Whitey Lee Lane at 301 Riverside Road. Clark County Assessor's Parcel No. 001-18-811-005. The project site is located in the Neighborhood Commercial (CR-1) Zoning District.

- Public Comment
- Discussion and Possible Action

7.7 Consideration of Bid Award for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project.

- Public Comment
- Discussion and Possible Action

7.8 Consideration of approval of a Full Off-Sale Liquor license for FitzJack LLC dba Lee's Discount Liquor at 670 West Pioneer Boulevard.

- Public Comment
- Discussion and Possible Action

7.9 Consideration of a Restaurant with Bar Liquor License for Passport Diner located at 570 W Pioneer Boulevard.

- Public Comment
- Discussion and Possible Action

7.10 Consideration of approval of the Contract: FY 2026-27 Insurance Program Renewal and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

8. Public Comment

8.1 Public Comment

9. Adjournment

6 .1 Adjournment

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 requires 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 702-346-5295 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://www.mesquitenv.gov and http://nv.gov

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Finance

Consent Agenda

Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Chandler Ruth **DEPARTMENT:** Finance

RECOMMENDATION:

Approve the bills paid and purchase orders

Background:

Fiscal Impact:

Budgeted Item: Yes

Attachments:
- Check Register City Council Agenda 6.11.26 to 6.30.26.pdf
- 2026-07-14 Budget Trsfrs & POs.pdf

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount		
06/26	06/15/2026	189076	18953	CATALINA CEBALLOS	CR260160	1	90-54-445	.00	760.00-	760.00-	V	PD: return property incident # 211023017
Total 189076:								.00		760.00-		
06/26	06/17/2026	189297	13982	THE DIFEDERICO GROUP	26-020	1	43-40-100	.00	2,625.00-	2,625.00-	V	APPRAISAL FOR APN 001-17-301-054 / 750 W. Mesq Blvd
06/26	06/17/2026	189297	13982	THE DIFEDERICO GROUP	26-020	2	44-40-100	.00	875.00-	875.00-	V	APPRAISAL FOR APN 001-17-301-054 / 750 W. Mesq Blvd
Total 189297:								.00		3,500.00-		
06/26	06/17/2026	189305	19021	ADAN CASTILLO	CR260203	1	10-32-500	.00	70.00	70.00		Dev Svcs: Overpaid Planning Permit Fee
Total 189305:								.00		70.00		
06/26	06/17/2026	189306	8243	ALADDIN TEMP-RITE	1761000	1	10-55-610	.00	1,139.04	1,139.04		PD-PREQ893: INMATE SUPPLIES
Total 189306:								.00		1,139.04		
06/26	06/17/2026	189307	18044	BROADCAST MUSIC INC	81158751	1	10-81-210	.00	459.00	459.00		Rec Cntr- music license
06/26	06/17/2026	189307	18044	BROADCAST MUSIC INC	81158751	2	10-81-210	.00	7.11	7.11		Rec Cntr - Music License late Fee
Total 189307:								.00		466.11		
06/26	06/17/2026	189308	19019	BRYCE POULSEN	2445	1	15-23200	.00	100.00	100.00		Court: Case 24 tr 00411 8q
Total 189308:								.00		100.00		
06/26	06/17/2026	189309	19024	CAROL J SHRUN	2442	1	15-23200	.00	645.00	645.00		Court: Case 25 tr 00451 8q
Total 189309:								.00		645.00		
06/26	06/17/2026	189310	18953	CATALINA CEBALLOS	CR260160	1	90-54-445	.00	760.00	760.00		PD: return property incident # 211023017
Total 189310:								.00		760.00		
06/26	06/17/2026	189311	15973	CC Eighth Judicial District Court	90296275	1	15-60-340	.00	1,200.00	1,200.00		Court: Jury Pool

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 189311:							.00		1,200.00	
06/26	06/17/2026	189312	19020	DAN POEHLS	CR260204	1	10-32-100	.00	25.00	25.00	Dev Svcs: Paid Home occupation fee and wasn't needed
	Total 189312:							.00		25.00	
06/26	06/17/2026	189313	12287	DEPT OF MOTOR VEHICLES	COM0108-26	1	10-66-250	.00	12.00	12.00	VM:PLATE RNWL
	Total 189313:							.00		12.00	
06/26	06/17/2026	189314	19023	KATHLEEN BRUNA	2444	1	15-23200	.00	4,500.00	4,500.00	Court: Case 26 cr 00055 8q
	Total 189314:							.00		4,500.00	
06/26	06/17/2026	189315	747	LINCOLN COUNTY POWER DISTRICT NO 1	06012026	1	10-54-281	.00	20.00	20.00	PD- RANGE POWER
	Total 189315:							.00		20.00	
06/26	06/17/2026	189316	19031	LYNETT DEVOGE	2448	1	15-23200	.00	1,250.00	1,250.00	Court: Case 26 cr 00124 8q
	Total 189316:							.00		1,250.00	
06/26	06/17/2026	189317	19014	MARK GIFFORD	2447	1	15-23225	.00	415.00	415.00	Court: Case 26 ct 00157 8q
	Total 189317:							.00		415.00	
06/26	06/17/2026	189318	19030	MARK GOLDHAHN	2446	1	15-23225	.00	415.00	415.00	Court: Case 26 ct 00328 8q
	Total 189318:							.00		415.00	
06/26	06/17/2026	189319	15335	MORENOS PARTY RENTALS	INV0118	1	10-54-610	.00	200.00	200.00	PD: STAFF DEVELOPMENT
	Total 189319:							.00		200.00	
06/26	06/17/2026	189320	3653	MOUNT OLYMPUS WATERS, INC.	06F8750001	1	10-55-240	.00	46.37	46.37	PD-CORR: JF WATER
	Total 189320:							.00		46.37	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
06/26	06/17/2026	189321	3653	MOUNT OLYMPUS WATERS, INC.	06F8750001	1	10-41-240	.00	16.98	16.98	Myr Cncl-Water
06/26	06/17/2026	189321	3653	MOUNT OLYMPUS WATERS, INC.	06F8750001	2	10-49-240	.00	220.83	220.83	Shared Svcs-Water
06/26	06/17/2026	189321	3653	MOUNT OLYMPUS WATERS, INC.	06F8750001	3	12-87-610	.00	10.99	10.99	Air-Water
Total 189321:								.00		248.80	
06/26	06/17/2026	189322	3653	MOUNT OLYMPUS WATERS, INC.	06F87500011	1	16-71-310	.00	44.97	44.97	Snr Svcs- Office Water
Total 189322:								.00		44.97	
06/26	06/17/2026	189323	10634	NV. DIV. OF ENVIRONMENTAL PROT	8315	1	52-40-610	.00	10,272.00	10,272.00	SANI:STRM RNWL FY27
Total 189323:								.00		10,272.00	
06/26	06/17/2026	189324	17825	OASIS CHIROPRACTIC CENTER	060126	1	10-65-610	.00	100.00	100.00	STR:CDL EXAM/TAPIA
Total 189324:								.00		100.00	
06/26	06/17/2026	189325	4126	OFFICE DEPOT	4705229600	1	15-60-350	.00	23.44	23.44	Court: Office Supplies
Total 189325:								.00		23.44	
06/26	06/17/2026	189326	17238	PEAK ASPHALT LLC	90020295	1	11-65-700	.00	15,859.72	15,859.72	STR:PAVEMENT DILUTE
Total 189326:								.00		15,859.72	
06/26	06/17/2026	189327	13715	SALT LAKE WHOLESALE SPORTS	110533	1	10-54-250	.00	6,497.87	6,497.87	PD-ADMIN:AMMO
Total 189327:								.00		6,497.87	
06/26	06/17/2026	189328	9651	SILVER STATE HYDRAULIC SERVICE INC	52494	1	10-66-250	.00	597.60	597.60	VM:SEAL KIT
Total 189328:								.00		597.60	
06/26	06/17/2026	189329	8282	SMITH'S CUSTOMER CHARGES	ACCT#57529	1	16-71-480	.00	183.75	183.75	Snr Svcs-Food for Center
06/26	06/17/2026	189329	8282	SMITH'S CUSTOMER CHARGES	ACCT#57529	1	16-71-480	.00	24.31	24.31	Snr Svcs-Food for Center
06/26	06/17/2026	189329	8282	SMITH'S CUSTOMER CHARGES	ACCT#57529	1	10-43-610	.00	54.92	54.92	City Mngr - Misc Supplies - FS2 Ribbon cutting
06/26	06/17/2026	189329	8282	SMITH'S CUSTOMER CHARGES	ACCT#57529	1	16-71-480	.00	8.29	8.29	Snr Svcs-Food for Center

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 189329:								.00		271.27	
06/26	06/17/2026	189330	10558	ST. OF NV. PUBLIC EMP. BENEFIT	06-2026	1	10-49-130	.00	260.00	260.00	GRP 786/Retiree Health Ins Premiums- May carol woods
Total 189330:								.00		260.00	
06/26	06/17/2026	189331	3922	STATE OF NEVADA - DPS	010230	1	10-48-310	.00	273.00	273.00	HR: Fingerprinting may
06/26	06/17/2026	189331	3922	STATE OF NEVADA - DPS	010230	2	10-32-100	.00	78.00	78.00	BL-FINGERPRINTING may
06/26	06/17/2026	189331	3922	STATE OF NEVADA - DPS	010230	3	10-54-455	.00	2,418.00	2,418.00	PD- Fingerprinting May
Total 189331:								.00		2,769.00	
06/26	06/17/2026	189332	18977	TEMPEST TELECOM SOLUTIONS	252046	1	10-57-250	.00	816.16	816.16	FD-apx 7000 radio repair
Total 189332:								.00		816.16	
06/26	06/17/2026	189333	19022	TERESA FRYER	CR260202	1	10-34-400	.00	151.25	151.25	Rec Prog: Members have access through insurance
Total 189333:								.00		151.25	
06/26	06/17/2026	189334	19029	TEXAS MEDICAID & HEALTHCARE PARTNERSHIP	CK 0589432	1	10-34-500	.00	313.39	313.39	FD: Other paid to incorrect provider
Total 189334:								.00		313.39	
06/26	06/17/2026	189335	17124	CHRIS NAVODA	2443	1	15-23200	.00	2,660.00	2,660.00	Court: Case 26 cr 00036 8q
Total 189335:								.00		2,660.00	
06/26	06/17/2026	189336	18521	TRACTOR SUPPLY CO. CREDIT PLAN	100018900	1	10-55-610	.00	149.99	149.99	PD/Corr: Shop Vac
Total 189336:								.00		149.99	
06/26	06/17/2026	189337	14456	TransUnion Risk & Alternative	37881-20260	1	10-54-310	.00	100.00	100.00	SEARCH FEES
Total 189337:								.00		100.00	
06/26	06/17/2026	189338	18926	USA SHADE & FABRIC STRUCTURES	1350545	1	26-85-710	.00	45,861.85	45,861.85	Rec Cntr: Shade structures for outdoor pool

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 189338:								.00		45,861.85	
06/26	06/17/2026	189339	19026	VVC LLC	060926	1	10-60-310	.00	2,567.00	2,567.00	PW:AFM NOOR ESTATES
Total 189339:								.00		2,567.00	
06/26	06/17/2026	189340	10077	WELLS FARGO	051526BS	1	10-43-230	.00	20.00	20.00	City Mngr - Bus Lunch/Tip
06/26	06/17/2026	189340	10077	WELLS FARGO	051526BS	2	10-43-230	.00	111.89	111.89	City Mngr - Business lunch
06/26	06/17/2026	189340	10077	WELLS FARGO	051526BS	3	16-71-240	.00	191.19	191.19	Snr Svcs - Misc Supplies - Thank you cards
06/26	06/17/2026	189340	10077	WELLS FARGO	051526BS	4	10-43-230	.00	79.72	79.72	City Mngr - Dept Head Lunch / May
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	1	23-85-230	.00	9.93	9.93	PD-CR: MAVERIK: DIAZ FUEL FOR TRAVEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	2	23-85-230	.00	34.85	34.85	PD-CR: JOE DORY'S: DIAZ FUEL FOR TRAVEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	3	23-85-230	.00	53.89	53.89	PD-CR: ALAMO: DIAZ FUEL FOR TRAVEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	4	23-85-230	.00	92.45	92.45	PD-CR: MAVERIK: S. VENT FUEL FOR TRAVEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	5	23-85-610	.00	43.90	43.90	PD-CR: PETCO: TRAINING ITEMS FOR SHELLY
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	6	23-85-610	.00	28.95	28.95	PD-CR: LOWES: TRAINING ITEMS FOR SHELLY
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	7	23-85-610	.00	18.14	18.14	PD-CR: LOWES: TRAINING ITEMS FOR SHELLY
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	8	23-85-610	.00	28.95-	28.95-	PD-CR: LOWES: CREDIT: FOR TRAINING ITEMS FOR SHELLY
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	9	23-85-230	.00	79.66	79.66	PD-CR: MAVERIK: S. VENT FUEL FOR TRAINING
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	10	10-54-230	.00	35.00	35.00	PD-CR: SOUTHWEST AIRLINES: DEL LUGGAGE FEE FOR SPILLMAN CONF
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	11	23-85-230	.00	61.60	61.60	PD-CR: MAVERIK: FUEL FOR K9 SCHOOL VENT
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	12	23-85-230	.00	76.76	76.76	PD-CR: CHEVRON: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	13	23-85-230	.00	72.72	72.72	PD-CR: MAVERIK: S.VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	14	23-85-230	.00	80.04	80.04	PD-CR: MAVERIK: S.VENT K9 FUEL SCHOOL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	15	23-85-230	.00	69.86	69.86	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	16	23-85-230	.00	77.58	77.58	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	17	23-85-230	.00	82.16	82.16	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	18	23-85-230	.00	82.75	82.75	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	19	23-85-230	.00	98.94	98.94	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526CR	20	23-85-230	.00	100.14	100.14	PD-CR: MAVERIK: S. VENT K9 SCHOOL FUEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526GM	1	10-48-240	.00	.35	.35	HR: Digital Print
06/26	06/17/2026	189340	10077	WELLS FARGO	051526GM	2	10-48-310	.00	30.00	30.00	HR: Otter
06/26	06/17/2026	189340	10077	WELLS FARGO	051526GM	3	10-48-310	.00	10.00	10.00	HR: carfax report
06/26	06/17/2026	189340	10077	WELLS FARGO	051526GM	4	10-48-310	.00	100.00	100.00	HR: CHAT GPT AI
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	1	10-57-610	.00	86.00	86.00	FD-Dispatchers Week Gift- Danielle's Popcorn
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	2	10-57-230	.00	444.18-	444.18-	FD-CREDIT Airfare
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	3	10-57-250	.00	501.02	501.02	FD-CERT bandage Dispenser
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	4	10-57-610	.00	50.00	50.00	FD-Dispatchers Week

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06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	5	10-57-610	.00	319.00	319.00	FD-Flag Patch for Uniforms
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	6	10-57-240	.00	158.75	158.75	FD-Thank You, Birthday Cards
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	7	10-57-230	.00	1,215.45	1,215.45	FD-Capt. Robb Officer Trainng Hotel
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	8	10-57-230	.00	1,363.37	1,363.37	FD-FDIC Capt. Leavitt
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	9	10-57-210	.00	11.00	11.00	FD-LucidChart
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	10	10-57-250	.00	476.85	476.85	FD-CERT Stickers
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	11	10-57-210	.00	19.00	19.00	FD-Cognito Forms
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	12	45-57-740	.00	374.97	374.97	FD-Artwork for Station 2
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	13	10-14000	.00	1,270.02	1,270.02	FD-Hotel charges, Chief's Travel
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	14	10-57-230	.00	230.00	230.00	FD-N6 Fire Tactics training
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JA	15	10-57-230	.00	230.00	230.00	FD-Lock Picking Class - Fire Tactics
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JB	1	23-85-230	.00	100.01	100.01	PD-JB: CHEVRON: LEO MEMORIAL-CAMPOS
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JB	2	23-85-230	.00	69.00	69.00	PD-JB: PILOT: LEO MEMORIAL- CAMPOS
06/26	06/17/2026	189340	10077	WELLS FARGO	051526JB	3	10-54-440	.00	890.96	890.96	PD-JB: MINKY COUTURE: GRADNIGHT PRIZES
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	1	17-80-610	.00	424.87	424.87	Rec prog- pickleball medals
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	2	17-80-610	.00	85.00	85.00	Rec prog- swish payment
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	3	10-76-610	.00	160.12	160.12	Rec/parks- IFA
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	4	10-81-210	.00	69.99	69.99	Rec cntr- adobe sub
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	5	10-81-490	.00	388.00	388.00	Rec cntr- southern nevada health permit
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	6	10-81-250	.00	5.00	5.00	Rec cntr- drone registration
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	7	10-81-250	.00	5.00	5.00	Rec cntr- drone registration
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	8	10-81-210	.00	19.00	19.00	Rec cntr- playpass sub
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	9	17-80-610	.00	28.75	28.75	Rec prog- pickleball tournement
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	10	10-81-210	.00	21.99	21.99	Rec cntr- spotify sub
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	11	10-81-250	.00	102.00	102.00	Rec cntr- american red cross items
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	12	10-81-250	.00	8.55	8.55	Rec cntr- red cross service fee
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	13	10-81-250	.00	53.94	53.94	Rec cntr- smiths items
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RL	14	17-80-610	.00	85.00	85.00	Rec center- swish payment
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RT	1	15-40-390	.00	88.96	88.96	Court: BTC Graduation
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RT	2	15-40-390	.00	60.00	60.00	Court: GiftCard Incentive
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	1	10-57-230	.00	400.98	400.98	FD-FDIC Flight - Capt. Leavitt
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	2	10-57-230	.00	35.53	35.53	FD-Exppedia Charge
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	3	10-57-230	.00	.95	.95	FD-Expedia Charge FDIC
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	4	10-57-230	.00	124.85	124.85	FD--Fire Training Room charge
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	5	10-57-230	.00	35.00	35.00	FD-Luggage Charge
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	6	10-57-230	.00	60.00	60.00	FD-Airport Parking
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	7	10-57-230	.00	1,373.21	1,373.21	FD-Motorola Conference Room
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	8	10-57-610	.00	75.36	75.36	FD-Propane for Mesquite night out BBQ
06/26	06/17/2026	189340	10077	WELLS FARGO	051526RTH	9	10-57-610	.00	123.42	123.42	FD--EMS Week Lunch

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06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	1	10-66-250	.00	1,111.70	1,111.70	VM:MESH TARP
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	2	10-63-610	.00	1,269.21	1,269.21	CRT:VALVE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	3	52-40-610	.00	112.97	112.97	SANI:LUNCH 04.16.26
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	4	10-65-610	.00	32.85	32.85	STR:PROPANE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	5	52-40-610	.00	272.23	272.23	SANI:LUNCH 04.16.26
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	6	52-40-610	.00	252.33	252.33	SANI:LUNCH 04.16.26
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	7	10-63-610	.00	228.61	228.61	CORR:ELECT HINGE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	8	10-63-610	.00	41.53	41.53	CORR:PIN EVICTOR
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	9	10-63-250	.00	547.92	547.92	MC:PUMP
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	10	45-57-740	.00	399.98	399.98	FS2:RESTOCK FEE/HOSES
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	11	10-63-610	.00	152.32	152.32	CORR:J KEYS
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	12	10-63-610	.00	184.21	184.21	FS3:V BELTS
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	13	52-40-610	.00	200.60	200.60	SANI:LUNCH 04.29.26
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	14	52-40-610	.00	11.99	11.99	SANI:LUNCH 04.29.26
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	15	10-66-250	.00	160.00	160.00	VM:DOOR PANEL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	16	10-63-610	.00	154.86	154.86	FS2:DISCONNECT
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TA	17	10-63-610	.00	14.99	14.99	FM:PRIME
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	1	10-54-250	.00	793.60	793.60	PD-TF: ATLANTIC RADIO: BATTERY CHARGES
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	2	10-55-610	.00	1,309.38	1,309.38	PD-TF:PREQ861: MAGNUM ELECTRONICS: UNIT CHARGERS
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	3	10-54-310	.00	26.10	26.10	PD-TF:PREQ767: ADORAMA: HOT SHOT KIT
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	4	10-54-310	.00	26.10	26.10	PD-TF:PREQ767: ADORAMA: HOT SHOT KIT
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	5	10-54-610	.00	299.10	299.10	PD-TF: CHEWY.COM: ROGUE FOOD
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	6	10-54-610	.00	175.00	175.00	PD-TF: PREQ845: IN*VEGAS RETAIL: CITATION PAPER ROLL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	7	10-54-230	.00	116.00	116.00	PD-TF: 76 CON: FUEL FOR LEO MEMORIAL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	8	10-54-610	.00	265.99	265.99	PD-TF: DIY AWARDS: VOLUNTEER AWARD
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	9	10-54-230	.00	54.87	54.87	PD-TF: MAVERIK: FUEL FOR LEO MEMORIAL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	10	10-54-230	.00	71.98	71.98	PD-TF: ALAMO SINCLAIR: FUEL FOR LEO MEMORIAL
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	11	10-54-230	.00	83.86	83.86	PD-TF: SILVER FRONT DESK: BUNDY RESORT FEE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	12	10-54-230	.00	83.86	83.86	PD-TF: SILVER FRONT DESK: FAILS RESORT FEE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	13	10-54-230	.00	83.86	83.86	PD-TF: SILVER FRONT DESK: ROWLEY RESORT FEE
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	14	23-85-610	.00	89.28	89.28	PD-TF: CHEWY.COM: SHELLY FOOD
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	15	10-54-310	.00	1,495.78	1,495.78	PD-TF: PREQ867: RESCUE ESSENTIALS: EVIDENCE COLLECTION SUPPLIES
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	16	10-54-230	.00	79.00	79.00	PD-TF: SMART RECOVERY: WHIPPLE TRAINING
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	17	10-54-230	.00	79.00	79.00	PD-TF: SMART RECOVERY: GUILLEN TRAINING
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	18	10-54-210	.00	360.00	360.00	PD-TF: TRELLO
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	19	10-54-210	.00	179.99	179.99	PD-TF: CAPCUT: PICTURE-VIDEO EDITOR FOR PIO
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	20	10-14000	.00	1,010.46	1,010.46	PD-TF: HOTELS.COM: STOUT PIO TRAINING
06/26	06/17/2026	189340	10077	WELLS FARGO	051526TF	21	10-14000	.00	699.00	699.00	PD-TF: SMILE: STOUT PIO TRAINING REG
06/26	06/17/2026	189340	10077	WELLS FARGO	051526WR	1	10-47-310	.00	165.00	165.00	IT: SmartConnect

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06/26	06/17/2026	189340	10077	WELLS FARGO	051526WR	2	10-47-310	.00	130.00	130.00	IT: SmartConnect
06/26	06/17/2026	189340	10077	WELLS FARGO	051526WR	3	10-47-310	.00	156.00	156.00	IT: awesome Table
06/26	06/17/2026	189340	10077	WELLS FARGO	051526WR	4	10-47-310	.00	29.97	29.97	IT: CrashPlan
06/26	06/17/2026	189340	10077	WELLS FARGO	051626MG	1	10-43-230	.00	51.42	51.42	City Mngr - Travel/Training
Total 189340:								.00		25,533.11	
06/26	06/30/2026	189348	17672	KIMBALL MIDWEST	104111951	1	10-66-250	.00	323.80	323.80	VM:WIRE
Total 189348:								.00		323.80	
06/26	06/17/2026	61726001	10442	ACE FIRE SYSTEMS INC	1017836	1	10-63-310	.00	130.00	130.00	STR:ALARM MAY26
Total 61726001:								.00		130.00	
06/26	06/17/2026	61726002	14628	AIR CONDITIONING DISCOUNT SUP	28341	1	10-63-610	.00	16.60	16.60	FM:TAPE
Total 61726002:								.00		16.60	
06/26	06/17/2026	61726003	14274	AIRE-MASTER OF LAS VEGAS	150622	1	10-81-610	.00	77.18	77.18	Rec Cntr- fragrance service
Total 61726003:								.00		77.18	
06/26	06/17/2026	61726004	3655	AIRGAS USA LLC	9172676053	1	10-57-615	.00	229.75	229.75	FD- Oxygen
Total 61726004:								.00		229.75	
06/26	06/17/2026	61726005	8756	ALSCO	LSTG124448	1	10-66-610	.00	65.63	65.63	VM:UNIFORMS
06/26	06/17/2026	61726005	8756	ALSCO	LSTG124450	1	10-63-610	.00	122.64	122.64	CH:MATS
06/26	06/17/2026	61726005	8756	ALSCO	LSTG124563	1	10-66-610	.00	65.63	65.63	VM:UNIFORMS
06/26	06/17/2026	61726005	8756	ALSCO	LSTG124563	1	16-71-310	.00	85.59	85.59	Snr Center Textile Leasing
Total 61726005:								.00		339.49	
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	11YQ-PWK9-	1	10-81-240	.00	42.49	42.49	Rec center- lamination sheets
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	13V6-41YQ-	1	10-54-610	.00	73.91	73.91	PD-RETIREMENT PARTY
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	14HG-MMHG	1	45-57-740	.00	67.59	67.59	FD-DOOR MATS - STATION 2
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	14RJ-1M76-7	1	30-06-350	.00	152.93	152.93	snr center supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	17LC-7W1W-	1	45-57-740	.00	74.59	74.59	FD-LAUNDRY DETERGENT, BEDDING-STATION 2

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06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1CWW-C3K6	1	30-06-350	.00	72.98	72.98	snr center respite supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1D1G-1M64-	1	15-40-390	.00	137.58	137.58	Court: Inventives
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1DGX-RNMG	1	10-54-250	.00	15.71	15.71	PD-GUN PARTS WASHER
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1DKR-R93D-	1	30-06-350	.00	211.10	211.10	snr center respite supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1DWX-H1TM	1	10-50-240	.00	60.44	60.44	Attny: Office Supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1G6T-Q9WY-	1	15-60-350	.00	68.64	68.64	Court: Envelopes, Folders and first aid kit
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1GPQ-MLMV	1	45-57-740	.00	53.18-	53.18-	FD-CREDIT - WALL OUTLET SHELF
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1HPP-Y3R6-	1	10-54-610	.00	6.97	6.97	PD-PREQ876: AWARDS BANQUET
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1J46-N91N-4	1	10-54-610	.00	179.94	179.94	PD-REPLACEMENT FOR VACCUM
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1JTR-DCM1-	1	30-06-350	.00	49.98	49.98	snr center respite supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1JW1-KRPK-	1	10-54-610	.00	108.00	108.00	PD-PREQ759: MEMORY CARD
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1K9N-Q3XT-	1	10-54-610	.00	723.95	723.95	PD-WINTER SUMMER GLOVES
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1KH9-XWNQ	1	10-81-240	.00	51.28	51.28	Rec cntr- ink cartridges
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1KNC-VWRC	1	10-47-240	.00	61.11	61.11	IT: Ethernet Cable
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1KVC-RGTP-	1	10-47-240	.00	37.99	37.99	IT: Flash Drive
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1LPD-WWW	1	10-43-610	.00	57.99	57.99	City Mngr - Misc Supplies - Simon Depart Gift
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1LQH-JWPJ-	1	10-47-240	.00	82.55	82.55	IT: Outlet Surge
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1LQH-JWPJ-	1	45-57-740	.00	74.97-	74.97-	FD-CREDIT - SHOWER CURTAINS - STATION 2
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1MDK-XGJW	1	10-54-610	.00	237.87	237.87	PD- tHERMAL CAMERA FOR CSI , VACCUMS
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1MDK-XGJW	2	10-54-610	.00	145.97	145.97	PD-EVIDENCE SUPPLIES, ZIP TIES
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1MDK-XGJW	3	10-54-240	.00	194.99	194.99	PD- ID CARD PRINTER RIBBON
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1MDK-XGJW	1	10-81-240	.00	148.87	148.87	Rec cntr- dry erase markers, wall calendar, wall calendar huge
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1MQX-RRCH	1	10-54-610	.00	40.57	40.57	PD-PREQ885: BANQUET
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1N3F-X7J1-9	1	10-54-240	.00	99.98-	99.98-	PD-CREDIT FOR VACCUM
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1NGX-HK4W	1	10-54-610	.00	49.99-	49.99-	PD-CREDIT FOR VACCUM
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1PND-6VK6-	1	10-54-610	.00	48.98	48.98	PD-CSI TRUCK SUPPLIES
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1PPW-TYVC	1	10-81-240	.00	37.16	37.16	Rec cntr- paper clips, ballpoint pens
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1PX1-H3QH-	1	45-57-740	.00	189.13	189.13	FD-TUMBLERS, DRAWER ORGANIZERS, PLANT STAND, COOKIE SHEET-STATION 2
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1QDV-TPQN	1	10-57-610	.00	24.73	24.73	FD-Stainless Cleaner
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1TWJ-7NX1-	1	17-80-610	.00	177.96	177.96	Rec prog- sunscreen, rolling cart
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1V6G-MRJY-	1	10-81-490	.00	315.83	315.83	Rec cntr- solar spot lights
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1W4V-T4C7-	1	45-57-740	.00	30.39	30.39	FD-HANGING PLANTS - STATION 2
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1W4V-T4C7-	1	45-57-740	.00	35.73	35.73	FD-BEDDING - STATION 2
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1WJ4-HMVD	1	30-06-350	.00	149.99	149.99	snr center respite supplies
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1WLR-Y33J-	1	10-54-610	.00	261.86	261.86	PD-PREQ876: AWARDS BANQUET DECOR
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1XJW-WLXT-	1	17-80-485	.00	211.67	211.67	Pre schl- cardstock, sensory toys, paper roll
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1YLW-CF6Q-	1	10-54-240	.00	358.22	358.22	PD: OFFICE SUPPLIES
06/26	06/17/2026	61726006	15170	AMAZON CAPITAL SERVICES	1YLW-CF6Q-	1	10-54-240	.00	25.05-	25.05-	PD-CREDIT FOR WASTE BASKET

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	Total 61726006:							.00		4,644.47	
06/26	06/17/2026	61726007	17071	American Jail Association	34967/H.RO	1	10-55-230	.00	425.00	425.00	PD-CORR: SGT. RODRIGUEZ LEGAL ISSUE TRAINING
	Total 61726007:							.00		425.00	
06/26	06/17/2026	61726008	9764	AMY GALE	CR260205	1	10-48-310	.00	22.43	22.43	HR: REIMBURSEMENT FOR MPOA negotiations
	Total 61726008:							.00		22.43	
06/26	06/17/2026	61726009	11509	ANIMAL CARE EQUIPMENT & SERVICES	142540	1	10-70-610	.00	379.00	379.00	PD-AC: LEATHER GLOVES
	Total 61726009:							.00		379.00	
06/26	06/17/2026	61726010	16734	ARC HEALTH & WELLNESS	3045670	1	10-54-320	.00	679.00	679.00	PD-ADMIN: BISHOP PRE-HIRE PHYSICAL
06/26	06/17/2026	61726010	16734	ARC HEALTH & WELLNESS	3050935	1	10-54-320	.00	679.00	679.00	PD-ADMIN: DAVID VO PRE-HIRE PHYSICAL
	Total 61726010:							.00		1,358.00	
06/26	06/17/2026	61726011	14998	BARNEY MCKENNA & OLMSTEAD P.C.	243998	1	10-50-310	.00	20,201.24	20,201.24	City Mngr: Interim City Attorney Services May
	Total 61726011:							.00		20,201.24	
06/26	06/17/2026	61726012	15433	BATTLE BORN GRAPHIX	4500	1	10-70-610	.00	977.00	977.00	PD-PREQ866: SHIRTS
	Total 61726012:							.00		977.00	
06/26	06/17/2026	61726013	19028	BEN RUSU	CR260206	1	10-61-210	.00	170.00	170.00	Dev Svcs: Paid with personal card for his license exam
	Total 61726013:							.00		170.00	
06/26	06/17/2026	61726014	17788	BLACKLINE SAFETY CORP	INV2239821	1	10-57-610	.00	636.00	636.00	FD- Gas Cylinders
	Total 61726014:							.00		636.00	
06/26	06/17/2026	61726015	14492	CENTURYLINK	ACCT430587	1	10-47-310	.00	932.89	932.89	911 Services 2026: 06/09-07/08/2026

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	Total 61726015:							.00		932.89	
06/26	06/17/2026	61726016	18421	CHRISTOPHER HOPSON	TRAVEL RE	1	10-54-230	.00	114.00	114.00	PD: Managing the FTO Unit meals
	Total 61726016:							.00		114.00	
06/26	06/17/2026	61726017	16420	CLARK COUNTY PRINTING & MAILING INC	001755	1	10-70-610	.00	284.00	284.00	PD-AC: NCR FORMS
	Total 61726017:							.00		284.00	
06/26	06/17/2026	61726018	15410	COMPUNET	329180	1	10-47-310	.00	62.50	62.50	IT: Services
	Total 61726018:							.00		62.50	
06/26	06/17/2026	61726019	8178	CONSTRUCTION SEALANTS & SUPPLY	243003	1	10-65-615	.00	210.00	210.00	STR:BASKET
	Total 61726019:							.00		210.00	
06/26	06/17/2026	61726020	18891	CORNERSTONE FACILITY SOLUTIONS LLC	21	1	10-63-310	.00	3,330.00	3,330.00	FAC:CLEAN 05.31.26
	Total 61726020:							.00		3,330.00	
06/26	06/17/2026	61726021	17942	DASH MEDICAL GLOVES, LLC	INV1352719	1	10-54-240	.00	304.00	304.00	PD-Nitrile exam gloves
	Total 61726021:							.00		304.00	
06/26	06/17/2026	61726022	18713	DAVID STELLA	50226	1	10-81-490	.00	400.00	400.00	Rec Cntr- Mesquite Days Band Gig
	Total 61726022:							.00		400.00	
06/26	06/17/2026	61726023	17809	DEX IMAGING	AR15432493	1	10-49-250	.00	326.88	326.88	Shared Svcs-Contract DX75862-01 for 5/2 to 07/01/26
	Total 61726023:							.00		326.88	
06/26	06/17/2026	61726024	11236	DEAN FOODS COMPANY (DFA DAIRY)	59688013	1	16-71-480	.00	309.12	309.12	Snr Svcs- Milk for the week
06/26	06/17/2026	61726024	11236	DEAN FOODS COMPANY (DFA DAIRY)	620607394	1	16-71-480	.00	308.38	308.38	Snr Svcs- Milk for the week

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	Total 61726024:							.00		617.50	
06/26	06/17/2026	61726025	17200	DIGITECH COMPUTER LLC	618003245	1	10-57-310	.00	5,423.00	5,423.00	FD-Ambulance Billing May 26
	Total 61726025:							.00		5,423.00	
06/26	06/17/2026	61726026	17025	DITTO TRANSCRIPTS	19121	1	10-54-310	.00	77.95	77.95	Transcription Services
	Total 61726026:							.00		77.95	
06/26	06/17/2026	61726027	16331	ECONOMIC ALTERNATIVES INC	CINV55716	1	10-63-250	.00	600.00	600.00	CH:TOWER JUN26
06/26	06/17/2026	61726027	16331	ECONOMIC ALTERNATIVES INC	CINV55737	1	10-63-250	.00	750.00	750.00	MC:TOWER JUN26
	Total 61726027:							.00		1,350.00	
06/26	06/17/2026	61726028	17837	FLEETPRIDE INC	134799130	1	10-66-250	.00	135.38	135.38	VM:VALVE
06/26	06/17/2026	61726028	17837	FLEETPRIDE INC	134826579	1	10-66-250	.00	96.36	96.36	VM:VALVE
	Total 61726028:							.00		231.74	
06/26	06/17/2026	61726029	19017	FOCUSED TECHNOLOGY	142126	1	10-54-610	.00	4,554.40	4,554.40	PD-PREQ882: PROJECTOR SCREEN
	Total 61726029:							.00		4,554.40	
06/26	06/17/2026	61726030	15561	GEOTECHNICAL & ENVIRONMENTAL SVCS	71540	1	45-40-737	.00	5,192.50	5,192.50	PW:LVT/HFN MAY26
	Total 61726030:							.00		5,192.50	
06/26	06/17/2026	61726031	15505	GINA R SANDOVAL	MAY 2026	1	17-80-310	.00	172.00	172.00	Rec Prog- Spin Instructor
	Total 61726031:							.00		172.00	
06/26	06/17/2026	61726032	2245	GRAINGER INC	9930292025	1	10-63-610	.00	99.96	99.96	VM:CLAMP
	Total 61726032:							.00		99.96	
06/26	06/17/2026	61726033	2452	HIGH DESERT SUPPLY	IN00232717	1	10-66-250	.00	541.99	541.99	VM:FILTERS
06/26	06/17/2026	61726033	2452	HIGH DESERT SUPPLY	IN00232718	1	10-66-250	.00	153.86	153.86	VM:FLOOR MATS

M = Manual Check, V = Void Check

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06/26	06/17/2026	61726033	2452	HIGH DESERT SUPPLY	IN00232840	1	10-66-250	.00	200.53	200.53	VM:FILTERS
Total 61726033:								.00		896.38	
06/26	06/17/2026	61726034	14966	HORROCKS LLC	3130000050	1	45-40-837	.00	1,444.00	1,444.00	PW:LANDFILL MAY26
Total 61726034:								.00		1,444.00	
06/26	06/17/2026	61726035	2500	HUGHES OIL	35481	1	10-66-255	.00	1,655.00	1,655.00	SANI:FUEL
Total 61726035:								.00		1,655.00	
06/26	06/17/2026	61726036	14590	IAN MCOMIE	TRAVEL RE	1	10-54-230	.00	40.00	40.00	PD: NRA LAW enforcement handgun gas
06/26	06/17/2026	61726036	14590	IAN MCOMIE	TRAVEL RE	2	10-54-230	.00	215.00	215.00	PD: NRA LAW enforcement handgun meals
Total 61726036:								.00		255.00	
06/26	06/17/2026	61726037	18382	JJ PRINTING SERVICES	000257	1	52-40-610	.00	418.00	418.00	SANI:SHIRTS
Total 61726037:								.00		418.00	
06/26	06/17/2026	61726038	18601	KEVIN PARRISH	061726	1	10-41-290	.00	50.00	50.00	MYR CNCL: PHONE STIPEND 26 june
Total 61726038:								.00		50.00	
06/26	06/17/2026	61726039	10984	KOKOPELLI LANDSCAPING	170301	1	26-85-710	.00	27,500.00	27,500.00	Rec: 60x50 & 50x40 shade structure installed for outside pool
06/26	06/17/2026	61726039	10984	KOKOPELLI LANDSCAPING	170302	1	26-85-710	.00	7,000.00	7,000.00	Rec cntr- additional concrete installed at rec center pool
06/26	06/17/2026	61726039	10984	KOKOPELLI LANDSCAPING	170463	1	52-40-740	.00	58,000.00	58,000.00	SANI:CMU WALL
06/26	06/17/2026	61726039	10984	KOKOPELLI LANDSCAPING	170465	1	52-40-740	.00	40,000.00	40,000.00	SANI:CMU WALL
Total 61726039:								.00		132,500.00	
06/26	06/17/2026	61726040	8349	L & M WELDING LLC	128376	1	13-40-625	.00	4,950.00	4,950.00	CRT:COAT LADDER
Total 61726040:								.00		4,950.00	
06/26	06/17/2026	61726041	10906	LACAL EQUIPMENT INC	0450986-IN	1	10-66-250	.00	746.00	746.00	VM:HOSE

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	Total 61726041:							.00		746.00	
06/26	06/17/2026	61726042	15053	LAMPPOST ELECTRIC LLC	2026 00819	1	26-85-710	.00	7,235.00	7,235.00	Rec Cntr- install power pipe from existing panel to outlets along the block wall for 6-120v outlets and
	Total 61726042:							.00		7,235.00	
06/26	06/17/2026	61726043	13737	LANGUAGE LINE SERVICES	11935445	1	10-54-310	.00	146.86	146.86	Translation services
	Total 61726043:							.00		146.86	
06/26	06/17/2026	61726044	18043	LARRY GASBARRINI	CR260186	1	16-71-230	.00	25.00	25.00	Snr Svcs: Renew Food Handlers Reimbursement
	Total 61726044:							.00		25.00	
06/26	06/17/2026	61726045	15174	LAS VEGAS TACTICAL	74745-2	1	10-54-610	.00	1,439.84	1,439.84	PD-ADMIN: CADET UNIFORMS
06/26	06/17/2026	61726045	15174	LAS VEGAS TACTICAL	74746-2	1	23-85-610	.00	1,223.88	1,223.88	PD-ADMIN: DUTY GEAR NEW HIRES
	Total 61726045:							.00		2,663.72	
06/26	06/17/2026	61726046	18094	LC ACTION POLICE SUPPLY LTD	488738	1	10-54-260	.00	2,300.00	2,300.00	12 GA Super Sock Bean Bag Big Impact 400 Rounds
	Total 61726046:							.00		2,300.00	
06/26	06/17/2026	61726047	9733	LEXISNEXIS RISK DATA MANAGEMENT	1100316640	1	15-70-340	.00	113.43	113.43	Court: 1 USER 26 May
	Total 61726047:							.00		113.43	
06/26	06/17/2026	61726048	9516	LIFE-ASSIST INC.	2133459	1	10-57-615	.00	374.44	374.44	FD-Nitro-Bid Ointmenn. Nereponephrine Bitartrate
06/26	06/17/2026	61726048	9516	LIFE-ASSIST INC.	2133697	1	10-57-615	.00	1,829.12	1,829.12	FD-ABD Pad, Sponges in tray, Mini ACE Extrication Collarpatient Restraints, COMBICARRiER
06/26	06/17/2026	61726048	9516	LIFE-ASSIST INC.	2136244	1	10-57-615	.00	696.10	696.10	FD-Epinephrine, Exam Gloves
	Total 61726048:							.00		2,899.66	
06/26	06/17/2026	61726049	11767	LINDY HULET	TRAVEL RE	1	15-60-330	.00	318.94	318.94	Court: TAC Training Hotel
06/26	06/17/2026	61726049	11767	LINDY HULET	TRAVEL RE	2	15-60-330	.00	109.00	109.00	Court: TAC Training meals
	Total 61726049:							.00		427.94	

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06/26	06/17/2026	61726050	16206	MARTINE GREEN	TRAVEL RE	1	10-43-230	.00	166.11	166.11	CM: LVGEA Hotel
06/26	06/17/2026	61726050	16206	MARTINE GREEN	TRAVEL RE	2	10-43-230	.00	117.45	117.45	CM: LVGEA Mileage
06/26	06/17/2026	61726050	16206	MARTINE GREEN	TRAVEL RE	3	10-43-230	.00	46.00	46.00	CM: LVGEA Meals
Total 61726050:								.00		329.56	
06/26	06/17/2026	61726051	3319	MCINTOSH COMMUNICATIONS INC	251405	1	10-47-310	.00	190.00	190.00	IT: FCC License Rnwl
Total 61726051:								.00		190.00	
06/26	06/17/2026	61726052	17208	MES SERVICE COMPANY	IN2519261	1	10-57-250	.00	434.00	434.00	FD-Turnout Set
06/26	06/17/2026	61726052	17208	MES SERVICE COMPANY	IN2519262	1	10-57-250	.00	1,244.00	1,244.00	FD-Leather Structrual Fire Gloves
Total 61726052:								.00		1,678.00	
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	1	10-43-230	.00	40.00	40.00	City Mngr -June- Lunch 2026 (1)
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	2	10-41-230	.00	160.00	160.00	Myr Cncl - June - Lunch 2026 (4)
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	3	10-44-230	.00	40.00	40.00	Clerk - June - Lunch 2026 (1)
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	4	10-60-230	.00	40.00	40.00	PW - June - Lunch 2026 (1)
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	5	16-71-230	.00	40.00	40.00	Snr Ctr-June - Lunch 2026 (1)
06/26	06/17/2026	61726053	3344	MESQUITE CHAMBER OF COMMERCE	E11686	6	10-81-230	.00	40.00	40.00	Athl & LS - June - Lunch 2026 - (1)
Total 61726053:								.00		360.00	
06/26	06/17/2026	61726054	11650	MESQUITE FORD	106768	1	10-66-250	.00	91.34	91.34	VM:BRAKE PAD
06/26	06/17/2026	61726054	11650	MESQUITE FORD	323278	1	10-66-250	.00	4,089.94	4,089.94	VM:CONVERTER
06/26	06/17/2026	61726054	11650	MESQUITE FORD	323855	1	10-66-250	.00	72.60	72.60	VM:ENG DIAGNOSIS
Total 61726054:								.00		4,253.88	
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435246	1	10-63-610	.00	15.98	15.98	FM:DRILL BITS
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435562	1	10-63-610	.00	70.97	70.97	REC:FLOOR DRAIN
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435571	1	10-65-610	.00	139.96	139.96	STR:RAKE
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435579	1	10-63-610	.00	16.99	16.99	FS2:PICTURE HANG KIT
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435668	1	10-63-610	.00	45.57	45.57	MC:CORNER BRACES
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435694	1	10-76-610	.00	72.97	72.97	Rec parks- padlock resets
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435711	1	10-63-250	.00	83.88	83.88	CRT:AIR FILTER
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435770	1	10-63-610	.00	33.16	33.16	FS2:DRILL BIT
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435787	1	10-76-610	.00	30.56	30.56	Rec/parks- bushing 2x1.5" sxs, bushing 4x2", elbow 90

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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	
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435790	1	10-81-250	.00	13.98	13.98	Rec cntr- tubing vnyl
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435876	1	10-63-610	.00	28.92	28.92	CORR:CABLE TIES
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435893	1	10-76-610	.00	11.98	11.98	Rec/parks- nipple sch80, ca[sch40
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435949	1	10-76-610	.00	11.97	11.97	Rec/parks- adaptr sch40 pvc
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	435988	1	52-40-610	.00	112.95	112.95	SANI:SPRAYER
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436024	1	10-57-610	.00	35.57	35.57	FD-Catalyst Penetrt, Boiled Lineseed Oil
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436031	1	10-76-610	.00	39.12	39.12	Rec/parks- repair coupling, couple 3/4 sxs, adaptr
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436114	1	45-57-740	.00	700.00	700.00	FD-GRILL/SMOKER - STATION 2
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436116	1	10-76-610	.00	54.98	54.98	Rec/parks- blade, blade sawzl
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436120	1	10-65-610	.00	14.99	14.99	STR:PIPE WRAP
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436134	1	10-76-610	.00	5.63	5.63	Rec/parks- mid west fastener, strap emt
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436140	1	10-70-610	.00	209.99	209.99	PD-AC: LADDER
06/26	06/17/2026	61726055	3500	MESQUITE LUMBER ACE HARDWARE	436148	1	10-70-610	.00	109.98	109.98	PD-AC: THERMOMETER
Total 61726055:								.00		1,860.10	
06/26	06/17/2026	61726056	3457	MESQUITE VETERINARY CLINIC	219158	1	10-70-310	.00	269.63	269.63	PD-AC: ADOPTION APPTS
06/26	06/17/2026	61726056	3457	MESQUITE VETERINARY CLINIC	219159	1	10-70-310	.00	2,879.19	2,879.19	PD-AC: SUPPLIES
06/26	06/17/2026	61726056	3457	MESQUITE VETERINARY CLINIC	219160	1	10-70-310	.00	836.99	836.99	PD-AC: FERALS
Total 61726056:								.00		3,985.81	
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021802-IN	1	10-81-250	.00	470.43	470.43	Rec cntr- mop handl, glass cleaner, steel cleanr, air freshner
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021803-IN	1	10-65-610	.00	128.73	128.73	STR:SHOVEL
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021821-IN	1	10-81-250	.00	1,231.99	1,231.99	Rec cntr- janitorial supplies
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021866-IN	1	16-71-610	.00	416.41	416.41	snr center supplies
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021878-IN	1	10-63-610	.00	232.38	232.38	CH:JANITORIAL
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021879-IN	1	10-81-250	.00	56.47	56.47	Rec cntr- glass cleaner
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021880-IN	1	16-71-610	.00	131.63	131.63	snr center supplies
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021881-IN	1	10-55-610	.00	71.57	71.57	PD-CORR: INMATE SUPPLIES
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021882-IN	1	10-55-610	.00	785.27	785.27	PD-CORR: INMATE SUPPLIES
06/26	06/17/2026	61726057	3580	MORCON INDUSTRIAL NEVADA	0021891-IN	1	52-40-610	.00	147.57	147.57	SANI:JANITORIAL
Total 61726057:								.00		3,672.45	
06/26	06/17/2026	61726058	14416	MOTOROLA SOLUTIONS	8230571627	1	10-47-310	.00	626.40	626.40	IT: flex License and permit 06/27/26 to 06/26/27
Total 61726058:								.00		626.40	

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06/26	06/17/2026	61726059	15578	NATIONAL ASSSOCIATION OF FIELD TRAINING	5324	1	23-85-230	.00	375.00	375.00	PD-MORECOPS: STUVE FTO TRAINING
Total 61726059:								.00		375.00	
06/26	06/17/2026	61726060	17902	NATIONAL MEDICAL SERVICES, INC	1313490	1	10-54-310	.00	471.00	471.00	PD: LABS
Total 61726060:								.00		471.00	
06/26	06/17/2026	61726061	11404	OLIVER PACKAGING & EQUIPMENT	279746	1	16-71-485	.00	5,809.60	5,809.60	SNR CNTR:HOME BOUND FOOD TRAYS
06/26	06/17/2026	61726061	11404	OLIVER PACKAGING & EQUIPMENT	279782	1	16-71-485	.00	786.56	786.56	SNR CNTR:Film roll-HB trays
06/26	06/17/2026	61726061	11404	OLIVER PACKAGING & EQUIPMENT	279783	1	16-71-485	.00	176.05	176.05	Snr Svcs- HB Bags-Tape roll
Total 61726061:								.00		6,772.21	
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	250184	1	25-85-780	.00	116,090.71	116,090.71	FS2:POWER INSTALL
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	1	10-54-281	.00	5,362.06	5,362.06	PD-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	2	10-55-281	.00	3,234.05	3,234.05	PD/Corr-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	3	10-57-281	.00	4,284.83	4,284.83	FD-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	4	10-49-281	.00	4,166.04	4,166.04	Non Dept-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	5	10-63-281	.00	97.45	97.45	PW/FM-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	6	10-65-281	.00	631.04	631.04	PW/Str-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	7	10-66-281	.00	516.06	516.06	PW/VM-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	8	10-70-281	.00	1,177.08	1,177.08	PD/AC-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	9	10-76-281	.00	6,825.37	6,825.37	Rec/Parks-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	10	10-81-281	.00	15,732.56	15,732.56	Rec Cntr-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	11	10-82-281	.00	202.85	202.85	Museum-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	12	10-83-281	.00	257.61	257.61	WC-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	13	12-87-281	.00	1,761.98	1,761.98	Air-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	14	16-71-281	.00	2,310.75	2,310.75	Snr Svcs-Electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	15	52-40-280	.00	32,548.47	32,548.47	PW/Sani-electric
06/26	06/17/2026	61726062	4200	OVERTON POWER DISTRICT NO. 5	8565	16	10-65-280	.00	12,324.63	12,324.63	Street Lights-Electric
Total 61726062:								.00		207,523.54	
06/26	06/17/2026	61726063	15836	PARKLAND USA CORPORATION	IN-234249-2	1	10-66-255	.00	30,499.76	30,499.76	VM:FUEL
Total 61726063:								.00		30,499.76	
06/26	06/17/2026	61726064	17858	PAUL WANLASS	061726	1	10-41-290	.00	50.00	50.00	Myr Cncl-Cell Phone Allowance 26 june

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Total 61726064:								.00		50.00	
06/26	06/17/2026	61726065	15094	PRECISION POWER INC	59073	1	10-63-310	.00	294.00	294.00	FS1:GEN MAY26
06/26	06/17/2026	61726065	15094	PRECISION POWER INC	59074	1	10-63-310	.00	294.00	294.00	CORR:GEN MAY26
06/26	06/17/2026	61726065	15094	PRECISION POWER INC	59075	1	10-63-310	.00	294.00	294.00	CH:GEN MAY26
Total 61726065:								.00		882.00	
06/26	06/17/2026	61726066	13670	REDWOOD TOXICOLOGY LABORATORY	11388020265	1	10-48-310	.00	18.26	18.26	HR: Drug Test
06/26	06/17/2026	61726066	13670	REDWOOD TOXICOLOGY LABORATORY	876745	1	15-40-320	.00	1,352.90	1,352.90	Court: Drug Testing Supplies
Total 61726066:								.00		1,371.16	
06/26	06/17/2026	61726067	18718	RENNER SPORTS SURFACES	10941	1	20-76-725	.00	20,325.00	20,325.00	REC CNTR: SUPPLY AND INSTALL DOUGLAS DARK GREEN POLY-PRO WINDSCREEN PANEL
Total 61726067:								.00		20,325.00	
06/26	06/17/2026	61726068	14002	RYAN HUGHES	TRAVEL RE	1	10-54-230	.00	154.75	154.75	PD: Police k-9 training gas
06/26	06/17/2026	61726068	14002	RYAN HUGHES	TRAVEL RE	2	10-54-230	.00	86.00	86.00	PD: Police k-9 training meals
Total 61726068:								.00		240.75	
06/26	06/17/2026	61726069	15430	SATELLITE TRACKING OF PEOPLE	STPINV0013	1	15-40-350	.00	85.50	85.50	Court- BluTag Active & Insurance May
Total 61726069:								.00		85.50	
06/26	06/17/2026	61726070	13011	SGS NORTH AMERICA INC	LV342353	1	52-40-310	.00	453.00	453.00	SANI:LABS
06/26	06/17/2026	61726070	13011	SGS NORTH AMERICA INC	LV342368	1	52-40-310	.00	453.00	453.00	SANI:LABS
06/26	06/17/2026	61726070	13011	SGS NORTH AMERICA INC	LV342659	1	52-40-310	.00	453.00	453.00	SANI:LABS
06/26	06/17/2026	61726070	13011	SGS NORTH AMERICA INC	LV342882	1	52-40-310	.00	265.00	265.00	SANI:LABS
06/26	06/17/2026	61726070	13011	SGS NORTH AMERICA INC	LV342885	1	52-40-310	.00	453.00	453.00	SANI:LABS
Total 61726070:								.00		2,077.00	
06/26	06/17/2026	61726071	18673	SHAW LUNDQUIST ASSOCIATES INC	053126	1	25-85-780	.00	695,633.41	695,633.41	FS2:CONST REQ12
06/26	06/17/2026	61726071	18673	SHAW LUNDQUIST ASSOCIATES INC	053126RT	1	25-21330	.00	34,781.67-	34,781.67-	FS2:CONST RET12

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	Total 61726071:							.00		660,851.74	
06/26	06/17/2026	61726072	12196	SHERWIN WILLIAMS STORE 8541	1592017499	1	10-63-610	.00	69.80	69.80	REC:BRUSHES
	Total 61726072:							.00		69.80	
06/26	06/17/2026	61726073	18349	SILVER STATE BARRICADE & SIGN	103110	1	10-65-610	.00	868.62	868.62	STR:ANCHOR
06/26	06/17/2026	61726073	18349	SILVER STATE BARRICADE & SIGN	107848	1	10-65-610	.00	574.20	574.20	STR:SIGNS
06/26	06/17/2026	61726073	18349	SILVER STATE BARRICADE & SIGN	116491	1	10-65-610	.00	266.76	266.76	STR:STEEL STRAPS
	Total 61726073:							.00		1,709.58	
06/26	06/17/2026	61726074	10743	SKM ENGINEERING LLC	33156	1	52-40-620	.00	2,708.23	2,708.23	SANI:MAINT APR26
	Total 61726074:							.00		2,708.23	
06/26	06/17/2026	61726075	16666	SMALLGUY	4369	1	10-55-620	.00	500.00	500.00	PD-CORR: INMATE DR. VISITS
	Total 61726075:							.00		500.00	
06/26	06/17/2026	61726076	16250	SOUTHWEST GAS	ACCT 91000	1	10-57-285	.00	82.45	82.45	FD- Natural Gas Station 3
	Total 61726076:							.00		82.45	
06/26	06/17/2026	61726077	18566	SOUTHWEST GAS	ACCT 91000	1	10-57-285	.00	90.44	90.44	FD-Station 1 Natural Gas
	Total 61726077:							.00		90.44	
06/26	06/17/2026	61726078	13068	SOUTHWEST PLUMBING SUPPLY	S5196502.00	1	10-63-610	.00	6.75	6.75	FS2:NIPPLE
06/26	06/17/2026	61726078	13068	SOUTHWEST PLUMBING SUPPLY	S5197420.00	1	10-63-250	.00	127.00	127.00	FM:FILTERS
	Total 61726078:							.00		133.75	
06/26	06/17/2026	61726079	10591	SPRINKLER SUPPLY COMPANY	XG3588	1	10-76-610	.00	1,919.36	1,919.36	Rec/Parks- red/yellow wire nut, 2" ICV commerical valve, 2" pep electric valve, 1-24 4" adjustable rot
	Total 61726079:							.00		1,919.36	
06/26	06/17/2026	61726080	8989	STAPLES ADVANTAGE	6056661198	1	10-56-610	.00	18.17	18.17	PD: SHARPIES

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	Total 61726080:							.00		18.17	
06/26	06/17/2026	61726081	14680	STAR NURSERY INC	00121985	1	10-76-610	.00	19.50	19.50	Rec/Parks- rainbird electirc valve
06/26	06/17/2026	61726081	14680	STAR NURSERY INC	11003000214	1	10-76-610	.00	80.99	80.99	Rec/Parks- 1 1/2 electric valve
	Total 61726081:							.00		100.49	
06/26	06/17/2026	61726082	15611	STERICYCLE, INC	8014355196	1	10-70-610	.00	148.87	148.87	PD-AC: SHRED IT
	Total 61726082:							.00		148.87	
06/26	06/17/2026	61726083	18061	SUNGMAN "SIMON" KIM	061726	1	10-61-290	.00	50.00	50.00	Dev Svcs - Cell Phone Allowance for 26 June
	Total 61726083:							.00		50.00	
06/26	06/17/2026	61726084	5224	SUNRISE ENVIRONMENTAL	160999	1	10-70-610	.00	1,051.09	1,051.09	PD-AC: BRITE WASH, PAPER TOWELS, TRASH BAGS
06/26	06/17/2026	61726084	5224	SUNRISE ENVIRONMENTAL	161002	1	10-70-610	.00	899.91	899.91	PD-AC: WHITE GALLONS, GLOVES LATEX XL, LG.
	Total 61726084:							.00		1,951.00	
06/26	06/17/2026	61726085	9988	SYN-TECH SYSTEMS INC	334796	1	12-87-260	.00	1,775.00	1,775.00	AIR:CC MAINT
	Total 61726085:							.00		1,775.00	
06/26	06/17/2026	61726086	13211	SYSCO LAS VEGAS, INC	517614628	1	16-71-480	.00	195.80-	195.80-	Snr Svcs- Supplies-Food - CREDIT
06/26	06/17/2026	61726086	13211	SYSCO LAS VEGAS, INC	517630670	1	16-71-480	.00	3,867.48	3,867.48	Snr Svcs- Supplies-Food
06/26	06/17/2026	61726086	13211	SYSCO LAS VEGAS, INC	517630671	1	16-71-485	.00	452.23	452.23	Snr Svcs-Commodity Supplies
06/26	06/17/2026	61726086	13211	SYSCO LAS VEGAS, INC	OBCL517591	1	16-71-480	.00	592.11-	592.11-	Snr Svcs- Supplies-Food - CREDIT
	Total 61726086:							.00		3,531.80	
06/26	06/17/2026	61726087	14264	TAYLOR BUNDY	TRAVEL RE	1	10-54-230	.00	56.00	56.00	PD: Supervisor Liability for Law gas
06/26	06/17/2026	61726087	14264	TAYLOR BUNDY	TRAVEL RE	2	10-54-230	.00	114.00	114.00	PD: Supervisor Liability for Law meals
	Total 61726087:							.00		170.00	
06/26	06/17/2026	61726088	5290	THATCHER COMPANY OF NV	2026400102	1	10-81-610	.00	3,682.55	3,682.55	Rec Cntr- tchlor
06/26	06/17/2026	61726088	5290	THATCHER COMPANY OF NV	2026400102	1	52-40-480	.00	7,547.30	7,547.30	SANI:TCHLOR

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	Total 61726088:							.00		11,229.85	
06/26	06/17/2026	61726089	19016	TIA GUARDADO	MPD2026	1	10-54-610	.00	475.00	475.00	PD-ADMIN: POLICE BANQUET PHOTOGRAPHY
	Total 61726089:							.00		475.00	
06/26	06/17/2026	61726090	15287	TINK'S SUPERIOR AUTO PARTS	330987	1	10-66-250	.00	139.99	139.99	VM:GUARD KIT
06/26	06/17/2026	61726090	15287	TINK'S SUPERIOR AUTO PARTS	331565	1	10-66-250	.00	209.38	209.38	VM:BATTERY
06/26	06/17/2026	61726090	15287	TINK'S SUPERIOR AUTO PARTS	332024	1	10-66-250	.00	112.28	112.28	VM:HYDRO FLUID
	Total 61726090:							.00		461.65	
06/26	06/17/2026	61726091	3499	TRADE WEST CONSTRUCTION	060526	1	45-40-809	.00	71,036.00	71,036.00	PW:STRM DRN REQ15 FINAL
06/26	06/17/2026	61726091	3499	TRADE WEST CONSTRUCTION	060526RTFI	1	45-21330	.00	100,000.00	100,000.00	PW:STRM DRN PAY FINAL
	Total 61726091:							.00		171,036.00	
06/26	06/17/2026	61726092	8035	TREVIPAY - WALMART	0FB4B239	1	10-55-610	.00	95.76	95.76	PD-CORR: INMATE SUPPLIES
06/26	06/17/2026	61726092	8035	TREVIPAY - WALMART	2E446520	1	45-57-740	.00	137.15	137.15	FD- STORAGE CONTAINERS EMS ROOM STATION 2
06/26	06/17/2026	61726092	8035	TREVIPAY - WALMART	7F287CEF	1	10-55-610	.00	174.95	174.95	PD-CORR: CARWASH SUPPLIES FOR INMATES
06/26	06/17/2026	61726092	8035	TREVIPAY - WALMART	CAA33933	1	17-80-610	.00	84.65	84.65	Rec prog- goggles, youth goggles, latch boxes
	Total 61726092:							.00		492.51	
06/26	06/17/2026	61726093	13197	TRI-TECH FORENSICS	01349233	1	10-54-610	.00	1,495.78	1,495.78	PD-CRIME SCENE LASER RECONSTRUCTION KIT, MARKERS BLANK, SCALES, BULLET HOLE
	Total 61726093:							.00		1,495.78	
06/26	06/17/2026	61726094	15347	ULINE INC	207976206	1	10-63-610	.00	284.76	284.76	STR:BROOM
06/26	06/17/2026	61726094	15347	ULINE INC	208560332	1	10-55-610	.00	913.90	913.90	PD-PREQ881: MEDICINE CABINET
	Total 61726094:							.00		1,198.66	
06/26	06/17/2026	61726095	5616	UNITED PARCEL SERVICE	00009E1629	1	10-49-240	.00	23.54	23.54	Shared Svcs-Service Charge
06/26	06/17/2026	61726095	5616	UNITED PARCEL SERVICE	00009E1629	1	10-54-240	.00	33.51	33.51	PD/Admin: Charges
06/26	06/17/2026	61726095	5616	UNITED PARCEL SERVICE	00009E1629	2	10-57-240	.00	24.35	24.35	FD: Shipping Charges
06/26	06/17/2026	61726095	5616	UNITED PARCEL SERVICE	00009E1629	3	10-54-240	.00	44.76	44.76	PD/Admin-Adjustments and Corrections
06/26	06/17/2026	61726095	5616	UNITED PARCEL SERVICE	00009E1629	4	10-49-240	.00	23.50	23.50	Shared Svcs-Service Charge

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
Total 61726095:								.00		149.66	
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	4804131	1	10-55-620	.00	1,231.98	1,231.98	PD-CORR: INMATE MEALS
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5011823	1	16-71-480	.00	2,028.82	2,028.82	snr center food
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5011824	1	16-71-485	.00	547.72	547.72	snr center commodities
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5216333	1	16-71-480	.00	3,024.17	3,024.17	snr center food
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5216334	1	16-71-485	.00	146.35	146.35	snr center commodity
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5958257	1	16-71-480	.00	308.78-	308.78-	snr center food
06/26	06/17/2026	61726096	8770	US. FOODSERVICE - L.V. DIV.	5958291	1	10-55-620	.00	159.58-	159.58-	PD-CORR: CREDIT FOR INMATE MEALS
Total 61726096:								.00		6,510.68	
06/26	06/17/2026	61726097	15895	VALLEY COLLECTION SERVICE, LLC	7212	1	15-70-340	.00	100.00	100.00	Court: CONTINGENCY - MISDEMEANOR 26 May
06/26	06/17/2026	61726097	15895	VALLEY COLLECTION SERVICE, LLC	7212	2	15-70-340	.00	188.00	188.00	Court: CONTINGENCY CIVIL 26 May
Total 61726097:								.00		288.00	
06/26	06/17/2026	61726098	14455	VERNA CARNESECCA	260530002	1	10-54-310	.00	100.00	100.00	PD- BLOOD DRAW 260530002
Total 61726098:								.00		100.00	
06/26	06/17/2026	61726099	12230	VIEW ON MESQUITE MAGAZINE	1016	1	10-14000	.00	1,400.00	1,400.00	City Mngr- full page ad Jul-Aug 2026 (Econ Dev - Mrktg)
Total 61726099:								.00		1,400.00	
06/26	06/17/2026	61726100	5900	VIRGIN VALLEY DISPOSAL	48390082	1	52-40-310	.00	3,631.27	3,631.27	SANI:SOLIDS MAY26
06/26	06/17/2026	61726100	5900	VIRGIN VALLEY DISPOSAL	48390083	1	10-73-310	.00	4,818.99	4,818.99	PW:WASTE MAY26
Total 61726100:								.00		8,450.26	
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	42983	1	10-70-400	.00	100.55	100.55	PD-AC: RAID K3 # 6
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43025	1	10-70-400	.00	100.55	100.55	PD-AC: RAID K3 # 4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43026	1	10-70-400	.00	85.85	85.85	PD-AC: RAID K-14 #7
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43027	1	10-70-400	.00	100.55	100.55	PD-AC: RAID K3 # 5
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43047	1	10-70-400	.00	82.46	82.46	PD-AC: RAID K1 # 1
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43064	1	10-70-400	.00	45.00	45.00	PD-AC RAID K1 #4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43078	1	10-70-400	.00	231.86	231.86	PD-AC: SPARKY
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43211	1	10-70-400	.00	71.96	71.96	PD-AC RAID SPARKY

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43215	1	10-70-400	.00	109.60	109.60	PD-AC RAID K5 # 5
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43216	1	10-70-400	.00	100.55	100.55	PD-AC RAID K3 #7
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43217	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 #6
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43218	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 # 7
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43221	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 #8
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43226	1	10-70-400	.00	76.70	76.70	PD-AC RAID K14 #4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43227	1	10-70-400	.00	280.62	280.62	PD-AC RAID DOG ATTACK
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43236	1	10-70-610	.00	20.49	20.49	PD-AC: RAID 2026 MAS
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43265	1	10-70-400	.00	88.55	88.55	PD-AC RAID K5 #4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43266	1	10-70-400	.00	91.05	91.05	PD-AC RAID K5 #3
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43269	1	10-70-400	.00	82.46	82.46	PD-AC RAID K10 #1
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43272	1	10-70-400	.00	91.05	91.05	PD-AC RAID K5 #1
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43275	1	10-70-400	.00	109.60	109.60	PD-AC RAID K4 #2
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43277	1	10-70-400	.00	109.60	109.60	PD-AC RAID K4 #5
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43278	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 #3
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43279	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 #4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43281	1	10-70-400	.00	85.85	85.85	PD-AC RAID K14#11
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43285	1	10-70-400	.00	76.70	76.70	PD-AC RAID K14 #3
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43290	1	10-70-400	.00	76.70	76.70	PD-AC RAID K14 # 2
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43294	1	10-70-400	.00	76.70	76.70	PD-AC RAID K14#5
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43297	1	10-70-400	.00	45.00	45.00	PD-AC RAID K1 #5
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43298	1	10-70-400	.00	76.70	76.70	PD-AC RAID K14 #6
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43300	1	10-70-400	.00	88.78	88.78	PD-AC RAID K1 #6
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43302	1	10-70-400	.00	107.10	107.10	PD-AC RAID K4 #9
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43304	1	10-70-400	.00	73.85	73.85	PD-AC RAID K5 #2
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43467	1	10-70-400	.00	248.58	248.58	PD-AC RAID K10 # 4 AND K 7 #8
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43596	1	10-70-400	.00	82.46	82.46	PD-AC RAID K4 #1
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43709	1	10-70-400	.00	100.55	100.55	PD-AC RAID K6 # 8
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43720	1	10-70-400	.00	100.55	100.55	PD-AC RAID K6 # 1
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43721	1	10-70-400	.00	57.00	57.00	PD-AC RAID K6 #9
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43727	1	10-70-400	.00	88.55	88.55	PD-AC RAID K6 #2
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43728	1	10-70-400	.00	100.55	100.55	PD-AC RAID K6 #3
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43729	1	10-70-400	.00	100.55	100.55	PD-AC RAID K6 #4
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43755	1	10-70-400	.00	95.55	95.55	PD-AC RAID K6 # 6
06/26	06/17/2026	61726101	8748	VIRGIN VALLEY VETERINARY HOSP.	43756	1	10-70-400	.00	100.55	100.55	PD-AC: RAID K6#7
Total 61726101:								.00		4,296.82	
06/26	06/17/2026	61726102	15678	VOLTA SYSTEMS GROUP LLC	12469	1	10-54-610	.00	4,846.50	4,846.50	PR-PREQ853: PARTS & LABOR

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 61726102:							.00		4,846.50	
06/26	06/17/2026	61726103	14218	WARREN B HARDY II	2606	1	10-41-310	.00	2,000.00	2,000.00	Myr Cncl- Prof. Gov. Affairs Consultation -JUNE 2026
	Total 61726103:							.00		2,000.00	
06/26	06/17/2026	61726104	14712	WESTERN ENVIRONMENTAL TESTING	26050365	1	52-40-310	.00	105.84	105.84	SANI:LABS
06/26	06/17/2026	61726104	14712	WESTERN ENVIRONMENTAL TESTING	26050626	1	52-40-310	.00	105.84	105.84	SANI:LABS
06/26	06/17/2026	61726104	14712	WESTERN ENVIRONMENTAL TESTING	26050830	1	52-40-310	.00	105.84	105.84	SANI:LABS
06/26	06/17/2026	61726104	14712	WESTERN ENVIRONMENTAL TESTING	26060033	1	52-40-310	.00	105.84	105.84	SANI:LABS
	Total 61726104:							.00		423.36	
06/26	06/17/2026	61726105	12380	ZOLL MEDICAL CORPORATION	4499593	1	10-57-615	.00	2,123.86	2,123.86	FD-Autopulse batteries/chargers
06/26	06/17/2026	61726105	12380	ZOLL MEDICAL CORPORATION	4499594	1	10-57-615	.00	1,061.93	1,061.93	FD-Autopulse battery
06/26	06/17/2026	61726105	12380	ZOLL MEDICAL CORPORATION	4501422	1	10-57-615	.00	794.13	794.13	FD-Autopulse bands
06/26	06/17/2026	61726105	12380	ZOLL MEDICAL CORPORATION	4503988	1	10-57-615	.00	1,628.43	1,628.43	FD-Lifeband 3 pack
	Total 61726105:							.00		5,608.35	
06/26	06/17/2026	61726106	13982	THE DIFEDERICO GROUP	26-020	1	43-40-100	.00	2,625.00	2,625.00	APPRAISAL FOR APN 001-17-301-054 / 750 W. Mesq Blvd
06/26	06/17/2026	61726106	13982	THE DIFEDERICO GROUP	26-020	2	44-40-100	.00	875.00	875.00	APPRAISAL FOR APN 001-17-301-054 / 750 W. Mesq Blvd
	Total 61726106:							.00		3,500.00	
06/26	06/30/2026	63026001	15170	AMAZON CAPITAL SERVICES	1TKK-13QH-	1	30-06-350	.00	43.83	43.83	snr center respite
	Total 63026001:							.00		43.83	
06/26	06/30/2026	63026002	8989	STAPLES ADVANTAGE	6063127071	1	30-06-350	.00	15.79	15.79	senior center respite
	Total 63026002:							.00		15.79	
	Grand Totals:							.00		1,521,902.71	

M = Manual Check, V = Void Check

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Clerk: _____

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

CITY OF MESQUITE
PURCHASE ORDERS REQUIRING COUNCIL APPROVAL
DATE OF COUNCIL MEETING: 7/14/2026

A. P.O's for Not Previously Budget-Approved Items...amounts exceed $10,000

Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	For Fiscal Year 2026-2027 Original Budget (Budget)	Current Budget Balance (Budget Remaining)	Remaining Budget (Over) / Under
DEHUMIDIFIER CORPORATION (PO27007)	REPLACE DEHUMIDIFIER FOR INDOOR POOL AT REC CENTER	W.CARTER	PW	13-40-625	CAP. PROJ - MAINTENANCE/REPAIRS - REPAIRS & REMODELS	$ 82,139.00	$ 355,200.00	$ 355,200.00	$ 273,061.00
						$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -
							$ -	$ -	$ -
							$ -	$ -	$ -

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

Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	For Fiscal Year 2026-2027 Original Budget	Current Budget Balance	Remaining Budget (Over) / Under
MOTOROLA SOLUTIONS (PO27001)	FLEX/CAD SOFTWARE RENEWAL	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 75,551.17	$ 855,000.00	$ 783,791.20	$ 708,240.03
GRANICUS (PO27003)	AGENDA SOFTWARE RENEWAL	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 34,496.48	$ 855,000.00	$ 708,240.03	$ 673,743.55
ESRI (PO27004)	ESRI MAPPING SOFTWARE RENEWAL	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 30,200.00	$ 855,000.00	$ 673,743.55	$ 643,543.55
SADA SYSTEMS (PO27005)	GOOGLE WORKSPACE RENEWAL	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 55,693.80	$ 855,000.00	$ 643,543.55	$ 587,849.75
HUGHES FIRE EQUIPMENT (PO27006)	REPLACING 1999 E-ONE 100' LADDER TRUCK	J.ANDRUS	FIRE	99-40-057	VEHICLE REPLACEMENT FUND - CAPITAL EXP - FIRE	$ 1,894,139.00	$ 1,894,139.00	$ 1,894,139.00	$ -
COMPUNET (PO27008)	PALO ALTA FIREWALL RENEWALS	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 43,825.00	$ 855,000.00	$ 587,849.75	$ 544,024.75
SIMPLIGOV (PO27009)	RENEWAL	W.RASMUSSEN	IT	10-47-310	GF - IT - PROFESSIONAL & TECHNICAL SERVICES	$ 25,345.00	$ 855,000.00	$ 544,024.75	$ 518,679.75
MESQUITE FORD (PO27011)	REPLACE TRUCK TOTALLED	K.BURTON	PW	52-40-740	SEWER FUND - EXP - SEWER CAPITAL OUTLAY	$ 59,500.00	$ 1,900,000.00	$ 1,900,000.00	$ 1,840,500.00
WOOLPERT (PO27012)	CONSTRUCTION MANAGEMENT SERVICE FOR AIRPORT ROAD	T.ANDERSON	PW	12-87-740	AIRPORT SPECIAL REVENUE FUND - AIRPORT - CAPITAL OUTLAY	$ 158,620.00	$ 3,360,000.00	$ 3,360,000.00	$ 3,201,380.00
WOOLPERT (PO27013)	DESIGN SERVICES FOR AIRPORT REHABILITATION PROJECT	T.ANDERSON	PW	12-87-740	AIRPORT SPECIAL REVENUE FUND - AIRPORT - CAPITAL OUTLAY	$ 216,885.00	$ 3,360,000.00	$ 3,201,380.00	$ 2,984,495.00
TAND (PO27018)	2025 MESQUITE STREETS ROADWAY	T.ANDERSON	PW	45-40-743	CAPITAL PROJECT FUND - EXP - MISC. STREETS	$ 2,541,924.00	$ 200,000.00	$ 200,000.00	$ (2,341,924.00)
LAW OFFICE OF STEPHEN DIXON (PO27020)	PUBLIC DEFENDER SERVICES	N.HEWETT	CM	10-52-480	GF - PUBLIC DEFENDER FEES	$ 78,000.00	$ 79,500.00	$ 79,500.00	$ 1,500.00
BARNEY MCKENNA & OLMSTEAD (PO27021)	INTERIM CITY ATTORNEY SERVICES	N.HEWETT	CM	10-50-310	GF - CITY ATTORNEY - PROFESSIONAL & TECHNICAL SERVICES	$ 105,000.00	$ 105,000.00	$ 105,000.00	$ -
CASELLE (PO27023)	AP, HR, SANI, PAYROLL RENEWAL	C.RUTH	FINANCE	10-46-310 83-82-310 52-40-310	GF - FIN - PROFESSIONAL & TECHNICAL SERVICES SID ADMIN FUND - ANTHEM EXP - PROFESSIONAL SERVICES SEWER FUND - EXP - PROFESSIONAL & TECHNICAL SERVICES	14,701.28 3,769.56 19,224.76	69,430.00 43,000.00 199,800.00	69,430.00 43,000.00 199,800.00	54,728.72 39,230.44 180,575.24

C. P.O's for Change Orders...amounts exceed $10,000 OR 5%

Vendor	Description	Requested By:	Department	G/L Account #	Account Description	PO's to be Approved	For Fiscal Year 2026-2027 Original Budget (Budget)	Current Budget Balance (Budget Remaining)	Remaining Budget (Over) / Under
TRADE WEST CONSTRUCTION (PO27022)	CHANGE ORDER 3&4 LEAVITT LANE AND HAFEN LANE	T.ANDERSON	PW	45-40-737	CAPITAL PROJECT FUND - EXP - LEAVITT LANE ROADWAY EXIT	$ 371,975.70	$ -	$ -	$ (371,975.70)
							$ -		$ -
									$ -
									$ -

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Public Works

Resolutions

Consideration of Approval of Resolution No. R26- 019, adopting Interlocal Contract (No 3273) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Pedestrian Access & Bus Shelter Pad Improvements

- Public Comments
- Discussion and Possible Action

PETITIONER: Travis H. Anderson **DEPARTMENT:** Public Works

RECOMMENDATION:

Approve Resolution No R26-019

Background:

The Regional Transportation Commission of Southern Nevada (RTC) is obtaining approval from all of the member agencies which include Clark County, Las Vegas, North Las Vegas, Henderson, Boulder City and City of Mesquite for Pedestrian Access & Bus Shelter Pad Improvements. The RTC requests funding to design and construct pedestrian connectivity improvements, accessibility improvements, and bus shelter pad upgrades at various locations throughout the RTC transit system. RTC Transit and Transit Amenities Departments recently conducted a system-wide audit and identified transit stops with Americans with Disabilities Act (ADA) access gaps and bus shelter needs. This project will address these needs to improve safety and accessibility for transit customers.

Fiscal Impact: None.

Budgeted Item: No

Attachments:

- ResNo_R26019.pdf
- RTC_Contract3273.pdf

RESOLUTION
R26-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT (NO 3273) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR PEDESTRIAN ACCESS & BUS SHELTER PAD IMPROVEMENTS

WHEREAS, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

WHEREAS, Nevada Revised Statutes Chapter 277.045 (2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

WHEREAS, The RTC agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC will be the lead agency for the PROJECT; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that Interlocal Contract (No 3273) between the City of Mesquite and Regional Transportation Commission is adopted.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 14th day of July 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

INTERLOCAL CONTRACT
PEDESTRIAN ACCESS AND BUS SHELTER PAD IMPROVEMENTS

THIS INTERLOCAL CONTRACT is made and entered into this 11TH day of June, 2026, by and between Clark County, a political subdivision; the City of Las Vegas, a municipal corporation; the City of North Las Vegas, a municipal corporation; the City of Henderson, a municipal corporation; the City of Boulder City, a municipal corporation; and the City of Mesquite, a municipal corporation; hereinafter referred to individually as "ENTITY" or collectively as "ENTITIES," and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The RTC and the ENTITIES are hereinafter referred to individually as "PARTY" or collectively as "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC intends to commence with the design and construction of Pedestrian Access and Bus Shelter Pad Improvements, hereinafter referred to as "PROJECT;" and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the ENTITIES agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC will be the lead agency for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION I: SCOPE OF PROJECT

This Interlocal Contract applies to design and construct pedestrian connectivity improvements and accessibility improvements and bus shelter pad upgrades at various locations throughout the RTC Transit system. The RTC Transit Planning Department recently conducted a system-wide audit and identified transit stops with Americans with Disabilities Act (ADA) access gaps. This project will address these needs to improve safety and accessibility for transit customers.. The PROJECT is further described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

SECTION II: PROJECT COSTS

The RTC agrees to provide funding for all costs associated with the PROJECT from the Regional Streets and Highways Fund as outlined below:

1. The total cost for this contract shall not exceed $150,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $50,000.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $100,000.00

3. At the time the ATP for construction is granted, the ENTITIES will make all attempts to publish the bid for this PROJECT within 90 calendar days.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 1 and 2 above.

SECTION III: GENERAL

1. It is understood and agreed that the purpose of this Interlocal Contract is to fund the PROJECT as herein above set forth. It is further understood and agreed that the RTC is responsible for the design of the PROJECT. The RTC will be responsible for the actions or inactions of its Officers and Employees.

2. The PROJECT must be completed to satisfaction of the RTC prior to the current applicable completion date of June 30, 2031. The RTC may, at any time thereafter, grant time extensions or terminate this Contract.

3. The RTC disavows any responsibility for the actions or inactions of the ENTITIES, their Officers, Employees, or agents.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Interlocal Contract 3273 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

June 11, 2026 BY: Signed by: Justin Jones 134746B11CDF44C...
RTC Chair

Attest

DocuSigned by: Marin DuBois 67F25985C7E8458...
MARIN DUBOIS
Government Affairs Supervisor

Approved as to Form

DocuSigned by: David Clyde C20A409B6D774C0...
RTC Legal Counsel

Date of Commission Action: CLARK COUNTY BOARD OF COMMISSIONERS

BY:
MICHAEL NAFT
Chair

Attest

LYNN MARIE GOYA
County Clerk

Approved as to Form

TYLER SMITH
District Attorney

Date of Council Action:

CITY OF LAS VEGAS

BY: _____

SHELLEY BERKLEY
Mayor

Attest

_____

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

_____

Deputy City Attorney

Date of Council Action:

CITY OF NORTH LAS VEGAS

BY: _____

PAMELA A. GOYNES-BROWN
Mayor

Attest

_____

JACKIE RODGERS
City Clerk

Approved as to Form

_____

ANDY MOORE
City Attorney

Date of Council Action:

CITY OF HENDERSON

BY: _____

STEPHANIE GARCIA-VAUSE, ICMA-CM, FAICP
City Manager/CEO

Approved as to Finance:

MARIA GAMBOA
Director of Finance

Attest

JOSE LUIS VALDEZ, CMC
City Clerk

Approved as to Content:

LANCE M. OLSON, P.E.
Director of Public Works

Approved as to Form

NICHOLAS G. VASKOV
City Attorney

Date of Council Action:

CITY OF BOULDER CITY

BY: _____

JOE HARDY
Mayor

Attest

_____

TAMI MCKAY
City Clerk

Approved as to Form

_____

BRITTANY LEE WALKER, ESQ.
City Attorney

Date of Council Action:

July 14, 2026

CITY OF MESQUITE

BY: _____

JESSE WHIPPLE
Mayor

Attest

_____

JULIE GOODSELL
City Clerk

Approved as to Form

_____

ADAM K. ANDERSON
City Attorney

Exhibit A

Bus Stop Accessibility Improvements

Task		Phase
1	Sidewalk	Design and Construction
2	Connector pad	Design and Construction
3	Bus shelter pad	Design and Construction

Locations identified for Bus Stop Accessibility Improvements will be coordinated with the respective agency prior to design and construction.

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Public Works

Resolutions

Consideration of Approval of Resolution No. R26-018, adopting Supplemental No 6 to the Interlocal Contract (No 1299) between Regional Transportation Commission of Southern Nevada and Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City and City of Mesquite for Trail Maintenance Volunteer Coordination FY 22-27

- Public Comments
- Discussion and Possible Action

PETITIONER: Travis H. Anderson **DEPARTMENT:** Public Works

RECOMMENDATION:

Approve Resolution No R26-018

Background:

The Regional Transportation Commission of Southern Nevada (RTC) is obtaining approval from all of the member agencies which include Clark County, Las Vegas, North Las Vegas, Henderson, Boulder City and City of Mesquite for Trail Maintenance Volunteer Coordination FY22- 27. On June 8, 2023, the Regional Transportation Commission of Southern Nevada (RTC) Board of Commissioners approved Contract No. 24-005 between the RTC and Outside Las Vegas Foundation, doing business as Get Outdoors Nevada, for Trail Maintenance Volunteer Coordination within Clark County and the Cities of Las Vegas, North Las Vegas, and Henderson. This Supplemental Interlocal Contract will allocate funds to continue this program for the period of July 1, 2026, through June 30, 2027.

Fiscal Impact: None.

Budgeted Item: Yes

Attachments:

- ResNo_R26018.pdf
- RTC_Contract1299_SuppNo6.pdf

RESOLUTION
R26-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING SUPPLEMENTAL NO 6 TO INTERLOCAL CONTRACT (NO 1299) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR TRAIL MAINTENANCE VOLUNTEER COORDINATION FY22-27

WHEREAS, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

WHEREAS, Nevada Revised Statutes Chapter 277.045 (2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

WHEREAS, The RTC agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC will be the lead agency for the PROJECT; and

WHEREAS, the RTC wishes to increase total PROJECT funding; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that Supplemental No 6 to Interlocal Contract (No 1299) between the City of Mesquite and Regional Transportation Commission is adopted.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 14th day of July 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 6
TRAIL MAINTENANCE VOLUNTEER COORDINATION
FISCAL YEARS 2022-2027

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 6 is made and entered into this 11TH day of June 2026, by and between Clark County, a political subdivision; the City of Las Vegas, a municipal corporation; the City of North Las Vegas, a municipal corporation; the City of Henderson, a municipal corporation; the City of Boulder City, a municipal corporation; and the City of Mesquite, a municipal corporation; hereinafter referred to individually as "ENTITY" or collectively as "ENTITIES," and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The RTC and the ENTITIES are hereinafter referred to individually as "PARTY" or collectively as "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract 1299 dated July 8, 2021, and supplemental interlocal contracts dated August 11, 2022, September 14, 2023, May 23, 2024, September 12, 2024, and August 14, 2025, for Trail Maintenance Volunteer Coordination, hereinafter referred to as "PROJECT;" and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the RTC agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC will be the lead agency for the PROJECT; and

WHEREAS, the RTC wishes to increase total PROJECT funding; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; Paragraphs 1 and 2 shall be revised to read as follows:

1. The total cost for this contract shall not exceed $1,082,959.84

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $0.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $1,082,959.84

The remainder of Interlocal Contract 1299 dated July 8, 2021, and supplemental interlocal contracts dated August 11, 2022, September 14, 2023, May 23, 2024, September 12, 2024, and August 14, 2025, shall remain unchanged.

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 6 is effective as of the date first set forth above:

Date of Commission Action:

June 11, 2026

REGIONAL TRANSPORTATION COMMISSION

BY: Signed by: Justin Jones 134746B11CDF44C...
RTC Chair

Attest

DocuSigned by: Marin DuBois 67F25985C7E8458...
MARIN DUBOIS
Government Affairs Supervisor

Approved as to Form

DocuSigned by: David Clyde C20A409B6D774C0...
RTC Legal Counsel

Date of Commission Action:

CLARK COUNTY BOARD OF COMMISSIONERS

BY:

MICHAEL NAFT
Chair

Attest

LYNN MARIE GOYA
County Clerk

Approved as to Form

TYLER SMITH
District Attorney

Date of Council Action:

CITY OF LAS VEGAS

BY: _____

SHELLEY BERKLEY
Mayor

Attest

_____

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

_____

Deputy City Attorney

Date of Council Action:

CITY OF NORTH LAS VEGAS

BY: _____

PAMELA A. GOYNES-BROWN
Mayor

Attest

_____

JACKIE RODGERS
City Clerk

Approved as to Form

_____

ANDY MOORE
City Attorney

Date of Council Action:

CITY OF HENDERSON

BY: _____

STEPHANIE GARCIA-VAUSE, ICMA-CM, FAICP
City Manager/CEO

Approved as to Finance:

MARIA GAMBOA
Director of Finance

Attest

JOSE LUIS VALDEZ, CMC
City Clerk

Approved as to Content:

LANCE OLSON, P.E.
Director of Public Works

Approved as to Form

NICHOLAS G. VASKOV
City Attorney

Date of Council Action:

CITY OF BOULDER CITY

BY: _____

JOE HARDY
Mayor

Attest

_____

TAMI MCKAY
City Clerk

Approved as to Form

_____

BRITTANY LEE WALKER, ESQ.
City Attorney

Date of Council Action:

July 14, 2026

CITY OF MESQUITE

BY: _____

JESSE WHIPPLE
Mayor

Attest

_____

JULIE GOODSELL
City Clerk

Approved as to Form

_____

ADAM K. ANDERSON
City Attorney

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Special Items & Presentations

Presentation from the Virgin Valley Water District

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Approve the Virgin Valley Water District Presentation

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- VVWD_City of Mesquite_2026_Update.pdf

Virgin Valley Water District
Perennial Yield Study & Water Resources

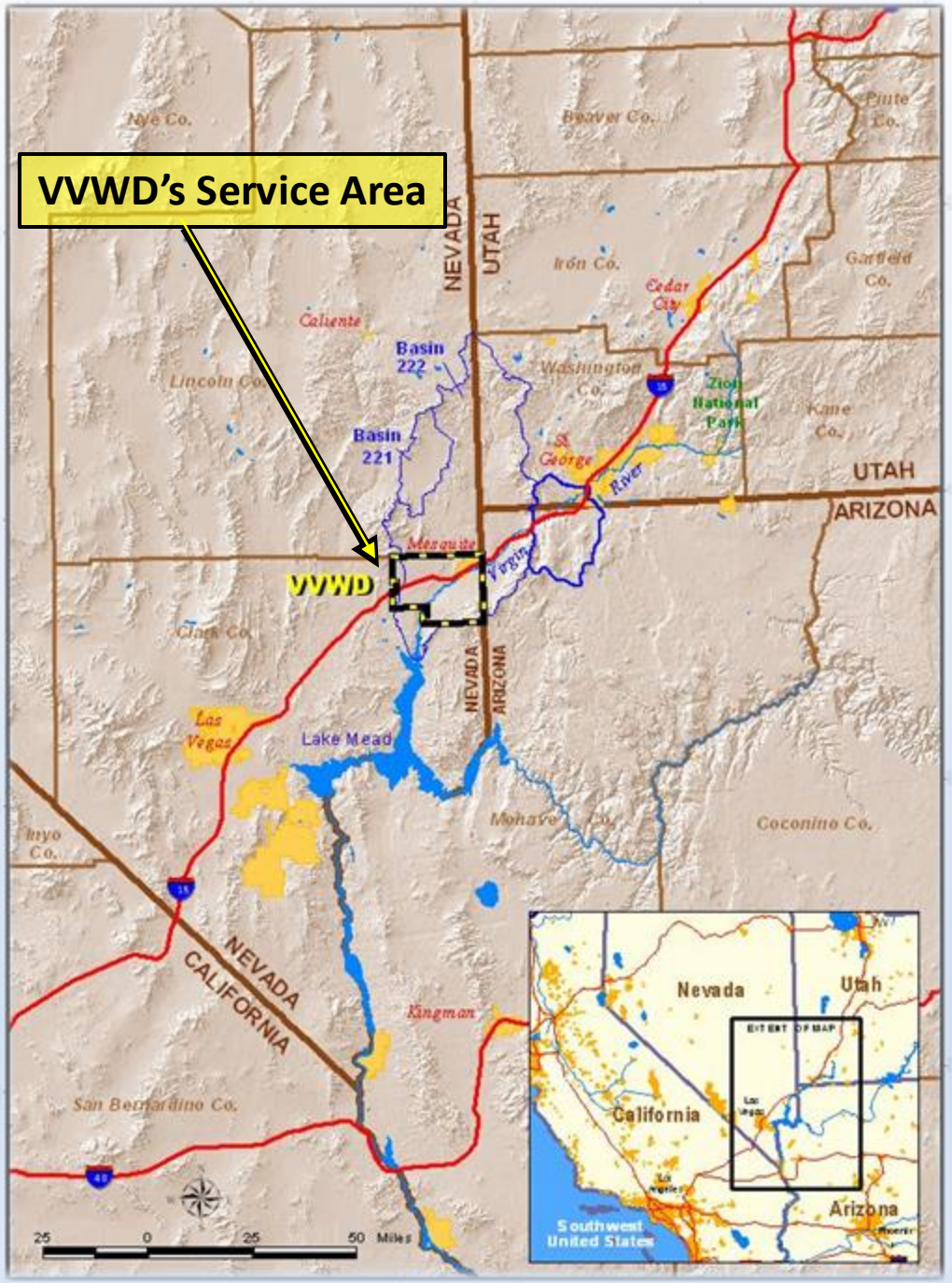
Aaron Bunker, Assistant General Manager

Presented To
City of Mesquite
July 14, 2026

Good News!

View from top of Flat Top Mesa

The Virgin Valley has **safe, reliable water today and into the future**. The District's proactive planning, strong water rights portfolio, and ongoing scientific analysis ensure that our community is well-positioned to meet current and future water demands.



Discussion

- Brief History of Drinking Water in the Virgin Valley
- VVWD Distribution System
- VVWD Water Resources
  - Ground & Surface Water
- Master Plan
- Perennial Yield Study

Brief Overview of Virgin Valley Water History

- Late 1800's, drinking water sourced directly from the Virgin River
- 1930's to 1950's springs on Virgin Mountain were developed and piped to both Bunkerville and Mesquite.

Civilian Conservation Corps (C.C.C.) 1934-1936

Spring up Cabin Canyon

Old pipeline from the mtn springs to valley

The Old Rock Reservoir below White Rock

Old Three Mile Tank – Completed in 1938

History of Virgin Valley Water Leadership & Organizations

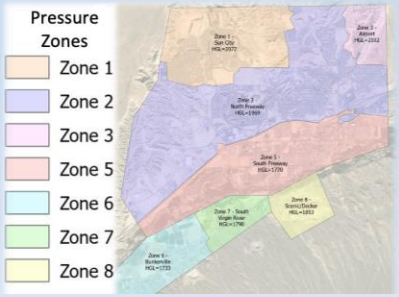
- 1940's private water companies Bunkerville Water User's and Mesquite Farmstead Water Associations were created and started supplying water
- 1950's groundwater wells became the preferred source for drinking water
- Virgin Valley Water District Created in 1993-1994 by State Legislature
  - Merged assets from Mesquite Farmstead and Bunkerville Water Users Association

Present Day Water District

Early Mesquite Well

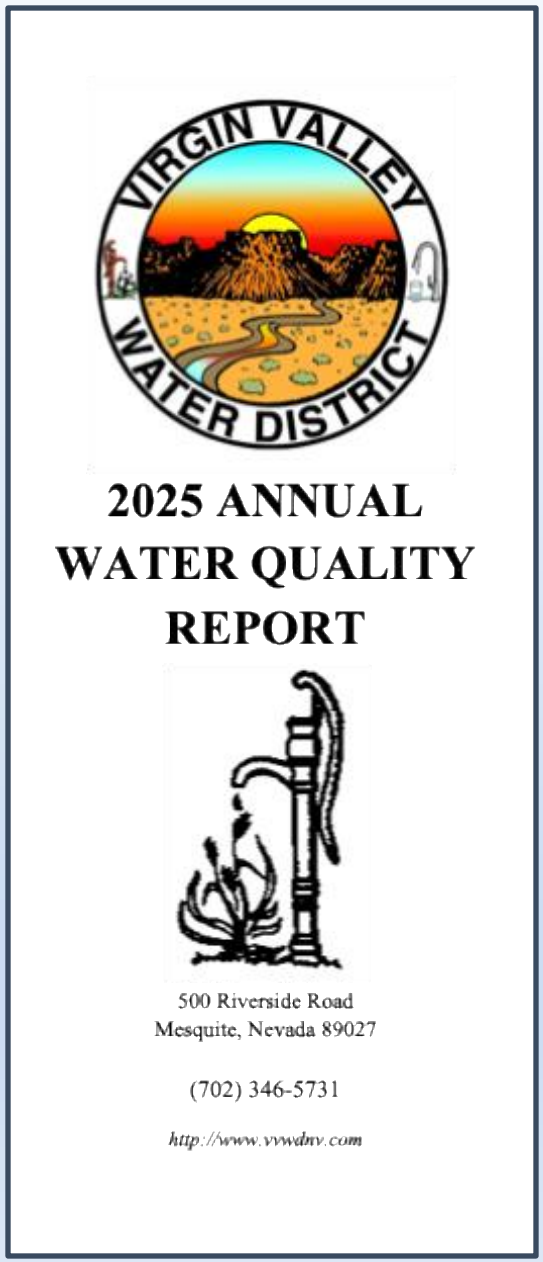
Early Bunkerville Well & Tank

Present Day Virgin Valley Water System



- Eleven Water Wells
- Seven Arsenic Treatment Plants
- Five Booster Stations
- Over 200 Miles of Pipe
- Nine Water Storage Tanks
- Seven Pressure Zones

Water Quality



Contaminant	*Unit	Range
Hardness	Grains per Gallon	11 - 16
Hardness	ppm	180 - 270
Total Dissolved Solids	ppm	340 - 680
Chlorine Residual	ppm	0.24 – 0.92
Iron	ppm	Non-detect
Fluoride	ppm	0.42 – 1.2
Sodium	ppm	39 - 150
Sulfate	ppm	84 - 230
Calcium	ppm	33 - 60
Magnesium	ppm	22 - 34
Arsenic	ppb	0 – 8.6
*Parts per Million (ppm)		
*Part per Billion (ppb)		

Hot Summers = Hot Water

Deep set Wells. 80-90 degree groundwater temperature

Treated water stored in above ground welded steel tanks

Rapid treatment process. **minimal** cooling

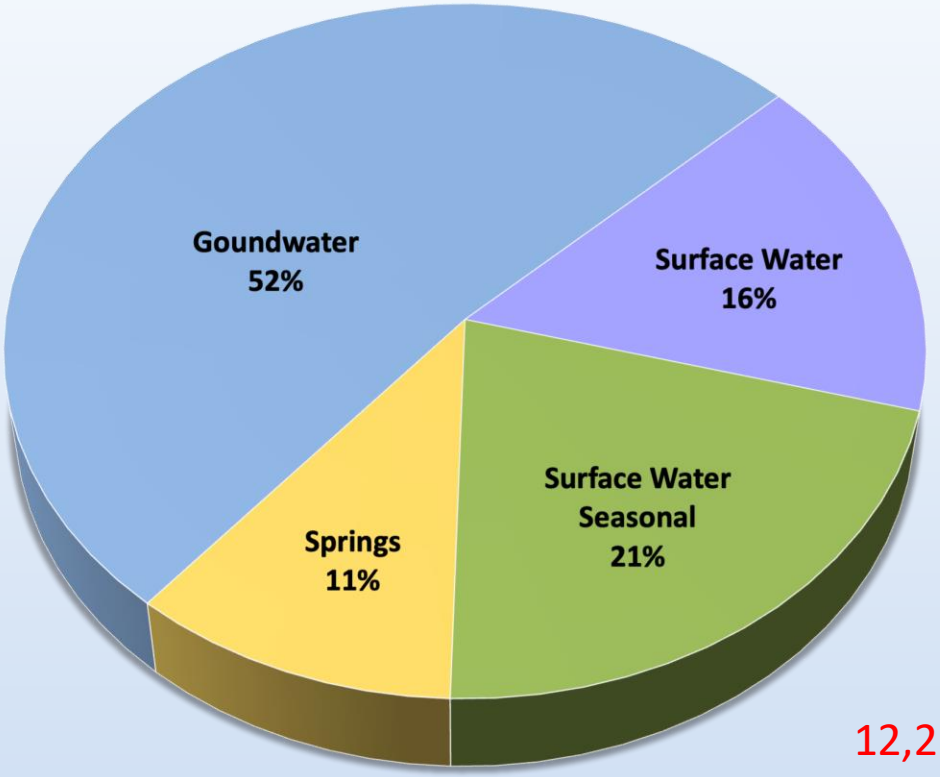
Soil temperature at pipe depth can be 90^{+} degrees

Total Water Rights Owned by VVWD

Well 28

Mesquite Irrigation Diversion

Dove Spring in Cabin Canyon



12,271 af annually

Entity	Approximate Amount afy
Groundwater	12,271
Surface Water	3,820
Surface Water Seasonal	5,000
Springs	2,501
Total	**23,593**
One acre-foot per year (afy) equals 325,851 gallons	

Local Water Suppliers

Suppliers	Uses
Virgin Valley Water District Underground Blue Pipe Potable drinking water	Residential Commercial Industrial Landscape
City of Mesquite Reuse Underground Purple Pipe Non-Potable	Parks Golf Courses

BIC Head Gate

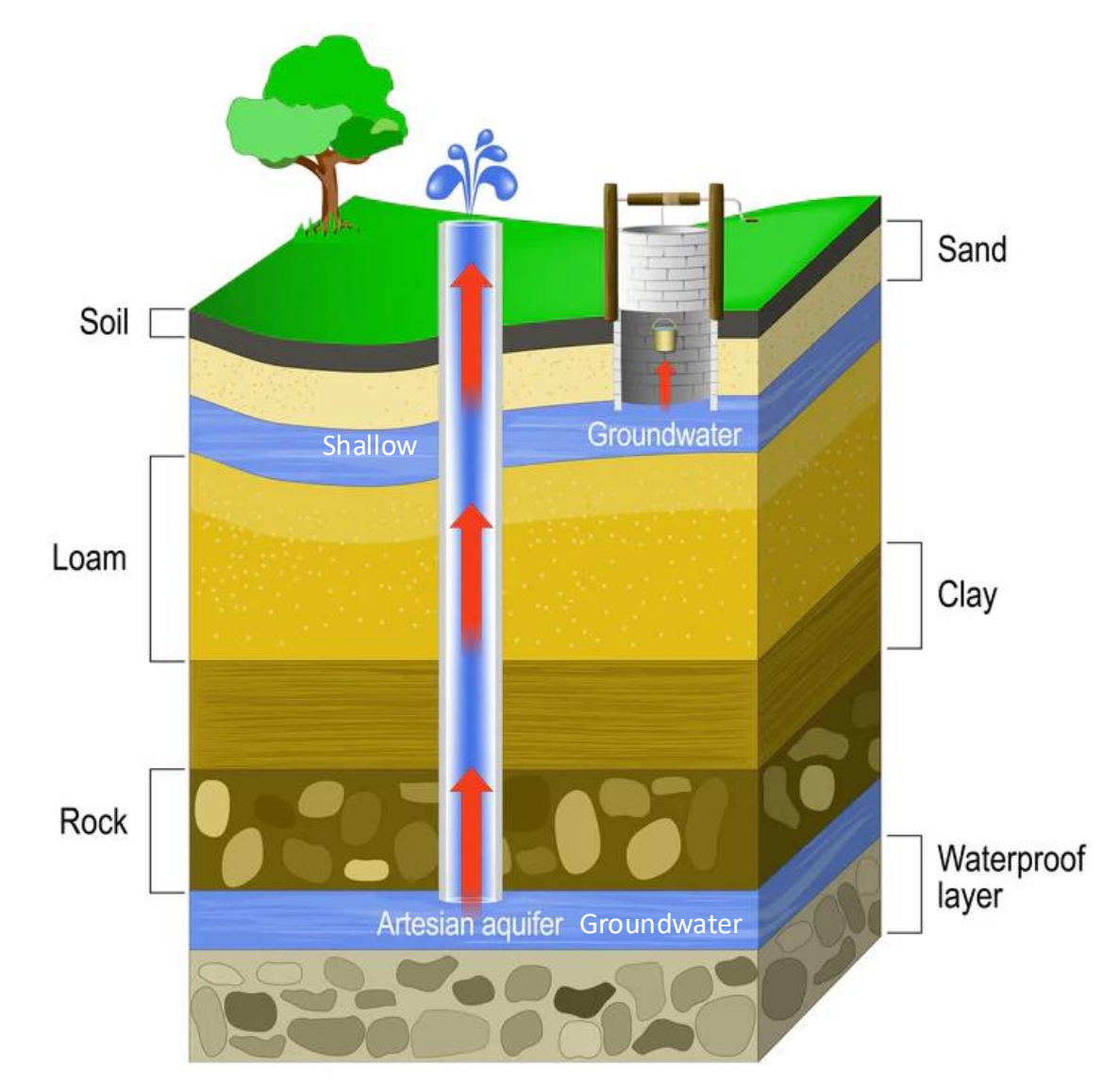
MIC Head Gate

Private Irrigation Companies

Bunkerville Irrigation Company (BIC)	Agriculture
Mesquite Irrigation Company (MIC)	Golf Courses

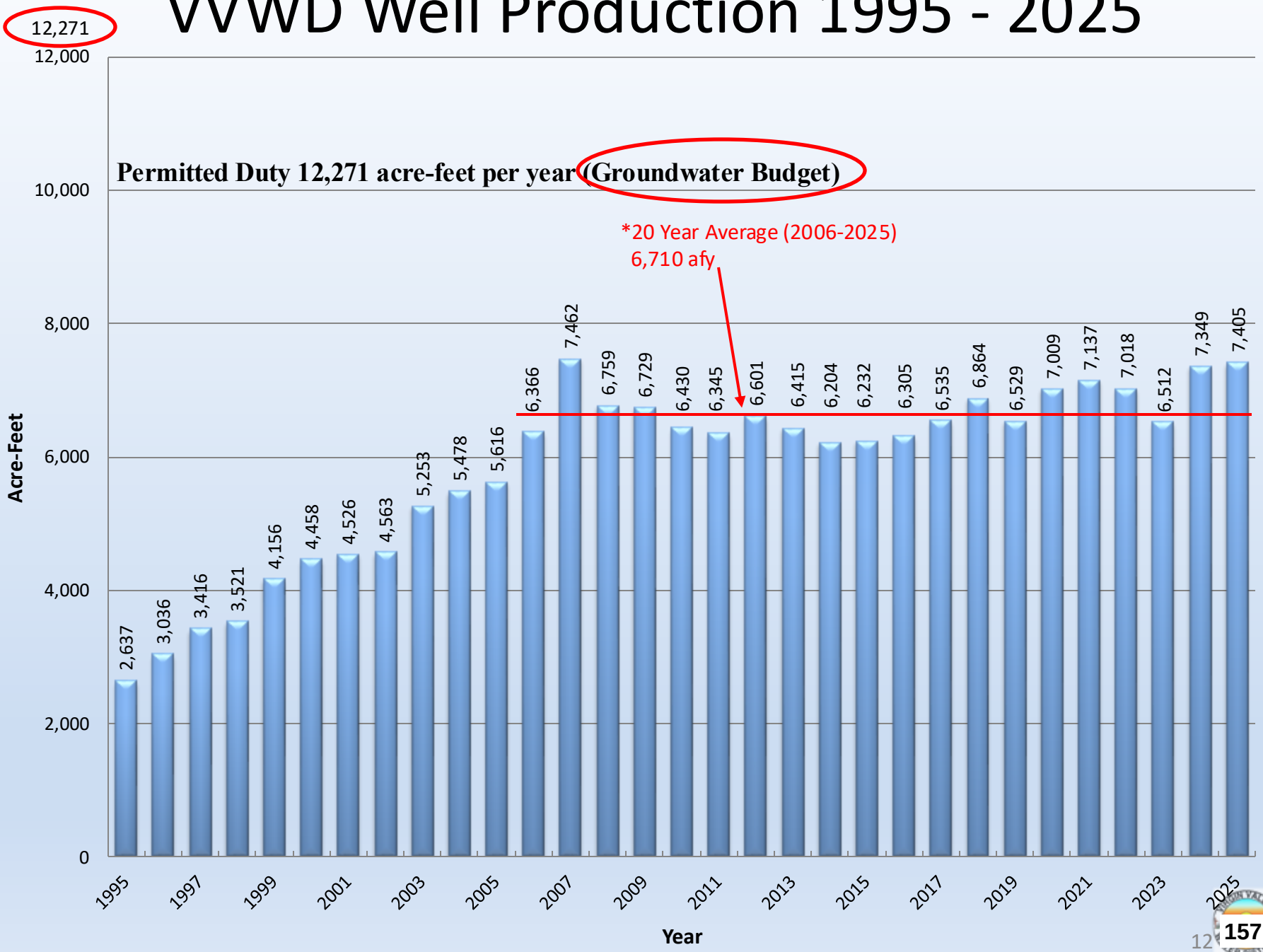
Canals, Ditches & Underground Pipe
Non-Potable

Groundwater Aquifer



*Artesian Aquifer: Refers to situation where the water is confined under pressure below layers of relatively impermeable rock/clay. (USGS)

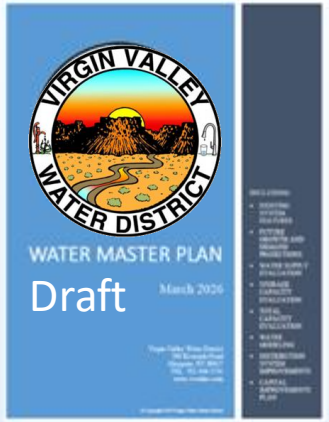
VVWD Well Production 1995 - 2025



*Approximately 25% population growth increase over this period

Draft Master Plan 2026

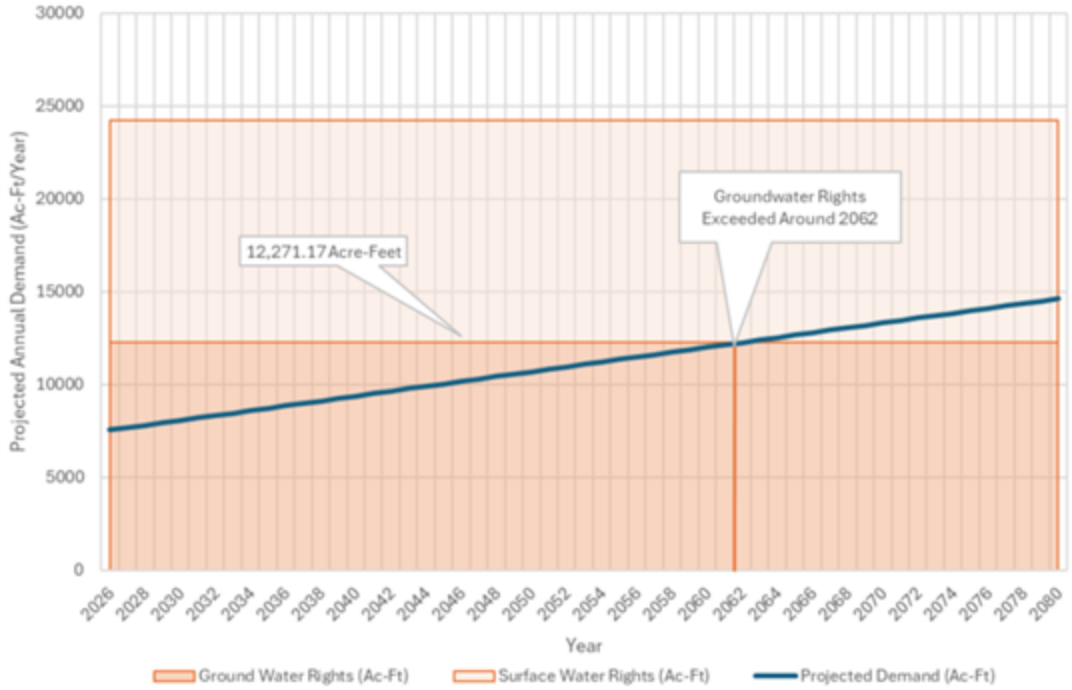
Master Plans are Inherently Conservative



- "The District has enough groundwater rights to meet existing average annual demands… through approximately the year **2062**."

Updated every 3 years

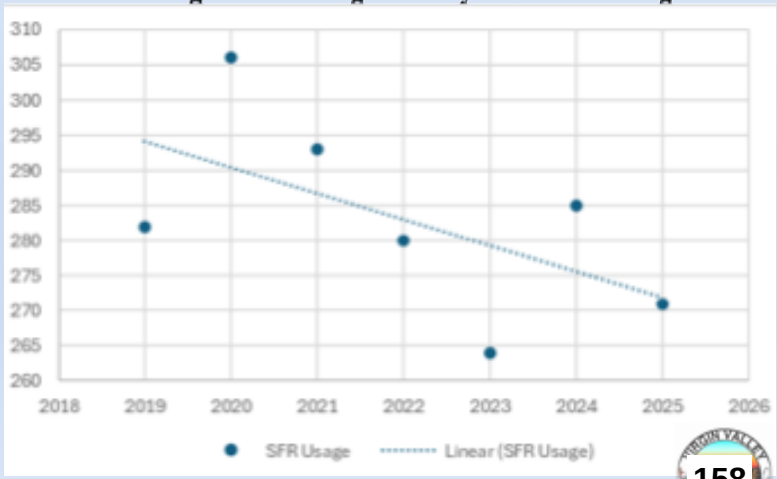
Figure 4-2
VVWD Projected Annual System Demand vs. Available Water Rights



Calculated Daily Usage per *EDU

- 2020 MP: 410 gpd/*EDU
- 2023 MP: 315 gpd/*EDU
- 2026 MP: 286 gpd/*EDU

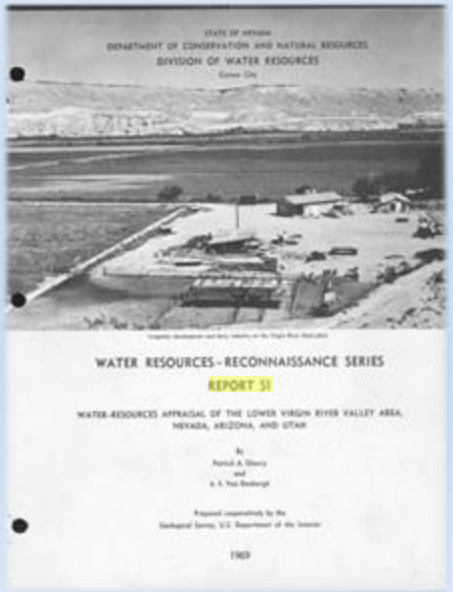
Figure 3-8
Average Annual Single-Family Residential Usage



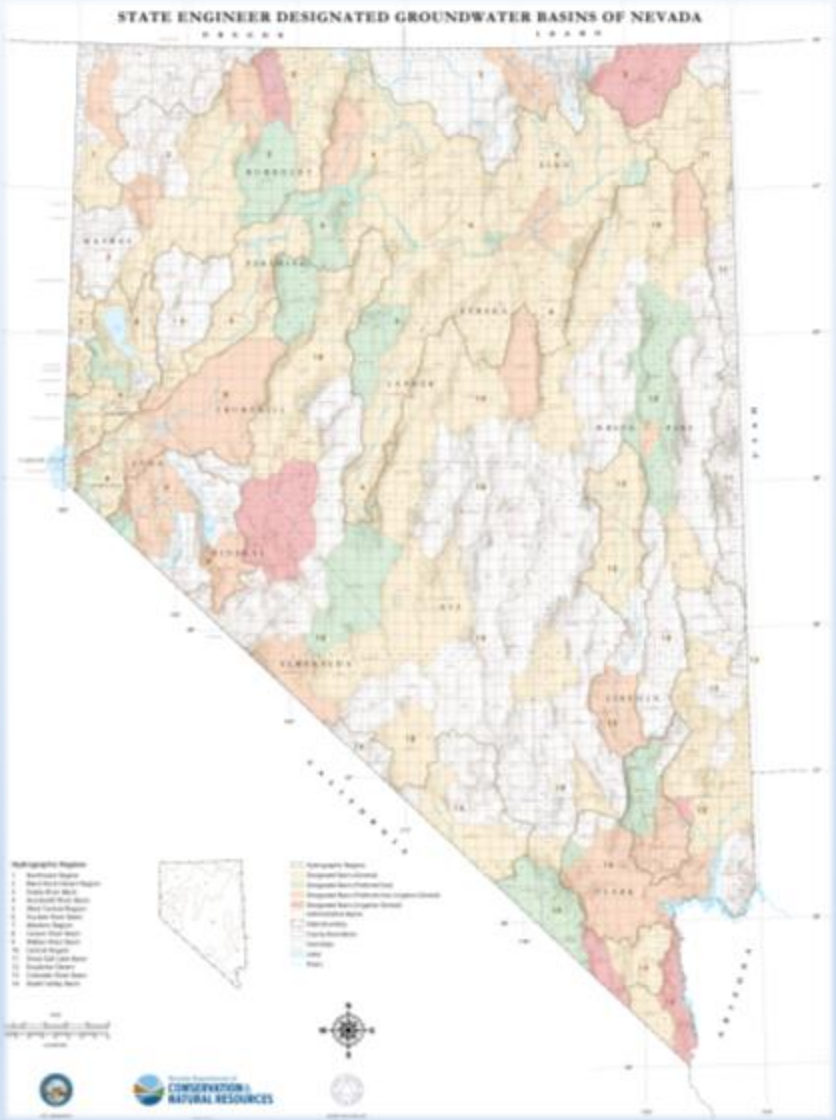
*Equivalent Dwelling Unit (EDU)

Nevada Designated Groundwater Basins

- There are 256 designated groundwater basins in Nevada
- The Lower Virgin River Valley Basin is designated as Basin 222
- Each basin has a Reconnaissance Report from the 1940-1960
- Each report estimates perennial or system yield for each basin



Report 51 from 1969 covers Basin 222



Perennial/System Yield

- Perennial Yield: "… The Nevada Division of Water Resources (NDWR) **defines perennial yield—often used interchangeably with "system yield" when managing groundwater basins**—as the maximum amount of groundwater that can be salvaged or withdrawn each year over the long term without depleting the groundwater reservoir "

- Conjunctive management recognizes there may be a hydrological connection between groundwater and surface water within an area.

VVWD Groundwater Rights

Nevada Division of Water Resources

Hydrographic Area Summary

Hydrographic Area No.	222	Hydrographic Area Name	VIRGIN RIVER VALLEY
Subarea Name			
Hydrographic Region No.	13	Hydrographic Region Name	COLORADO RIVER BASIN
Area (sq. mi.)	907		
Counties within the hydrographic area	Lincoln, Clark		
Nearest Communities to Hydrographic Area	Mesquite, Bunkerville		
Designated (Y/N, Order No.)	Y, O-753	For All or Portion of Basin	All
Preferred Use	None	For All or Portion of Basin	All
State Engineer's Orders:		For All or Portion of Basin	All
State Engineer's Rulings:			
Pumpage Inventory Status	None	Crop Inventory Status	None
Water Level Measurement?	Y		
Yield Values			
Perennial Yield (AFY)	3600		
System Yield (AFY)	100000		
Yield Reference(s)	USGS Report 51		
Yield Remarks			
Source of Committed Data:	NDWR Database	Supplementally Adjusted?	Y

3,600 AFY

Conjunctive Management

100,000 AFY

Manner of Use	Underground	Geothermal	Other Ground Water
Commercial	0.00	0.00	0.00
Construction	0.00	0.00	0.00
Domestic	0.00	0.00	0.00
Environmental	0.00	0.00	0.00
Industrial	0.00	0.00	0.00
Irrigation	0.00	0.00	0.00
Mining and Milling	0.00	0.00	0.00
Municipal	12,271.17	0.00	0.00
Power	0.00	0.00	0.00
Quasi-Municipal	210.07	0.00	0.00
Recreation	14.75	0.00	0.00
Stockwater	51.96	0.00	0.00
Storage	0.00	0.00	0.00
Wildlife	0.00	0.00	0.00
Other	0.00	0.00	0.00
Totals	12,547.95	0.00	0.00

12,271 afy

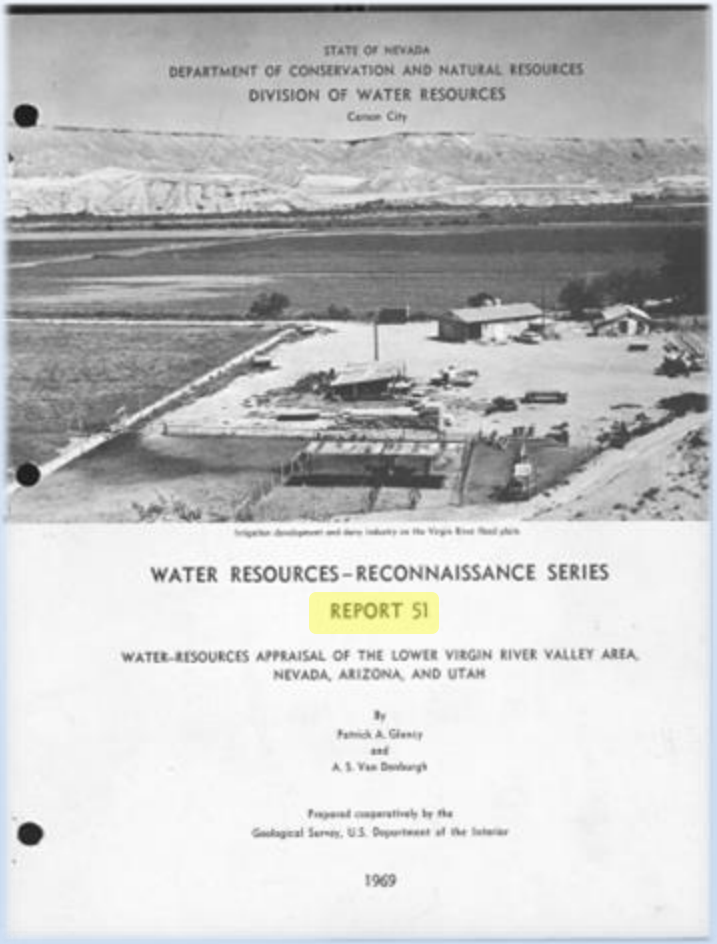
Related Reports

USGS Reconnaissance 51 USGS Bulletin None

Other References

Comments Basin is Shared in Common with Arizona & Utah.

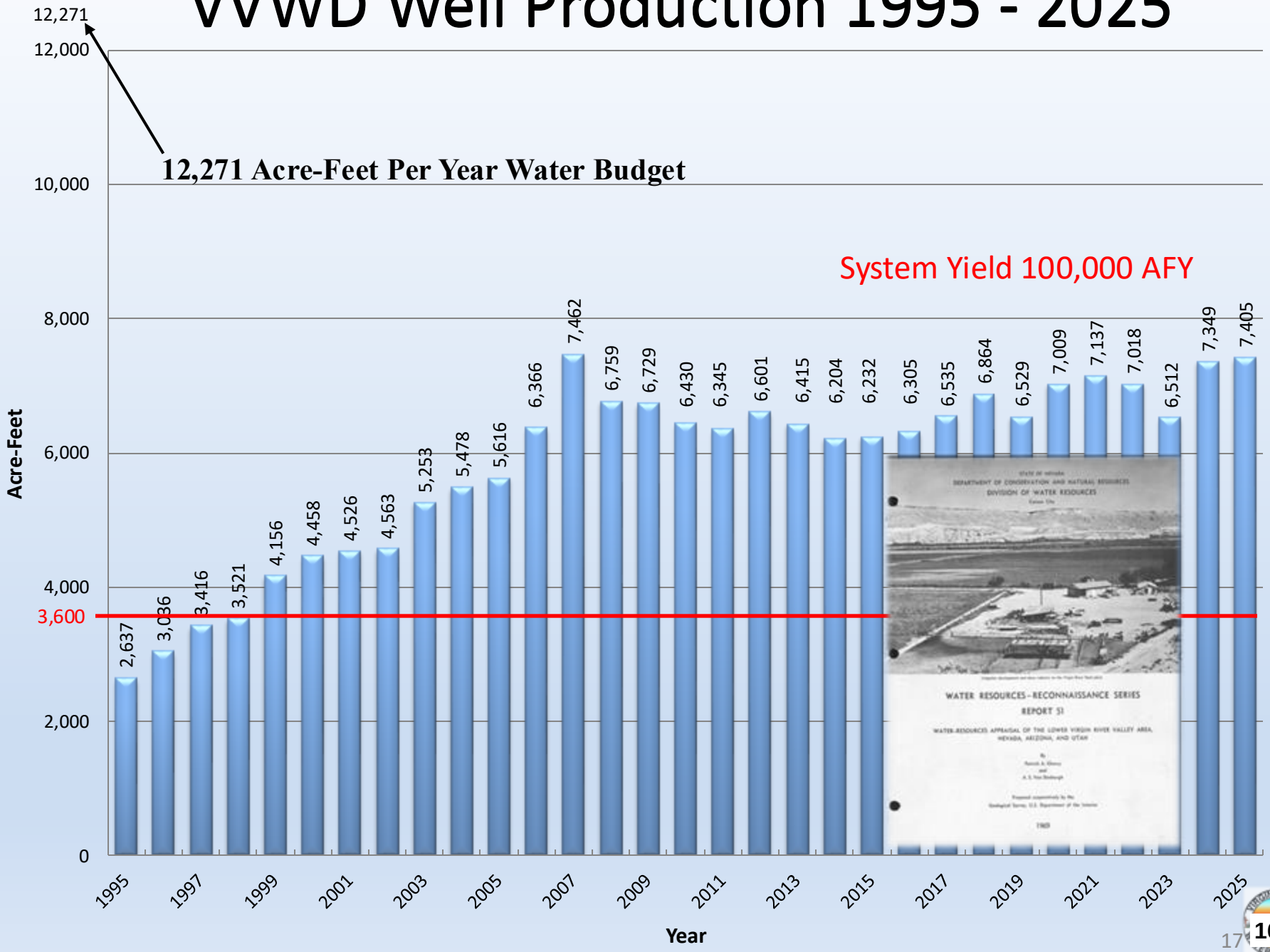
- Report 51 from 1969 relied on only one year of precipitation & Flow data from 1936



Basin 222
Shared between Utah, Nevada, and Arizona

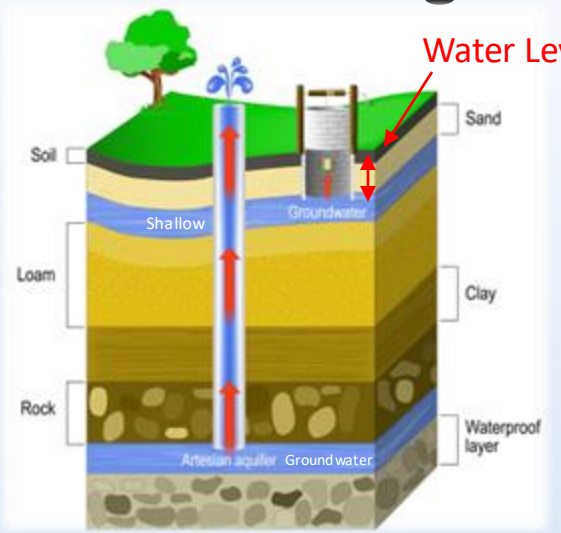
- 12,271 Acre-Feet of Groundwater Rights approved by the Nevada State Engineer for VVWD

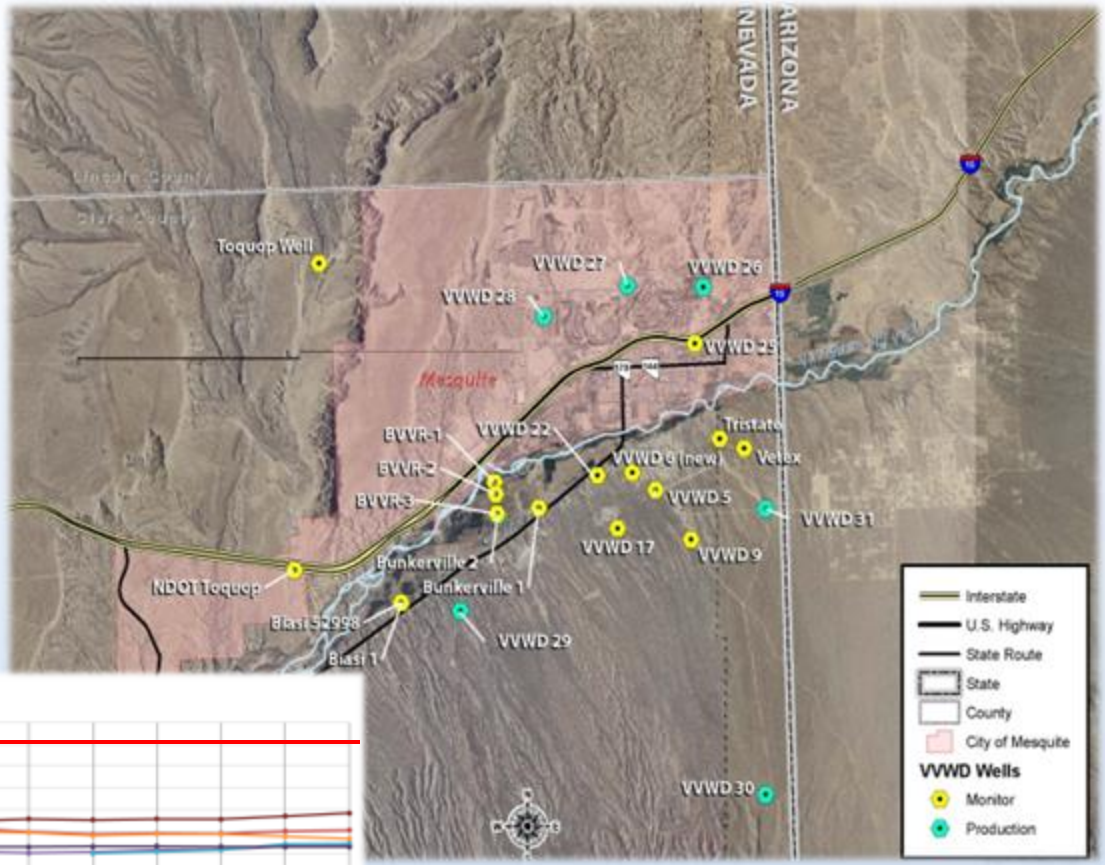
VVWD Well Production 1995 - 2025

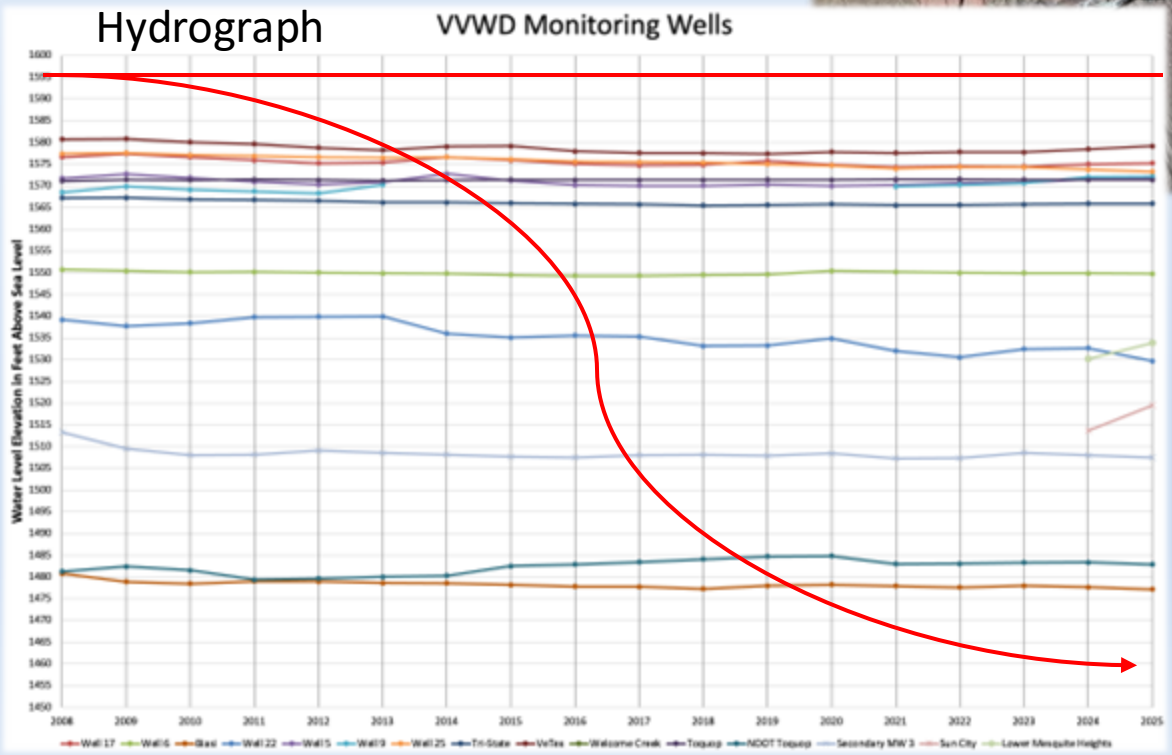


*Approximately 25% population growth increase over this period

VVWD Monitoring Wells

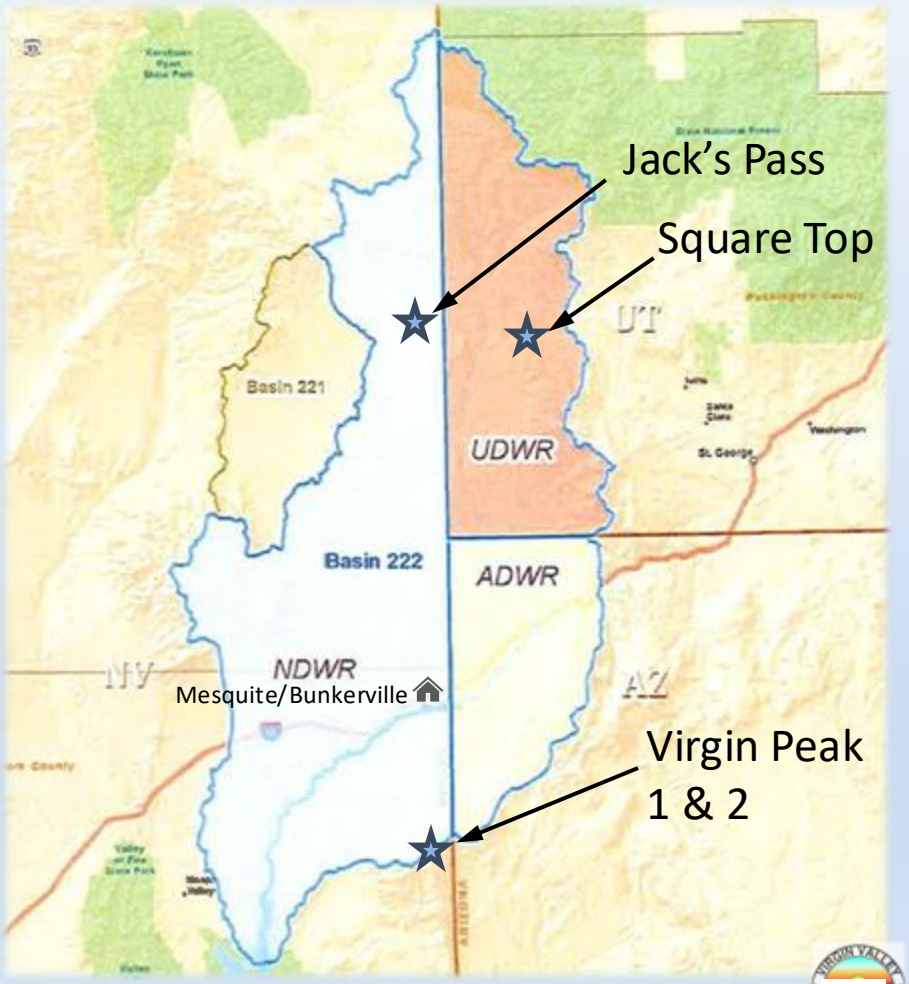






VVWD's Precipitation Gauge Sites

- Virgin Peak 1 Elevation 7,110
  - Average: 21 inches per year
  - Range: 11 - 34 inches per year
- Virgin Peak 2 Elevation 7,010
  - Average: 22 inches per year
  - Range: 14 - 40 inches per year
- Jack's Pass Elevation 7,365
  - Average: 16 inches per year
  - Range: 9 - 32 inches per year
- Square Top Elevation 7,020
  - Average: 14 inches per year
  - Range: 8 - 25 inches per year



VVWD Precipitation Gauges

Recharge and Discharge Processes

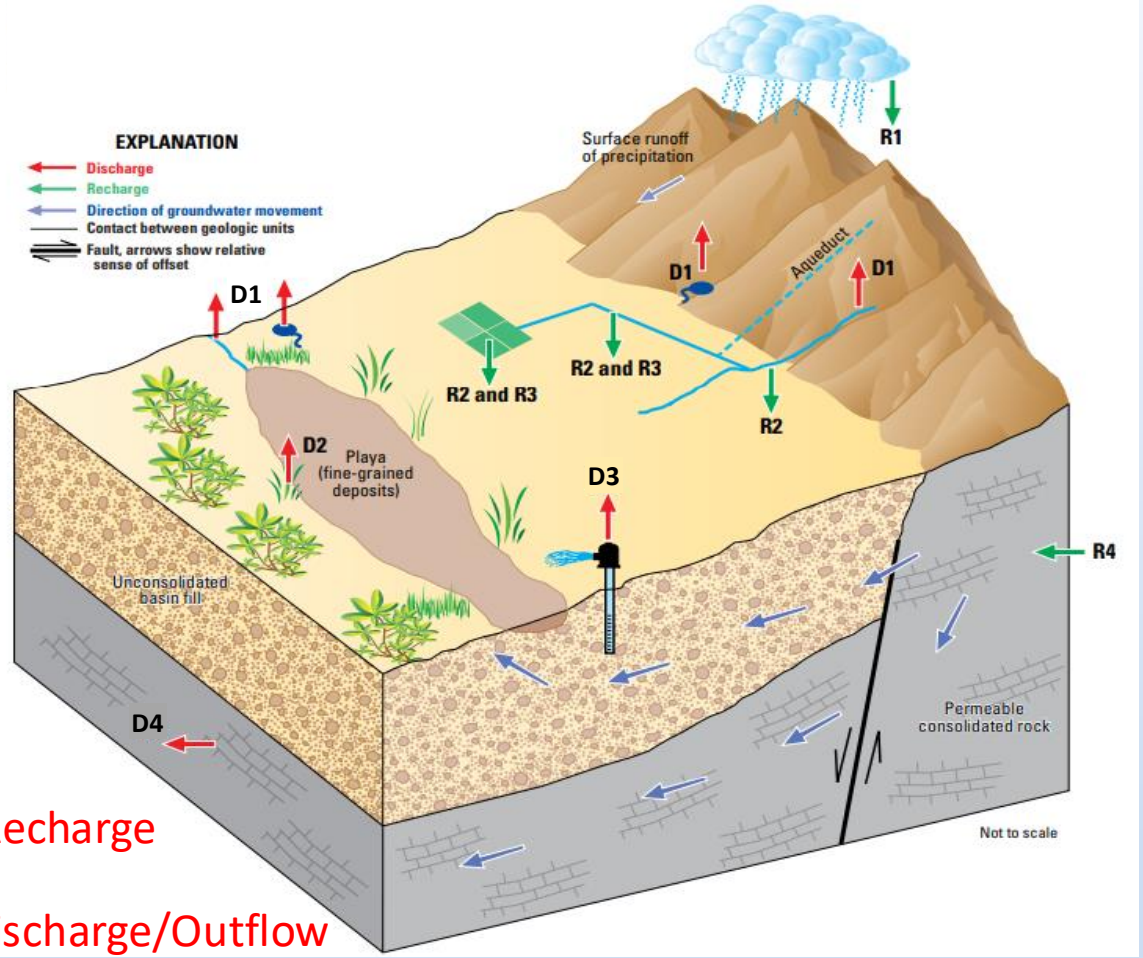
Recharge

1. Precipitation
2. Stream infiltration
3. Other surface water infiltration
4. Subsurface inflow

Discharge

Conjunctive Management

1. Streams, springs, lakes
2. Evapotranspiration
3. Pumping/well withdrawals
4. Subsurface outflow



Recharge

Discharge/Outflow

Perennial Yield:
Recharge = Discharge

Capturing Evapotranspiration and subsurface outflow

Recent State Engineer & NDWR Comments

Spectrum Newspaper Article June 2015 Titled: State Confirms no drought in Mesquite

-From Virgin Valley Water District Board Meeting June 2015

Jason King, State Engineer: **"The Virgin River basin is in very good shape,"** he said.

King said the VVWD's recent permit allows the district to pump water in an amount not to exceed 11,027-acre feet.

"That's a pretty good number," he said.

Mesquite City Council Meeting September 2021:

Micheline Fairbank, Deputy Administrator: **"Based upon the data and the information that we have right now, we see that the conditions and the use of water in this basin is sustainable,…so there is no need for concern** or those types of things. It appears that it is relatively stable, and that is what we want to see is stability."

166

GZA – Glorieta Geoscience

Groundwater, Water Rights & Environmental Consulting - Hydrogeologic Research & Modeling

- GZA founded in 1964 by two engineers while attending Massachusetts Institute of Technology (MIT)
- Over the last five decades, GZA has completed over 100,000 projects, both nationally and internationally
- Over 700 staff across 32 offices in the United States

Paul Drakos P.G. Senior Geologist & Vice President

Holi Swarner Geologist, Specializes in Hydrologic Analyses

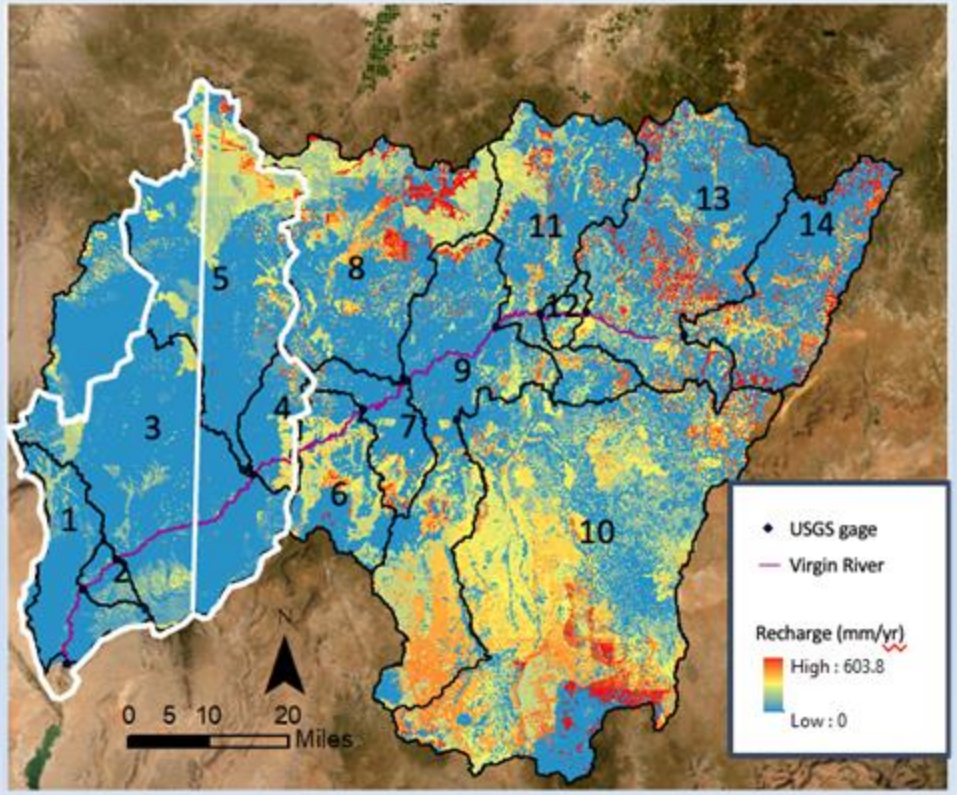
Jim Riesterer P.G. - Geologist

Josh Simpson P.G. Quantitative Hydrogeologist Senior Consultant

Perennial Yield Study: Approach

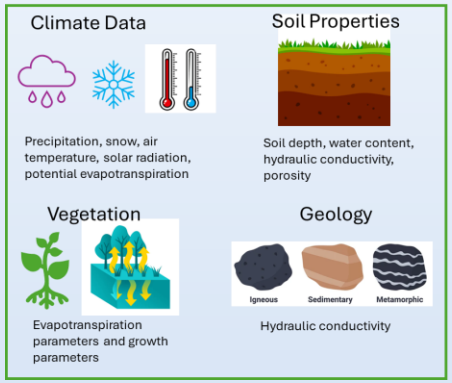
Two phased approach spanning over five years

- Phase 1: Reviewed and compiled existing records and studies.
  - **2 years to complete**
- Phase 2: Created a Basin Characterization Model (BCM) and a Ground Water Model (GWM) to update Perennial Yield Estimate.
  - **3 Years to complete**
  - **Completed in Oct. 2025**



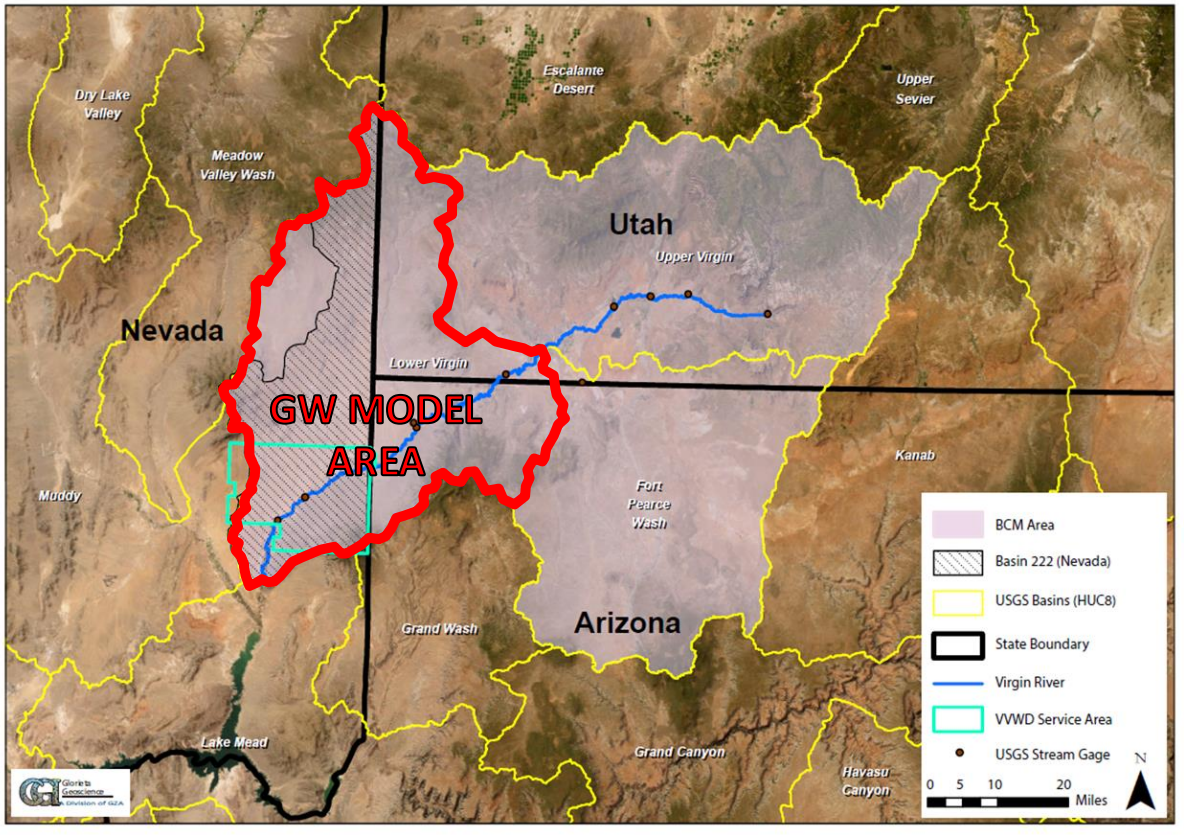
Perennial Yield Study: Approach Cont.

1. **Basin Characterization Model (BCM)**
   - Water Balance Model
   - Inputs:



   - Outputs: Runoff, ET, **Groundwater Recharge**

2. **Groundwater Flow Model (MODFLOW)**
   - Inputs: GW Recharge (BCM), hydraulic properties, surface water features, boundaries, pumping
   - Output: calibrated hydraulic heads, flow parameters → Refined Groundwater Recharge



Basin Characterization Model Data and Inputs

Inputs:

Precipitation for 41 water years (>1500 climate files)	Soil parameters, soil depth, water content	104 vegetation types. Mohave Desert, Colorado Plateau	68 geologic units in UT, NV, AZ

USGS science for a changing world

USDA NRCS United States Department of Agriculture Natural Resources Conservation Service

PRISM CLIMATE GROUP

LANDFIRE

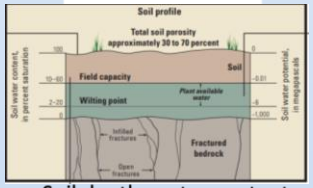
Gridded ascii maps of identical extent and resolution, table files, BCM control file

1. Digital Elevation Model (DEM)
2. Basin File

Climate Data

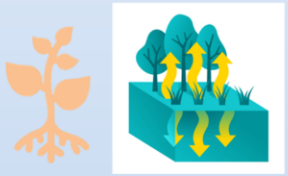
Precipitation, snow, air temperature, solar radiation, potential evapotranspiration

Soil Properties



Soil depth, water content, hydraulic conductivity, porosity

Vegetation



Evapotranspiration parameters and growth parameters

Geology

Hydraulic conductivity

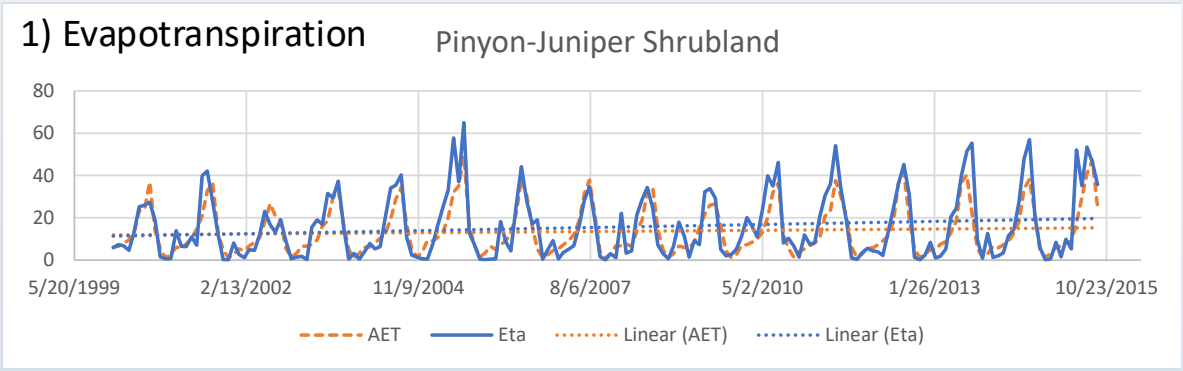
How easily water moves through soil/rock.

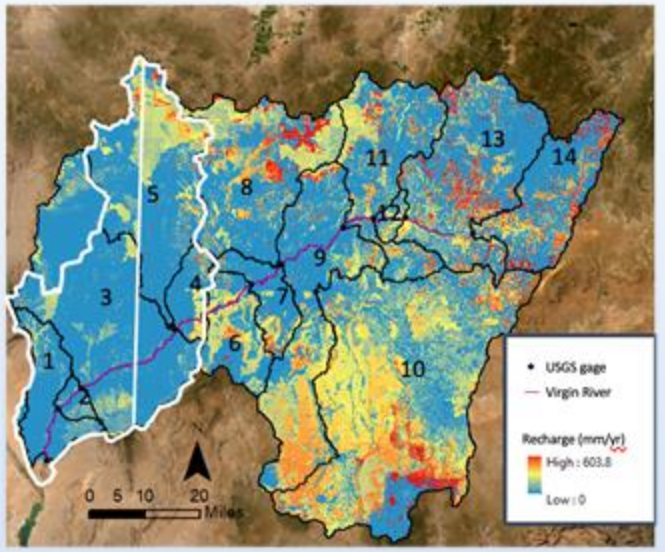
Run BCM and Calibrate

Output: Recharge

Basin Characterization Model

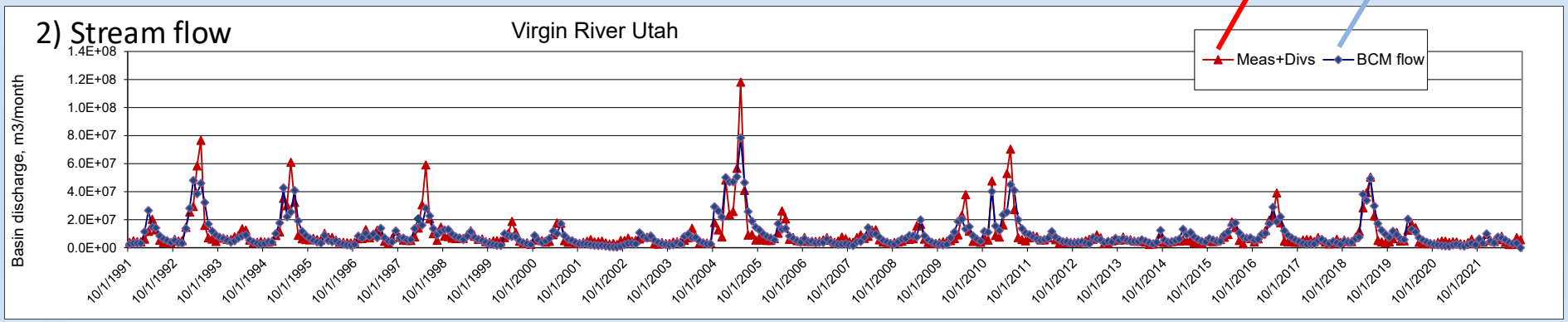
Calibration





USGS gage flow + diversions

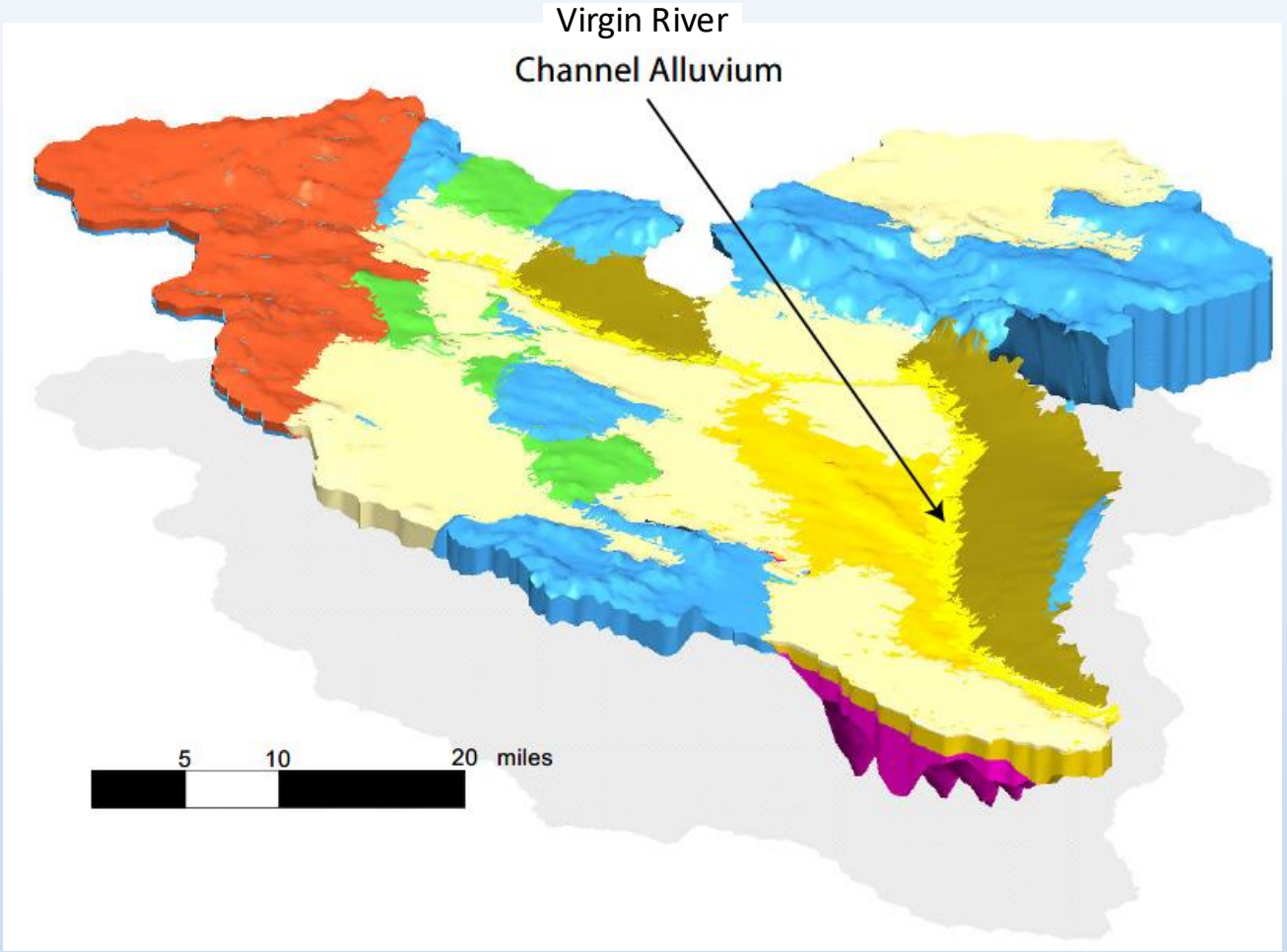
BCM calculated flow



Groundwater Flow Model

Calibration and Verification

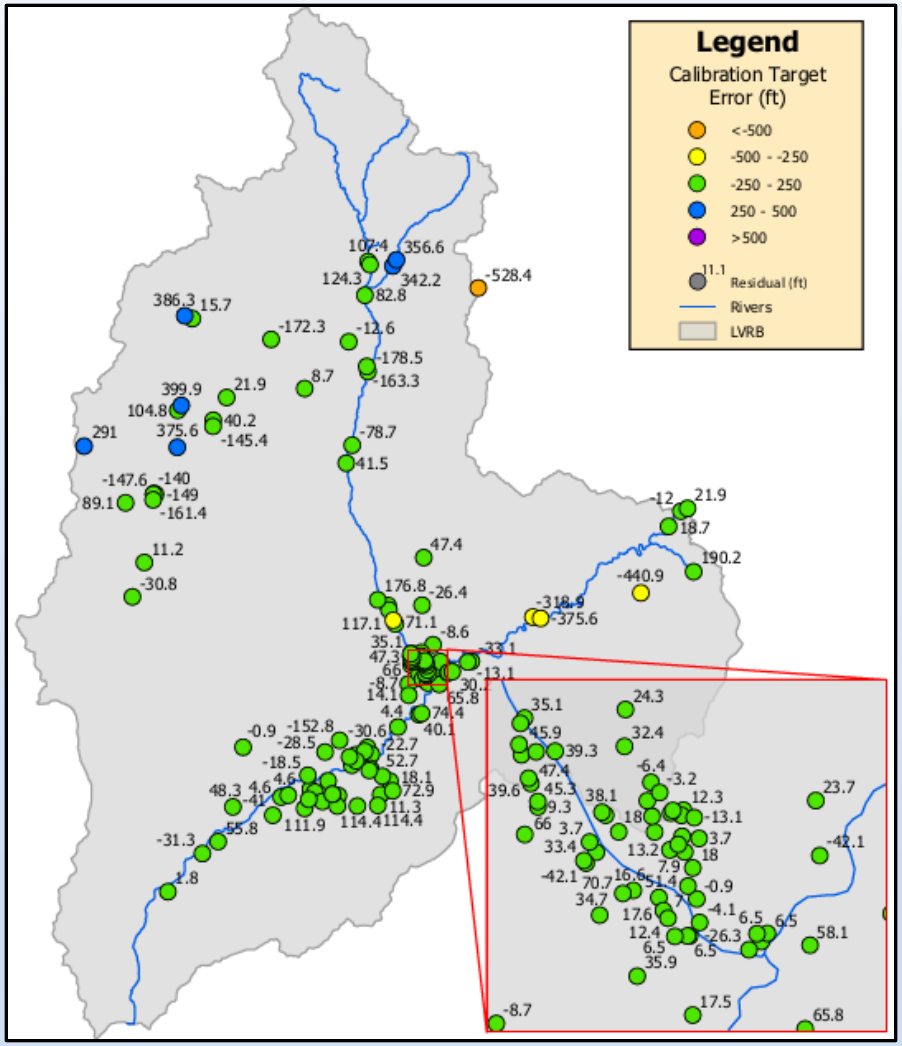
- Up to 155 wells: GW elevations
- USGS ET Calculations
- Gaining/losing reaches

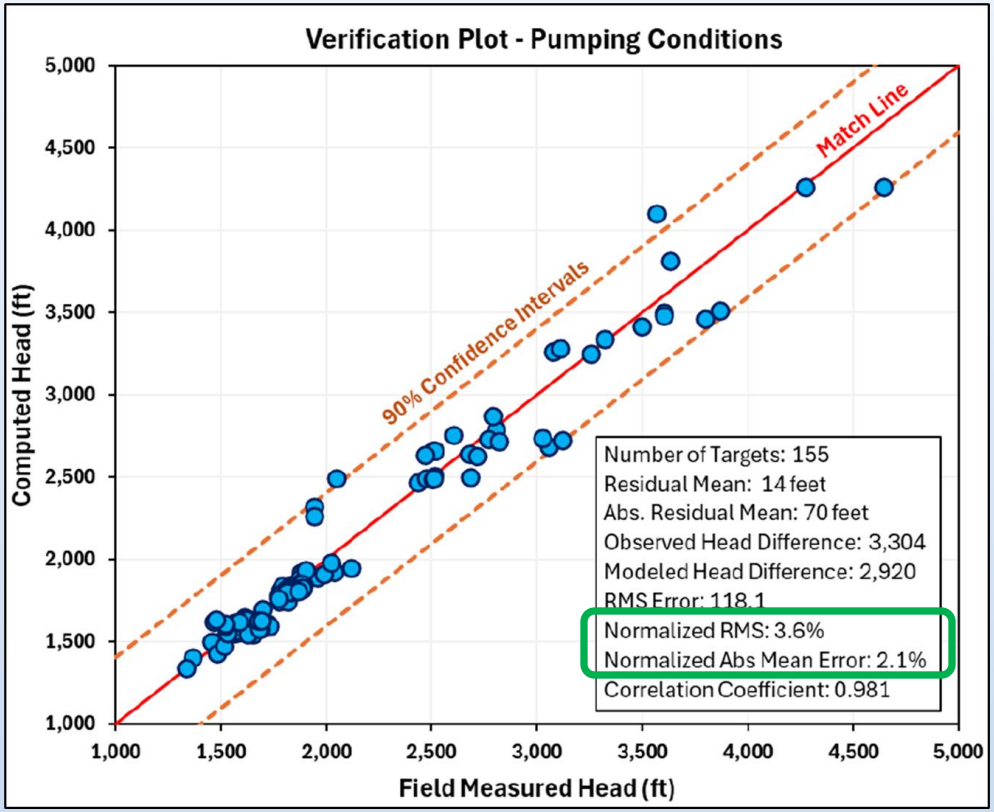


Materials

- Channel Alluvium
- Alluvium
- Fan
- Muddy Creek
- Deep Basin Fill
- Volcanics
- Clastics
- Carbonates

Groundwater Flow Model Calibration





Well Calibrated Model – 10% or less Error

Perennial Yield Estimate

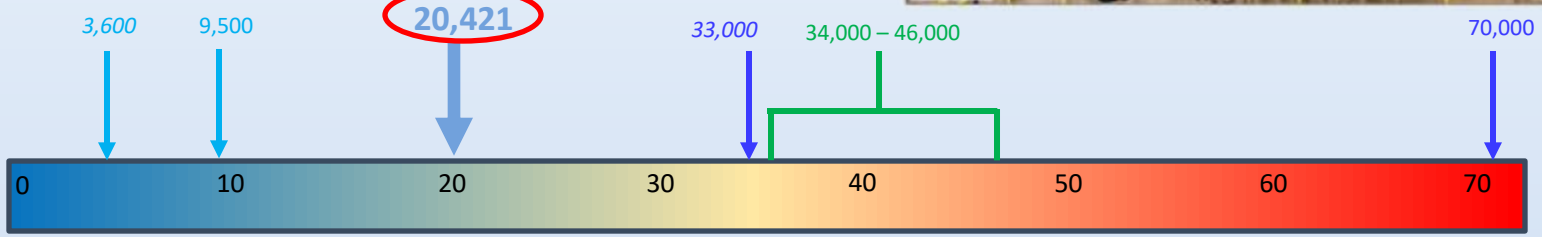
- Recharge in GW Model:

57% of BCM Reduction by 43%

output

Area	Annual Recharge (af)*
Nevada Basin 222	20,421
Tule Desert (Basin 221)	4,799
Arizona portion of LVRB	21,224
Utah portion of LVRB	26,596
TOTAL LVRB	73,040

*includes flux from crystalline bedrock areas



(thousand afy)

USGS (1969) Recharge in LVRB

Recharge in NV Basin 222 only

USGS (2010) In-place recharge in LVRB

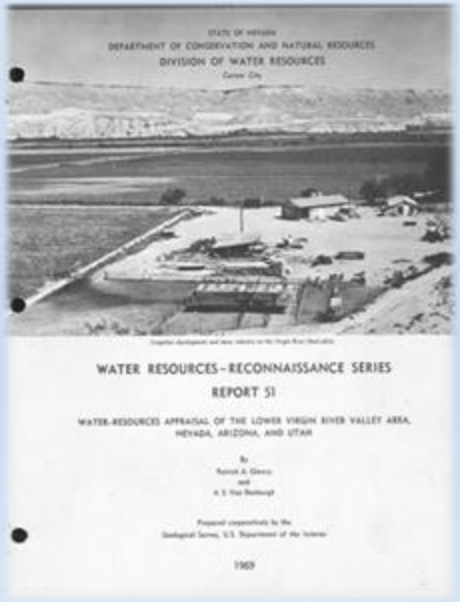
Recharge in LVRB adjusted for flow/losses

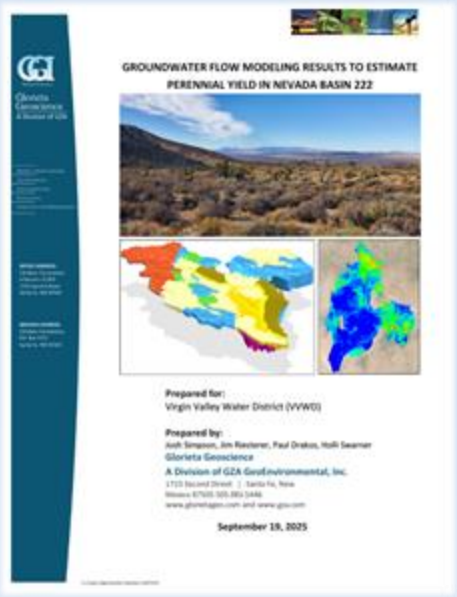
USGS (2011) Estimated range of recharge in LVRB

…the conclusion that **20,421 afy** is a reasonable, accurate, and defensible estimate for perennial yield within Nevada Basin 222.

Nevada Division of Water Resources

- District and GZA staff met with State Engineer and NDWR staff in Carson City, June 2026
- NDWR staff noted that the model/study was conducted in the same manner they would use themselves
- State Engineer advised VVWD to submit a written petition requesting review of the perennial yield for Basin 222
  - The perennial yield review process includes public hearings and can take up to 5 years to complete



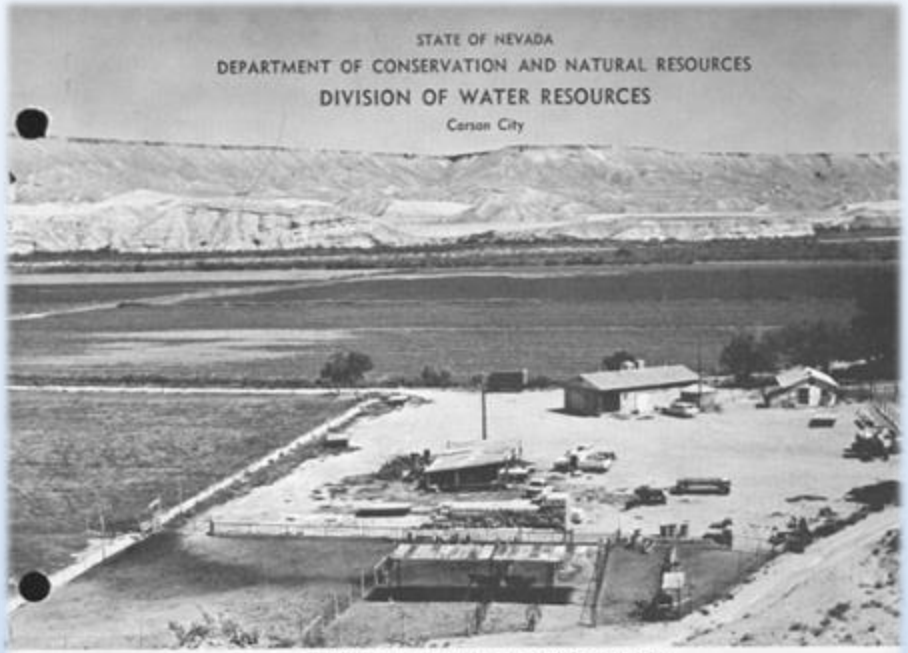


In Closing

- “Perhaps it is the small-town bias I hold, but the history of our home is very important. Not only to those of us who grew up in these small communities, but also to those who are now coming to this valley and making it their home. One cannot appreciate the present without following the trail of history from past, through the present and into the future.”

  – Vincent Leavitt, Mesquite Flats: History of the Virgin Valley

Questions?



Same Location Present day
(Bunker Farm)

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Public Works

Resolutions

Consideration of approval of Resolution R26-016, an Interlocal Agreement with Regional Flood Control District (CCRFCD) for the maintenance of Mesquite Flood Control Facilities for FY 26.27.

- Public Comments
- Discussion and Possible Action

PETITIONER: Travis H. Anderson **DEPARTMENT:** Public Works

RECOMMENDATION:

Recommendation to Approve Resolution R26-016

Background:

Attached is the Interlocal Contract with CCRFCD for FY 26.27 for the City of Mesquite Flood Control Maintenance Program.

Fiscal Impact: $623,000.00 to be reimbursed to the City of Mesquite by CCRFCD. Funds will be placed in GL Account 4540805 Capital Project (Maintenance Program) Fund.

Budgeted Item: Yes

Attachments:
- ResNoR26016.pdf

- RFC_WMPContract_FY26.27.pdf

RESOLUTION
R26-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT BETWEEN THE CITY AND CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (CCRFCD) FOR THE FY26.27 ANNUAL MAINTENANCE WORK PROGRAM (MWP)

WHEREAS, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

WHEREAS, Nevada Revised Statutes Chapter 277.045 (2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

WHEREAS, pursuant to Chapter 543 of NRS, the "District" may approve and fund project to maintain flood control improvements; and

WHEREAS, The CITY desires to maintain program set forth herein, and hereinafter referred to as "Project"; and

WHEREAS, the facilities upon which maintenance will be done are facilities described in the District's Master Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that the Interlocal Contract between the City and CCRFCD is adopted.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 14th day of July 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

INTERLOCAL CONTRACT
ANNUAL MAINTENANCE WORK PROGRAM

THIS INTERLOCAL CONTRACT (CONTRACT), made and entered into this 11th day of June , 2026, by and between the CITY OF MESQUITE, a political subdivision of the State of Nevada, hereinafter referred to as "CITY" (or "COUNTY"), and the CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT, hereinafter referred to as "DISTRICT".

W I T N E S S E T H:

WHEREAS, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve and fund projects to maintain flood control improvements; and

WHEREAS, pursuant to NRS 277.180 any one or more public agencies may contract with one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies is authorized by law to perform; and

WHEREAS, the CITY desires to maintain flood control improvements within the CITY in accordance with the maintenance program set forth herein, and hereinafter referred to as "Project"; and

WHEREAS, the facilities upon which maintenance will be performed are facilities described in the DISTRICT'S Master Plan.

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, the DISTRICT authorizes the Project as it is mutually understood and agreed as follows:

SECTION I - SCOPE OF PROJECT

This CONTRACT applies to the maintenance of flood control facilities, which are identified in the DISTRICT'S Master Plan facilities including updates and amendments subsequently approved. The basic maintenance of the facilities will be in accordance with performance standards set forth in the current DISTRICT *Operations and Maintenance Manual*.

The Project is more specifically described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

SECTION II - PROJECT COSTS

The DISTRICT agrees to make payment for Project costs within the limits specified below:

1. The Project costs shall not exceed $623,000.00.

The amounts allocated to each individual facility within the Project must be specified in Exhibit "A". Any changes to said allocated amounts must be approved by the DISTRICT'S General Manager/Chief Engineer in accordance with Section 4.24 of the DISTRICT *Operations and Maintenance Manual.*

A written request must be made to the DISTRICT and a Supplemental Interlocal Contract must be approved to increase the amount noted above prior to payment of any additional funds.

2. The CITY and DISTRICT will comply with Section 4.12 of the *Operations and Maintenance Manual.* In accordance with said manual the CITY shall submit invoices together with a detailed summary report of the maintenance service performed. The CITY shall submit an invoice voucher in the manner prescribed by the DISTRICT. The vouchers shall include such information as is necessary for the DISTRICT to determine the nature of all expenditures. Each voucher will clearly indicate that it is for services rendered in performance under this contract. Each voucher will also be accompanied by a written certification from the CITY stating that it is for performance of maintenance activities under this CONTRACT and is composed of completed elements set forth in the annual work program.

All invoices must be submitted for payment to:

Clark County Regional Flood Control District
Accounts Payable
600 S. Grand Central Parkway, Suite 300
Las Vegas, Nevada 89106-4511

Payment shall be considered timely if made by the DISTRICT within ten (10) working days of receipt of the invoice. Pursuant to Section IV, Paragraph 8, the DISTRICT may, in its sole discretion, withhold payments to the CITY for services rendered if the CITY fails to satisfactorily comply with any term or condition of this contract and/or the DISTRICT *Operations and Maintenance Manual.*

SECTION III - PROJECT TIME

The CITY agrees to perform the Project to the satisfaction of the DISTRICT between July 1, 2026 and June 30, 2027. The DISTRICT may grant extensions or terminate this CONTRACT and require all sums advanced to the CITY to be repaid if the CITY fails to perform by said date.

SECTION IV - GENERAL

1. The CITY will complete the Project as set forth in Exhibit "A". The CITY staff personnel responsible for coordination of work under this CONTRACT are as listed below:

Travis H. Anderson – Public Works Director

It is understood that staff named above will be responsible for work coordination throughout the period of this CONTRACT unless the DISTRICT is informed in writing of changes in these personnel assignments.

2. The CITY will comply with the applicable provisions of the Local Government Purchasing Act, Chapter 332 and Public Works, Chapter 338, of the Nevada Revised Statutes.

3. Applicable portions of the current editions of the Clark County Regional Flood Control District *Operations and Maintenance Manual*, the Clark County Regional Flood Control District *Policies and Procedures Manual*, *Hydrologic Criteria and Drainage Design Manual*, and *Uniform Regulations for the Control of Drainage* adopted by the DISTRICT will apply unless specifically superseded by this CONTRACT.

4. It is the intent of the DISTRICT that scheduling of maintenance and repair of drainage and flood control facilities in general and Master Plan Facilities specifically be coordinated among member entities. Therefore, in those cases where Master Plan approved, and DISTRICT-funded projects have regional flood control significance impacting more than one member entity, the CITY will allow all impacted member entities an opportunity to review the maintenance schedule in order to coordinate maintenance efforts.

5. The General Manager/Chief Engineer or designee of the DISTRICT shall be responsible for monitoring the performance of the CITY approval for payment of billings and expenses submitted by the CITY and the acceptance of any report provided by the CITY. The CITY shall be responsible for monitoring performance of CITY staff or private contractors.

6. Accurate documentation of all work performed and payments made shall be maintained by the CITY in accordance with applicable state laws and retention policies of the CITY.

7. The CITY shall provide right of access to its facilities to the DISTRICT or General Manager/Chief Engineer at all reasonable times, in order to monitor and evaluate performance, compliance, and/or quality assurance under this contract.

8. In the event the CITY fails to perform the maintenance according to the standards specified in this contract and the DISTRICT *Operations and Maintenance Manual,* the DISTRICT may perform or cause to be performed the maintenance necessary to assure proper operation of the facility. Costs incurred by the DISTRICT shall be reimbursed by the CITY or be deducted from the amount authorized by this CONTRACT. The DISTRICT may not exercise this right without giving the CITY specific written notice of the maintenance required and allowing the CITY 60 days within which to perform said maintenance. The notice required by this provision must be sent to:

Travis H. Anderson – Public Works Director
City of Mesquite
10 East Mesquite Boulevard
Mesquite NV 89027

9. The records of the CITY and/or private contractors pertaining to the subject matter of this CONTRACT shall at all reasonable times be subject to inspection and audit by the DISTRICT or an Agent of the DISTRICT.

10. If any provision of this CONTRACT shall be deemed in conflict with any statute or rule of law, such provision shall be deemed modified to be in conformance with said statute or rule of law.

11. The CITY , its employees, and representative shall at all times comply with all applicable laws, ordinances, statutes, rules, and regulations in effect at the time work is performed.

12. The CITY hereby agrees to reimburse the DISTRICT if funds are received from other sources for maintenance and repair of drainage and flood control facilities paid for by the DISTRICT.

13. The DISTRICT will not be responsible for any fines and/or penalties caused by the actions or inactions of CITY employees, consultants, contractors, or agents.

14. Any costs found to be improperly allocated to the Project will be refunded by the CITY to the DISTRICT.

15. It is specifically understood and agreed to by and between the parties hereto that it is not intended by any of the provisions of any part of this CONTRACT to create in the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to this CONTRACT to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this CONTRACT.

16. Up to the limits set forth in NRS Chapter 41, the CITY will indemnify, defend and hold harmless the DISTRICT against and from any and all claims and demands of whatsoever nature which arises out of allegations of negligence or misconduct of CITY officers, employees or agents, related to or under this CONTRACT which results from injury to or death of any persons whomsoever, or against and from damage to or loss or destruction of property.

17. This CONTRACT shall be construed and interpreted in accordance with the laws of the State of Nevada.

18. This CONTRACT may be executed in multiple counterparts, each of which shall be deemed an original CONTRACT and each of which shall constitute one and the same CONTRACT. The counterparts of this CONTRACT may be executed and delivered by facsimile or other electronic signature (including portable document format) by either of the parties and the receiving party may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

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IN WITNESS WHEREOF, the parties have caused this contract to be executed the day and year first above written.

Date of District Action:

June 11, 2026

REGIONAL FLOOD CONTROL DISTRICT

BY: Justin Jones
Justin Jones (Jun 12, 2026 14:35:45 PDT)

Justin Jones, Chair

ATTEST:

Patricia Metz
Secretary to the Board

Approved as to Form:

BY: Christopher Figgins
Christopher Figgins (Jun 11, 2026 10:28:56 PDT)

Christopher D. Figgins
RFCD Attorney

****

Date of Council Action:

July 14, 2026

CITY OF MESQUITE

BY:_____
Jesse Whipple - Mayor

ATTEST:

Julie Goodsell - City Clerk

Approved as to Form:

City Attorney

CITY OF MESQUITE
MAINTENANCE WORK PLAN SUMMARY
FISCAL YEAR 2026-2027

Master Plan Facility ID	MWP Facility Number	Facility Description	Cost
TOWA 0000 thru 0201, 0120, 0280, 0320, TWMB 0000-0044	ME01	Mesquite Town Wash	$ 20,800.00
ABWA 0000 thru 0200, 0220, 0335	ME02	Abbott Wash Channel	$ 15,000.00
TOWA 0237 thru 0267, MNTP 0000	ME04	Town Wash Detention Basin	$ 467,400.00
PUWA 0001, 0039, 0047, 0066-0067, 0069, 0083, 0089, 0127-0151, 0159-0164, 0230	ME07	Pulsipher Wash	$ 30,100.00
ABWA 0234 thru 0236	ME08	Abbott Wash Detention Basin	$ 60,000.00
PUWA 0166 thru 0168	ME09	Pulsipher Wash Detention Basin	$ 29,700.00
		TOTAL	$ 623,000.00

Travis H. Anderson 3-31-26
Project Manager Date

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME01**
Facility Name: **Mesquite Town Wash**
MP Facility ID: **TOWA 0000-0201, 0280, 0320, TWMB 0000-0044**

Entity: **City of Mesquite**
Date Prepared: **Updated 03.16.26**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels	$ 1,000.00				
	06 Inspect Levees/Detention and Debris Basins					
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees	$ 8,000.00				
	15 Repair Lined Channel	$ 3,000.00				
	20 Erosion Control and Repair					
	21 Provide/Maintain Dust Control					
	25 Clean Detention Debris Basins					
	35 Fence Repair					
	40 Vegetation Control - Chemical	$ 3,800.00				
	45 Vegetation Control - Mechanical	$ 2,000.00				
	50 Maintain Access Road					
	55 Clean & Inspect Inlet/Outlet Structures					
	60 Repair Inlet/Outlet Structures					
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges					
	80 Miscellaneous Work Activities	$ 3,000.00				
	85 Engineering					
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$20,800.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year:
Remove debris, clean drop inlets, and repair damages. Routine maintenance work activities.

Work to be completed during current fiscal year:
Continue to perform, repair & clean facility. Routine maintenance work activities.

Consultant/ Contractor: N/A

Project Manager: Travis H. Anderson

Travis H. Anderson - Public Works Director

Phone Number: 702.346.5237

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME02**
Facility Name: **Abbott Wash Channel**
MP Facility ID: **ABWA 0000-0200, 0220, 0335**

Entity: **City of Mesquite**
Date Prepared: **Updated 03.16.26**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels	$ 1,000.00				
	06 Inspect Levees/Detention and Debris Basins					
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees	$ 3,000.00				
	15 Repair Lined Channel					
	20 Erosion Control and Repair	$ 3,000.00				
	21 Provide/Maintain Dust Control	$ 2,000.00				
	25 Clean Detention Debris Basins					
	35 Fence Repair					
	40 Vegetation Control - Chemical	$ 2,500.00				
	45 Vegetation Control - Mechanical	$ 1,000.00				
	50 Maintain Access Road					
	55 Clean & Inspect Inlet/Outlet Structures					
	60 Repair Inlet/Outlet Structures					
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges	$ 500.00				
	80 Miscellaneous Work Activities	$ 2,000.00				
	85 Engineering					
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$15,000.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year:
Remove debris, clean drop inlets, and repair damages. Routine maintenance work activities.

Work to be completed during current fiscal year:
Continue with sediment removal. Routine maintenance work activities.

Consultant/ Contractor: N/A

Project Manager: Travis H. Anderson

Travis H. Anderson - Public Works Director

Phone Number: 702.346.5237

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME04**
Facility Name: **Town Wash Detention Basin**
MP Facility ID: **TOWA 0237-0267 & MNTP 0000**

Entity: **City of Mesquite**
Date Prepared: **Updated 03.16.26**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels					
	06 Inspect Levees/Detention and Debris Basins	$ 2,600.00				
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees					
	15 Repair Lined Channel					
	20 Erosion Control and Repair					
	21 Provide/Maintain Dust Control	$ 4,000.00				
	25 Clean Detention Debris Basins	$350,000.00				
	35 Fence Repair					
	40 Vegetation Control - Chemical					
	45 Vegetation Control - Mechanical					
	50 Maintain Access Road	$ 800.00				
	55 Clean & Inspect Inlet/Outlet Structures	$ 1,000.00				
	60 Repair Inlet/Outlet Structures	$100,000.00				
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges					
	80 Miscellaneous Work Activities	$ 4,000.00				
	85 Engineering	$ 5,000.00				
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$467,400.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year: The majority of funds used for this project went towards the costs associated to remove seiment after rain storms when through the Mesquite area leaving large amounts of sediment in the detention basin. Work also includes the repair of concrete emergency spillway.

Work to be completed during current fiscal year:
Continue to haul off or relocate sediment from rain storm events. Repair erosion damages, remove debris from inlets & storm drains.

Consultant/ Contractor: N/A

Project Manager: Travis H. Anderson

Travis H. Anderson - Public Works Director

Phone Number: 702.346.5237

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME07**
Entity: **City of Mesquite**
Facility Name: **Pulsipher Wash**
Date Prepared: **Updated 03.16.26**
MP Facility ID: **PUWA 0001, 0039, 0047, 0066-0067, 0069, 0083, 0089, 0127-0151, 0159-0164, 0230**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels	$ 1,000.00				
	06 Inspect Levees/Detention and Debris Basins					
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees	$ 14,000.00				
	15 Repair Lined Channel					
	20 Erosion Control and Repair	$ 7,000.00				
	21 Provide/Maintain Dust Control	$ 2,000.00				
	25 Clean Detention Debris Basins					
	35 Fence Repair					
	40 Vegetation Control - Chemical	$ 2,000.00				
	45 Vegetation Control - Mechanical	$ 1,000.00				
	50 Maintain Access Road					
	55 Clean & Inspect Inlet/Outlet Structures					
	60 Repair Inlet/Outlet Structures					
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges					
	80 Miscellaneous Work Activities	$ 3,100.00				
	85 Engineering					
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$30,100.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year:
Continue with condition assessment reapair & cleaning. Repair erosion damages in embankment from the detention basin.

Work to be completed during current fiscal year:
Repair riprap along wash. Continue repair & cleaning of facility. Routine maintenance work activities.

Consultant/ Contractor: N/A
Project Manager: Travis H. Anderson
Travis H. Anderson - Public Works Director
Phone Number: 702.346.5237

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME08**
Facility Name: **Abbott Wash Detention Basin**
MP Facility ID: **ABWA 0234-0236**

Entity: **City of Mesquite**
Date Prepared: **Updated 03.16.26**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels					
	06 Inspect Levees/Detention and Debris Basins	$ 2,500.00				
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees					
	15 Repair Lined Channel					
	20 Erosion Control and Repair	$ 5,000.00				
	21 Provide/Maintain Dust Control	$ 2,000.00				
	25 Clean Detention Debris Basins	$ 40,000.00				
	35 Fence Repair					
	40 Vegetation Control - Chemical	$ 1,000.00				
	45 Vegetation Control - Mechanical					
	50 Maintain Access Road	$ 1,000.00				
	55 Clean & Inspect Inlet/Outlet Structures	$ 2,500.00				
	60 Repair Inlet/Outlet Structures					
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges					
	80 Miscellaneous Work Activities	$ 1,000.00				
	85 Engineering	$ 5,000.00				
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$60,000.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year: The majority of funds used for this project went towards the cost associated to remove sediment after storms went through the Mesquite area leaving large amounts of sediment in the detention basin.

Work to be completed during current fiscal year:
Continue to haul off or relocate sediment from rain storm events. Repair erosion damages, remove debris from inlets & storm drains.

Consultant/ Contractor: N/A

Project Manager: Travis H. Anderson

Travis H. Anderson - Public Works Director

Phone Number: 702.346.5237

REGIONAL FLOOD CONTROL DISTRICT
MAINTENANCE WORK PROGRAM
ANNUAL BUDGET - FY 2026-2027

MWP Facility #: **ME09**
Facility Name: **Pulsipher Wash Detention Basin**
MP Facility ID: **PUWA 0166-0168**

Entity: **City of Mesquite**
Date Prepared: **Updated 03.16.26**

Force Account/ Contract	Activity	Approved Work Plan Amount ($)	Amended Work Plan Amount ($)	Expended To Date ($)	Percent Complete	Scheduled Completion Date
	03 Facility Assessment and Inventory					
	05 Inspect Channels					
	06 Inspect Levees/Detention and Debris Basins	$ 2,500.00				
	08 Species Survey and Removal					
	10 Clean and Reshape Channels/Levees					
	15 Repair Lined Channel					
	20 Erosion Control and Repair	$ 7,700.00				
	21 Provide/Maintain Dust Control	$ 2,000.00				
	25 Clean Detention Debris Basins	$ 10,000.00				
	35 Fence Repair					
	40 Vegetation Control - Chemical	$ 1,000.00				
	45 Vegetation Control - Mechanical	$ 1,000.00				
	50 Maintain Access Road					
	55 Clean & Inspect Inlet/Outlet Structures	$ 2,500.00				
	60 Repair Inlet/Outlet Structures					
	65 Clean Storm Sewer Lines					
	70 Storm Sewer Repair					
	75 Clean/Flush Culverts & Bridges					
	80 Miscellaneous Work Activities	$ 1,000.00				
	85 Engineering	$ 2,000.00				
	90 Homeless Encampment Cleanup					
	95 Facility Security Patrols					
	TOTALS	$29,700.00	$0.00	$0.00	0%	30-Jun-27

Delays or problem areas:

Work completed during prior fiscal year: The majority of funds used for this project went towards the cost associated to remove sediment after storms went through the Mesquite area leaving large amounts of sediment in the detention basin.

Work to be completed during current fiscal year:
Continue to haul off or relocate sediment from rain storm events. Repair erosion damages, remove debris from inlets & storm drains.

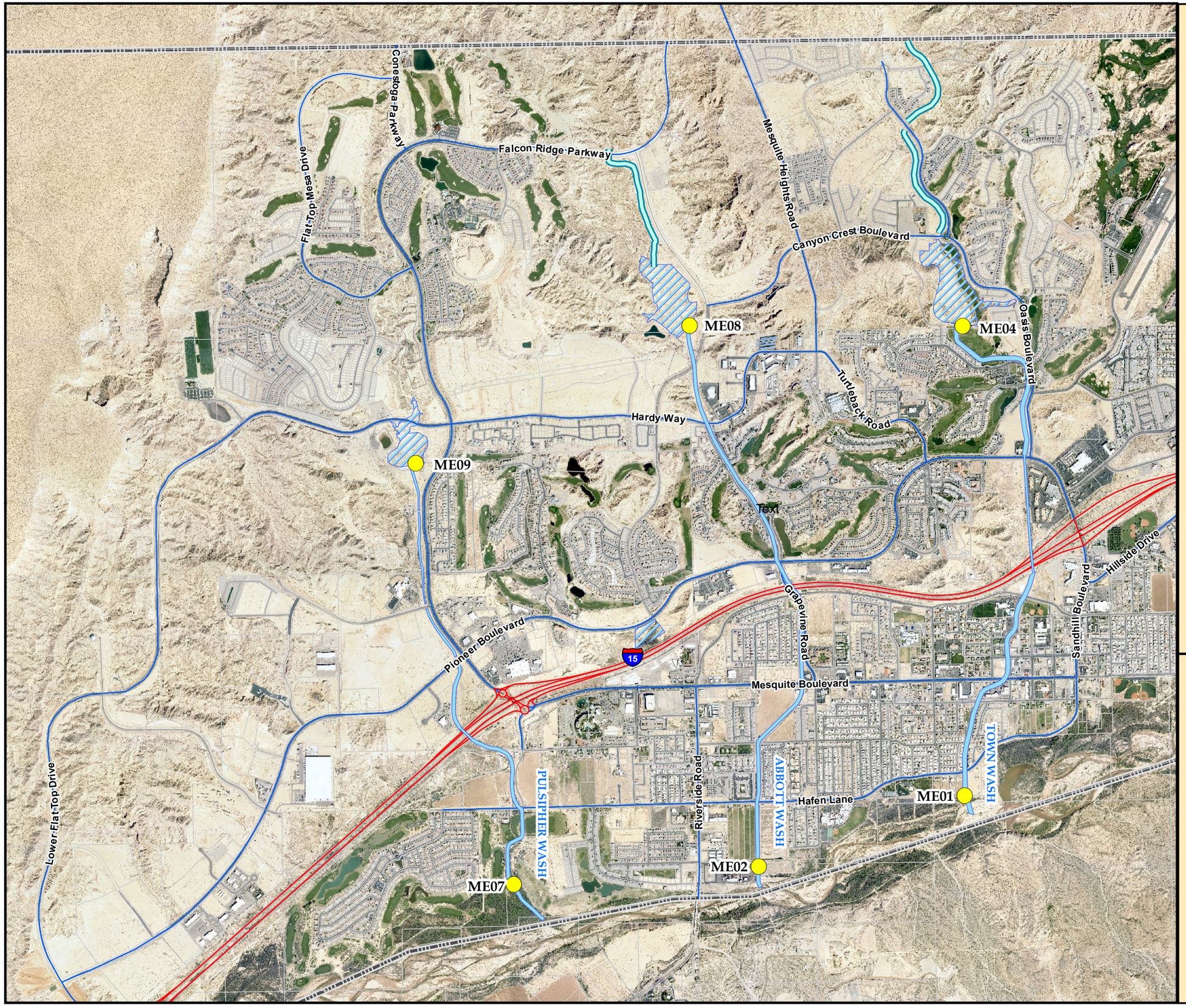
Consultant/ Contractor: N/A

Project Manager: Travis H. Anderson

Travis H. Anderson - Public Works Director

Phone Number: 702.346.5237

Exhibit "A"
Existing Stormwater Facilities
City of Mesquite, Nevada



Legend

- Proposed Future Wash
- **Stormwater Facilities**
- **Washes**
- **FCF Basin**
- CityLimits

N
W E
S

City of Mesquite Nevada

Path: M:\GISBase\Maps_Drawings\Public_Works\Washes\MWP_Mar2018.mxd
Date: 4/11/2019
This map is not intended for engineering purposes.
Public Works Department

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Department Reports

Mayor's Comments and Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Department Reports

Council and Staff's Comments and Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Attorney

Introduction of Bills

Consideration of the Introduction of Bill B26-006 Amending Title 6 of the Mesquite Municipal Code to Add Chapter 9 to Establish Regulations for Bicycle and Electric Micro Mobility Device Use and Operation; Amending Section 6-2-10(A) Regarding Driving on Sidewalks; Amending Section 6 -1-2 Regarding the Definition of Motorcycle; Providing for Penalties; and Other Matters Properly Relating Thereto.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Adam Anderson **DEPARTMENT:** City Attorney

RECOMMENDATION:

Background:

The proposed ordinance amends Title 6 (Motor Vehicles and Traffic Safety) to create a new chapter for regulating bicycles, ebikes, and other electric micromobility devices. Following initial review and feedback, and examining similar rules recently passed in other jurisdictions, this updated draft expands the scope of the regulations and creates appropriate rules to ensure safety in a way that applies to bicycle and ebike use within the City of Mesquite. This updated draft contains several changes from the prior version, with the main changes outlined as follows: 1. The prior version relied on statutory references to the Nevada Revised Statutes (NRS) for definitions. This new version adopts definitions that better fit the City and now includes the broader category of "Electric Micromobility Devices." This new definition ensures that other motorized transportation devices, such as e-skateboards or devices with one wheel, are also subject to appropriate regulations. 2. The prior version of the ordinance allowed operators to carry objects or devices so long as they kept "at least one hand on the handlebars." This new version requires operators to maintain continuous physical control, with specific rules restricting the use of mobile phones and carrying other objects that require the operator to use only one hand, subject to limited exceptions. 3. The prior version of the ordinance stated that operators on sidewalks must yield to pedestrians. This new version establishes an absolute duty to yield to pedestrians across all public areas (sidewalks,

crosswalks, roadways, etc.). The ordinance now explicitly outlines the actions operators must take to ensure pedestrian safety, which may include reducing speed, coming to a complete stop, or dismounting and walking until a pedestrian has safely passed or the operator is no longer in proximity to the pedestrian. 4. The prior version of the ordinance required operators to ride as far right on the roadway as practicable, with certain exceptions. This new version creates a new definition of the â €œPublic Right-of- Way,â€which includes the roadway, shoulder, and sidewalks. Under the proposed new version, the general rule is that operators must ride as near to the right side of the Public Right-of-Way as practicable (which includes the sidewalk). However, exceptions are provided if the path is obstructed, or if operating on the adjacent roadway or paved shoulder is safer or more efficient due to the rider's speed, pedestrian volume, or intersecting driveways. 5. In light of riders that at times disregard city traffic signage, this new version also adds a new section that clarifies that operators must obey traffic-control signals, signs, and other traffic control devices applicable to vehicles, unless the person dismounts and obeys regulations applicable to pedestrians.

Fiscal Impact:

Budgeted Item: No

Attachments:

- MMC 6-9-1 DRAFT Final (1).pdf

BILL AS ORDINANCE B26-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESQUITE, NEVADA, AMENDING TITLE 6 OF THE MESQUITE MUNICIPAL CODE TO ADD CHAPTER 9 TO ESTABLISH REGULATIONS FOR BICYCLE AND ELECTRIC MICROMOBILITY DEVICE USE AND OPERATION; AMENDING SECTION 6-2-10(A) REGARDING DRIVING ON SIDEWALKS; AMENDING SECTION 6-1-2 REGARDING THE DEFINITION OF MOTORCYCLE; PROVIDING FOR PENALTIES, AND OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, it is reasonable and appropriate to amend the Mesquite Municipal Code from time to time;

WHEREAS, the City Council declares that this bicycle and electric micromobility device use and operation chapter is an exercise of the regulatory powers delegated to the council by the state of Nevada pursuant to Nevada Revised Statutes;

WHEREAS, it is the intent of this chapter to provide reasonable regulations for bicycles and electric micromobility devices, including establishing rules for their operation on city property, parks and rights-of-way, and providing other matters properly relating thereto; and

NOW, THEREFORE, be it ordained by the City Council of the City of Mesquite, Nevada, as follows:

SECTION 1. The City Council hereby approves and adopts the Code Amendment to Title 6, adding Chapter 9 “Bicycle and Electric Micromobility Device Use and Operation”, and amending Sections 6-2-10(A) and 6-1-2.

SECTION 2. Mesquite Municipal Code Title 6, Chapter 9, Section 6-2-10(A), and Section 6-1-2 are hereby amended and replaced to read as set forth in Exhibit A.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purpose in the interest of the public health, safety, and welfare.

SECTION 7: If any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, and complies with Nevada Revised Statutes Chapter 237.

PASSED, ADOPTED, AND APPROVED this ___ day of _____, 2026.

By: _____

Jessie Whipple, Mayor

Attest:

By: _____

Julie Goodsell, City Clerk

AYE: _____

NAY: _____

ABSTAIN: _____

PUBLICATION DATE: _____

EFFECTIVE DATE: _____

Approved as to Form:

By: _____

Adam Anderson, Interim City Attorney

EXHIBIT A

TITLE 6 MOTOR VEHICLES AND TRAFFIC SAFETY

CHAPTER 9 BICYCLE and ELECTRIC MICROMOBILITY DEVICE USE and OPERATION

6-9-1: Purpose and Intent

6-9-2: Definitions

6-9-3: Equipment

6-9-4: Operation on Roadways and Sidewalks

6-9-5: Operation in Parks and Facilities

6-9-6: Responsibility

6-9-7: Penalties

6-9-1: PURPOSE AND INTENT:

A. The city council declares that the provisions of this chapter are an exercise of the regulatory powers delegated to the council by the state of Nevada pursuant to Nevada Revised Statutes.
B. It is the intent of this chapter to provide reasonable regulations for bicycles and electric micromobility devices, including establishing rules for their operation on city property, parks and rights-of-way; and providing other matters properly relating thereto.

6-9-2: DEFINITIONS:

A. **Bicycle:** "Bicycle" means a device propelled by human power upon which a person may ride, having two tandem wheels, or every such device generally recognized as a bicycle though equipped with two front or two rear wheels.
B. **Electric Bicycle**: "Electric bicycle" means a device upon which a person may ride, having two or three wheels, or every such device generally recognized as a bicycle that has fully operable pedals, a seat or saddle for the rider, and an electric motor which produces not more than 750 watts.
C. **Electric Micromobility Device**: "Electric Micromobility Device" means and includes every personal transportation device generally not designed for use over long distances and equipped with an electric motor to assist the rider in whole or in part, including Electric Bicycles, Electric Scooters, and other electric devices used for mobility, including e-skateboards, hoverboards, and devices with one wheel. The term does not include (i) motorcycles; or (ii) devices designed or intended by its manufacturer to be used primarily as an assistive device to increase, maintain, or improve the mobility of an individual with a disability or other physical condition that limits or impairs the individual's ability to walk, including electric wheelchairs or electric mobility scooters.

D. Electric Scooter: "Electric scooter" means a vehicle with handlebars and an electric motor that is designed to be ridden on in an upright or seated position and propelled by its electric motor or by propulsion provided by the rider.

E. **Public Right-of-Way:** "Public Right-of-Way" means the entire width between the boundary lines of every way or place dedicated to or maintained by the city for public travel. This includes, but is not limited to, all vehicular travel lanes, designated bicycle lanes, road shoulders, bicycle and walking paths, gutters, curbs, and sidewalks.

6-9-3: EQUIPMENT

A. Helmets are required for all riders of bicycles and electric micromobility devices within the Public Right-of-Way of the City.

B. Every electric bicycle and electric scooter shall be equipped with a bell or horn audible to pedestrians.

C. Every bicycle or electric micromobility device operated at night shall have a white front lamp visible from 500 feet and a red rear reflector visible from 50–300 feet.

D. Every bicycle, electric bicycle, and electric scooter shall have a brake capable of causing the braked wheels to skid on dry pavement.

6-9-4: OPERATION ON ROADWAYS AND SIDEWALKS

A. **Duty to Yield**. Any person operating a bicycle or electric micromobility device shall yield the right-of-way to a pedestrian at all times, regardless of the pedestrian's location. This absolute duty to yield applies across all public spaces, including but not limited to sidewalks, crosswalks, roadways, trails, pathways, and parking areas. To satisfy this duty to yield, the operator of the bicycle or electric micromobility device must take any and all actions necessary to ensure the pedestrian's safety and unimpeded passage. This includes, but is not limited to:

1. Reducing speed;
2. Coming to a complete stop;
3. Dismounting the bicycle or device; and/or
4. Walking the bicycle or device on foot until the pedestrian has safely passed or the operator is no longer in proximity to the pedestrian.

B. **Location of Operation.** Except as otherwise provided below, every person operating a bicycle or electric micromobility device shall ride as near to the right side of the Public Right-of-Way as practicable. For purposes of this paragraph (B) of this Section 6-9-4, the conditions under which it is not practicable to operate a bicycle or an electric micromobility device as near to the right side of the Public Right-of-Way include, without limitation:

(a) When fixed or moving objects, parked or moving vehicles, pedestrians, animals or surface hazards impede access to the right side of the Public Right-of-Way;

(b) When a vehicular lane is too narrow for a bicycle and a vehicle to travel safely side by side within the lane;

(c) When the rightmost portion of the Public Right-of-Way is a sidewalk or pedestrian path, but operating upon the adjacent roadway or paved shoulder is safer or more efficient due

to the device's speed of travel, the volume of pedestrian traffic, or the presence of intersecting driveways; or

(d) When preparing to turn left.

C. **Direction of Travel.** Any person operating a bicycle or electric micromobility device upon a roadway or shoulder of a roadway shall travel in the same direction as vehicular traffic; and any person operating a bicycle or electric micromobility device upon a sidewalk or shared-use path adjacent to a roadway shall travel in the same direction as the vehicular traffic in the closest adjacent travel lane of the roadway.

D. **Obedience to Traffic-Control Signs and Devices.** Any person operating a Bicycle or Electric Micromobility Device shall obey the instructions of official traffic-control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer, or unless such person dismounts from the Bicycle or Electric Micromobility Device, in which event such persons shall then obey the regulations applicable to pedestrians.

E. **Operator Control and Distraction.** Every person operating a bicycle or electric micromobility device shall maintain continuous physical control of the bicycle or micromobility device. To ensure continuous physical control of the bicycle or micromobility device, the following shall apply:

1. Carrying or using any mobile phone, electronic device, object, package, or other item in the hands or arms that requires the operator to ride with only one hand on the handlebars is prohibited.
2. The use of mobile telephones, navigational devices, or other electronic devices is permitted only if the device is securely mounted to the bicycle or electric micromobility device, or is safely stowed on the operator’s person, and the device is operated in a hands-free manner.
3. Notwithstanding the above, electronic devices or applications used specifically for cycling activities, including, without limitation, bike computers and devices that track a cyclist's heart rate, distance, power, or speed, are permitted as long as the rider maintains continuous physical control of the bicycle or electric micromobility device, and the electronic device so used is secured to the bicycle or electric micromobility device, is a wearable device on the operator's person, or is used in a hands-free manner.
4. Under no circumstances shall an operator manually read, compose, or send text-based communications while the bicycle or micromobility device is in motion.

F. **Duties Applicable to Drivers of Motor Vehicles**. Every person operating a bicycle or electric micromobility device shall be subject to all duties applicable to the driver of a motor vehicle, except as otherwise provided by NRS 484B.763.

G. **Additional Safety Requirements**.

1. Operators of a bicycle or electric micromobility device shall ride only upon a permanent and regular seat attached thereto, as applicable.
2. No bicycle or electric micromobility device shall carry more persons than it is designed and equipped to carry.

3. Performing stunts, wheelies, riding on handlebars, operating at unsafe speeds, or engaging in any reckless conduct is prohibited, except in locations specifically designated for such activities.
4. No person riding a bicycle or electric micromobility device shall attach themselves or their device to any moving vehicle.
5. Persons riding a bicycle or electric micromobility device upon a roadway shall not ride more than two abreast with any other bicycle or electric micromobility device.

6-9-5: OPERATION IN PARKS AND FACILITIES

A. No person shall operate any bicycle or electric micromobility device in any city park or facility operated by the City of Mesquite other than on designated trails or paths clearly marked for their use.

6-9-6: RESPONSIBILITY

A. The parent or guardian of any minor child shall not authorize, allow, or knowingly permit any such minor child to violate any of the provisions of this chapter.

6-9-7: PENALTIES

A. Any person convicted of a violation of any of the sections of this chapter is guilty of a civil infraction and shall be punished by a fine as follows:
    1. First violation: $150
    2. Second violation: $300
    3. Third and any subsequent violations: $600.

B. In the case of a minor that violates this chapter, the parent or legal guardian of the minor shall be obligated to pay the fine listed above.

Section 6-2-10(A) shall be amended as follows:

A. Driving On Sidewalks: It is unlawful for any person to ride or drive, or cause to be ridden or driven, any horse or other animal, or to ride, drive or propel, or cause to be driven or propelled, any motor vehicle [~~or bicycle~~] upon or along any sidewalk.

Section 6-1-2 shall be amended to change the definition of "Motorcycle" as follows:

MOTORCYCLE: Every motor vehicle[~~, other than a tractor, having~~] *equipped with* a seat or saddle for the use of the [~~rider~~] *driver* and designed to travel on not more than three (3) wheels in contact with the ground, [~~and weighing less than one thousand five hundred (1,500) pounds~~] *excluding an electric bicycle, electric scooter, a tractor, or a moped*.

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of approval of a Liquor Catering License for Lluntas, LLC doing business as Elevated Bartending Services.

- **Public Comment**
- **Discussion Possible Action**

PETITIONER: Jesselyn Leavitt **DEPARTMENT:** Development Services

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RECOMMENDATION:

Approve the Liquor Catering License

Background:

Andrea Zavala is applying for a liquor catering license. it is intended she will provide the catering services at the I-15 music festival in October at the Mesquite Sports and Events Complex. Mesquite PD has issued a Findings of Suitability. Staff recommends approving the liquor catering license.

Fiscal Impact: Revenue to 10-32-110

Budgeted Item: No

Attachments:

- Elevated Bartending Services App.pdf
- Andrea Zavala FOS.pdf

Mesquite
Nevada

CITY OF MESQUITE LIQUOR LICENSE APPLICATION

To: The City Council, City of Mesquite, Nevada:

The Undersigned Hereby Applies for the Following License or Licenses, and if Granted Will Accept Same, Subject to all Terms, Regulations and Provisions of the Ordinance or Regulation Under Which it is Granted.

Please type or print all information. If more space is required, please attach separate sheet.

(Andrea Zavala)
LLUNTAS LLC — ELEVATED BARTENDING SERVICES
NAME OF APPLICANT — DBA-BUSINESS NAME AS IT SHOULD APPEAR ON LICENSE

3302 Meade ave suite B, Las Vegas, NV. 89147 — 702-661-5140
BUSINESS PHYSICAL ADDRESS (Number, Street, Zip) — BUSINESS TELEPHONE

3302 Meade ave, suite B, Las Vegas, NV. 89147
BUSINESS MAILING ADDRESS

ANDREA ZAVALA - 7990 W Nevso DR, LAS VEGAS, NV. 89147
NAME AND ADDRESS OF PROPERTY OWNER

1. Type of Organization:

Corporation	_____	General Partnership	_____
Limited Liability Corporation	_____	Limited Liability Partnership	_____
Limited Partnership	_____	Sole Proprietor	_____

Other Please Describe S-Corporation

2. If a Foreign Corporation:
Organized under the Laws of Which State: _____ When? _____

3. Name & Address of Corporate Resident Agent: _____

4. If a Partnership:
   a. Is the Certificate of Partnership Registered with Clark County Recorder? _____
      Date Registered: _____
   b. What is the Term for the Partnership to Exist? _____

5. If a Corporation or Partnership, list each officer and percentage applied for:
If an Individual, complete all applicable Items: (Pleas add additional sheet if necessary).

NAME	TITLE	ADDRESS	PHONE	%	U.S. CITIZEN
Andrea Zavala	OWNER	7990 W Nevso DR, LV, NV 89147	7186879964	100	Yes

6. Please list the Key Employ ANDREA ZAVALA 7990 W NEVSO DR LV, NV. 89147 (718) 687-9964
Name — Address/City/State — Phone

2018

Mesquite
Nevada

7. NUMBER, TYPE & FEE OF LICENSE APPLIED FOR:

	Origination Fee	Renewal Fee
____Beer, Wine, Spirit Based Products Off- Sale	$5,000	$800/Semi-Annual
____Beer, Wine, Spirit Based Products On- Sale	$2,500	$350/Semi-Annual
____Restaurant w/ Bar	$3,500	$750/Semi-Annual
____Restaurant w/ Service Bar	$2,500	$500/Semi-Annual
____Full Liquor Off-Sale	$20,000	$3,500/Semi-Annual
____Full Liquor On-Sale	$2,500	$750/Semi-Annual
____Tavern	$12,500	$1,000/Semi-Annual
____Brew Pub	$12,500	$1,000/Semi-Annual
____Non-Restricted/Restricted Gaming	$25,000	$3,500/Semi-Annual
____Wholesale Import	$3,500	$750/Semi-Annual
____Nonprofit Club	$300	$200/Semi-Annual
✓ Liquor Catering	$1,000	$300/Semi-Annual

(After the issuance of a license, each licensee shall pay, in addition to all other fees, a semiannual license renewal processing fee of $50.00)

TOTAL LICENSE FEES PAID WITH THIS APPLICATION: $_____

INVESTIGATION FEE: $250.00 per person for the first 3 persons and $100.00 each additional person.

Nonprofit Club Liquor License: The investigation fee shall be $100.00. (M.M.C. 2-4-3)

INVESTIGATION FEE PAID: $_____

I hereby acknowledge and promise to pay all non-refundable investigation fees in an amount equal to the actual cost incurred by the City to complete the necessary investigation, and understand that this is due and payable prior to final action on my application.

Please Print Applicant Name Andrea Zavala Title OWNER

Signature of Applicant: [signature] Date 04/07/26

Office Use Only

License # _____ Date _____ Receipt # _____ Amount _____

City Council Date _____ City Council Approval Date _____

10 E. Mesquite Blvd., Mesquite, NV 89027
702-346-2835 ext 3305, www.mesquitenv.gov

Si necesita asistencia en Espanol, por favor pregunte y alguin le ayudara

2018

MESQUITE POLICE DEPARTMENT
695 Mayan Circle • Mesquite, NV • 89027
702•346•5262

Findings of Suitability for a Privileged Business License Approval

In conformity with the Mesquite Municipal Code, the Mesquite Police Department renders their findings of suitability as it relates to the investigation of the applicant for a Privileged Business License.

After conducting the investigation of suitability for Andrea K. Zavala,
First, M, Last Name

of the Elevated Bartending Services/ Lluntas LLC business with a location of
Business Name

3312 Meade Ave Ste. B, Las Vegas, NV 89102. The Mesquite Police Department finds that
Address of Business

the applicant satisfies the requirements of suitability to proceed with the request of a Liquor catering privileged license.
Type of Business License

Respectfully;

Office of the Chief

Date approved:
05/13/2026

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of Approval of a Restaurant with Bar Liquor License for Mathew John of MV John Corp dba Grill Room at the Oasis, located at 100 Palmer Lane.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Jesselyn Leavitt, Business License Clerk

DEPARTMENT: Development Services

RECOMMENDATION:

Approve the liquor license contingent upon the issuance of the Findings of Suitability from the Mesquite Police Department.

Background:

Mathew John is taking over the location that was occupied by Guru's at the Oasis Clubhouse on Palmer Lane. He was scheduled to take it over July 1, 2026. Mr. John already holds two other liquor licenses in existing establishments in the City: Peggy Sue's and Cucina Italiana, which are in good standing with the City. As this is a new license, Mr. John is undergoing the background check. However, in good faith, staff is bringing this item before the Council with a recommendation of approving the liquor license contingent upon the Mesquite Police Department issuing a Findings of Suitability. Additionally, Mr. John has held a liquor license at this location previously and was always in good standing.

Fiscal Impact: Revenue to 10-32-110

Budgeted Item: No

Attachments:

- Grill Room at the Oasis Liquor License app.pdf

Mesquite
Nevada

CITY OF MESQUITE LIQUOR LICENSE APPLICATION

To: The City Council, City of Mesquite, Nevada:

The Undersigned Hereby Applies for the Following License or Licenses, and if Granted Will Accept Same, Subject to all Terms, Regulations and Provisions of the Ordinance or Regulation Under Which it is Granted.

Please type or print all information. If more space is required, please attach separate sheet.

MV John Corp
Mathew John — Grill Room at the Oasis
NAME OF APPLICANT — **DBA-BUSINESS NAME AS IT SHOULD APPEAR ON LICENSE**

100 Palmer Ln Mesquite, NV 89027
BUSINESS PHYSICAL ADDRESS (Number, Street, Zip) — BUSINESS TELEPHONE

380 N Sandhill Blvd, Mesquite, NV 89027
BUSINESS MAILING ADDRESS

NAME AND ADDRESS OF PROPERTY OWNER

1. Type of Organization:

Corporation	✓	General Partnership	
Limited Liability Corporation		Limited Liability Partnership	
Limited Partnership		Sole Proprietor	

Other Please Describe _____

2. If a Foreign Corporation:
Organized under the Laws of Which State: _____ When? _____

3. Name & Address of Corporate Resident Agent: Mathew John 203 Sage Way, Mesquite, NV 89027

4. If a Partnership:
   a. Is the Certificate of Partnership Registered with Clark County Recorder? _____
      Date Registered: _____
   b. What is the Term for the Partnership to Exist? _____

5. If a Corporation or Partnership, list each officer and percentage applied for:
If an Individual, complete all applicable Items: (Pleas add additional sheet if necessary).

NAME	TITLE	ADDRESS	PHONE	%	U.S. CITIZEN
Mathew John	President	1159 E Peppermill Palms Blvd Scenic, AZ 86432	702-813-9946	50	
Valsamma John	Secretary	1159 E Peppermill Palms Blvd Scenic, AZ 86432	702-464-8492	50	

6. Please list the Key Employ Mathew John — 1159 E Peppermill Palms Blvd Scenic AZ 86432 — 702-813-9946
Name — Address/City/State — Phone

2018

Mesquite
Nevada

7. NUMBER, TYPE & FEE OF LICENSE APPLIED FOR:

	Origination Fee	Renewal Fee
____Beer, Wine, Spirit Based Products Off- Sale	$5,000	$800/Semi-Annual
____Beer, Wine, Spirit Based Products On- Sale	$2,500	$350/Semi-Annual
__X__Restaurant w/ Bar	$3,500	$750/Semi-Annual
____Restaurant w/ Service Bar	$2,500	$500/Semi-Annual
____Full Liquor Off-Sale	$20,000	$3,500/Semi-Annual
____Full Liquor On-Sale	$2,500	$750/Semi-Annual
____Tavern	$12,500	$1,000/Semi-Annual
____Brew Pub	$12,500	$1,000/Semi-Annual
____Non-Restricted/Restricted Gaming	$25,000	$3,500/Semi-Annual
____Wholesale Import	$3,500	$750/Semi-Annual
____Nonprofit Club	$300	$200/Semi-Annual
____Liquor Catering	$1,000	$300/Semi-Annual

(After the issuance of a license, each licensee shall pay, in addition to all other fees, a semiannual license renewal processing fee of $50.00)

TOTAL LICENSE FEES PAID WITH THIS APPLICATION: $_____

INVESTIGATION FEE: $250.00 per person for the first 3 persons and $100.00 each additional person.

Nonprofit Club Liquor License: The investigation fee shall be $100.00. (M.M.C. 2-4-3)

INVESTIGATION FEE PAID: $ 250

I hereby acknowledge and promise to pay all non-refundable investigation fees in an amount equal to the actual cost incurred by the City to complete the necessary investigation, and understand that this is due and payable prior to final action on my application.

Please Print Applicant Name MATHEW JOHN Title President

Signature of Applicant _____ Date 6-10-26

Office Use Only

License # _____ Date _____ Receipt # _____ Amount _____

City Council Date _____ City Council Approval Date _____

10 E. Mesquite Blvd., Mesquite, NV 89027
702-346-2835 ext 3305, www.mesquitenv.gov

Si necesita asistencia en Espanol, por favor pregunte y alguin le ayudara

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Tentative Maps

Consideration of Tentative Map TM 26-002, Hillside Crossing (formerly The Retreat at Mesquite) to approve the creation of seven (7) single-family residential parcels as part of a 127-unit mixed residential development on 8.63 acres at 951 Oasis Boulevard. The property is Clark County Assessor's Parcel #001-09-101-024, located on the northwest corner of the intersection of Oasis Boulevard and Palmer Lane. The parcel is zoned Medium-Density Multi-Family Residential (MF-3), and is subject to a development agreement executed in December 2023

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Conduct a public hearing and approve Case No. TM-26-002, the Hillside Crossing subdivision. Site Plan and Architectural Review for the multi-family units will be presented to the Council as a major site plan review at a later date

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Background:

In 2023, the applicant, The Retreat at Mesquite LLC, requested a change of zone from MF-2 PUD to MF-3 to accommodate a 127-unit mixed residential development. The City Council approved the change of zone with a development agreement that limited the number of units in the development to less than what might have otherwise been permitted under the MF-3 zoning, and required that development along the northerly boundary of the property be limited to single-family detached homes. The proposed tentative map would serve to implement the portion of the project approved for single-family residential development. The remainder of the site is expected to be developed with a 120-unit multi-family residential development.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- TM 26-002 Hillside Crossing SFD Map Memo.doc
- TM-26-002.pdf
- AGREEMENT - DEVELOPMENT - THE RETREAT AT MESQUITE.pdf
- DA Ext of Time.pdf
- R23-024.pdf

TO: Honorable Mayor and City Council

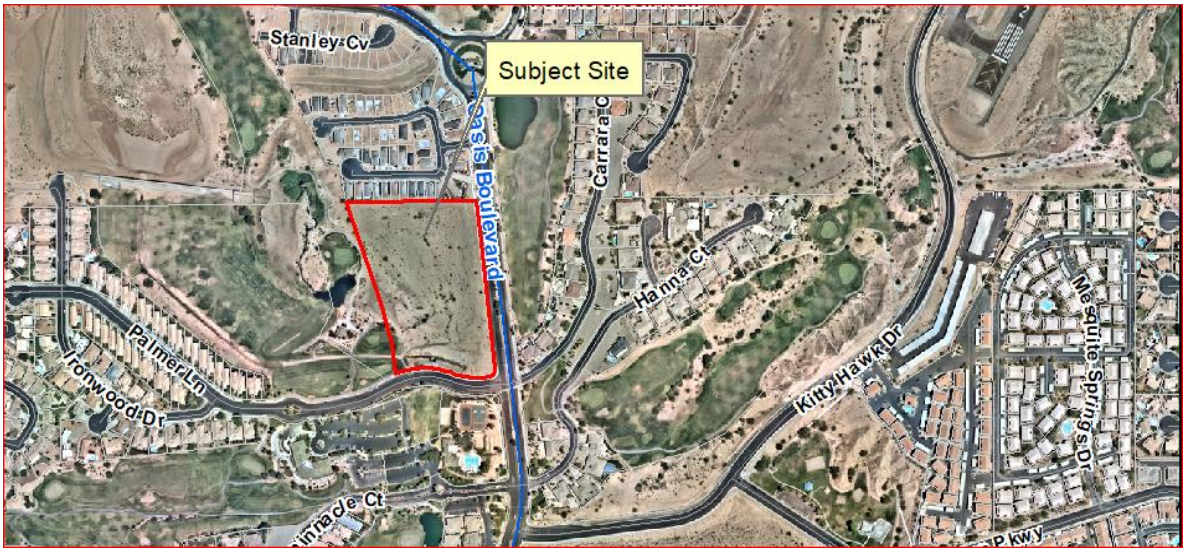
FROM: Dan Catron, Senior Planner

DATE: Technical Review: July 7, 2026
City Council: July 14, 2026

RE: **Tentative Map TM 26-002, Hillside Crossing (**formerly **The Retreat at Mesquite)** to approve the creation of seven (7) single-family residential parcels as part of a 127-unit mixed residential development on 8.63 acres at 951 Oasis Boulevard. The parcel is currently zoned Medium-Density Multi-Family Residential (MF-3), and is subject to a development agreement executed in December 2023. Clark County Assessor's Parcel #001-09-101-024.

Background

In 2023, the applicant, The Retreat at Mesquite LLC, requested a change of zone from MF-2 PUD to MF-3 to accommodate a 127-unit mixed residential development. The City Council approved the change of zone with a development agreement that limited the number of units in the development to less than what might have otherwise been permitted under the MF-3 zoning, and required that development along the northerly boundary of the property be limited to single-family detached homes. The proposed tentative map would serve to implement the portion of the project approved for single-family residential development.



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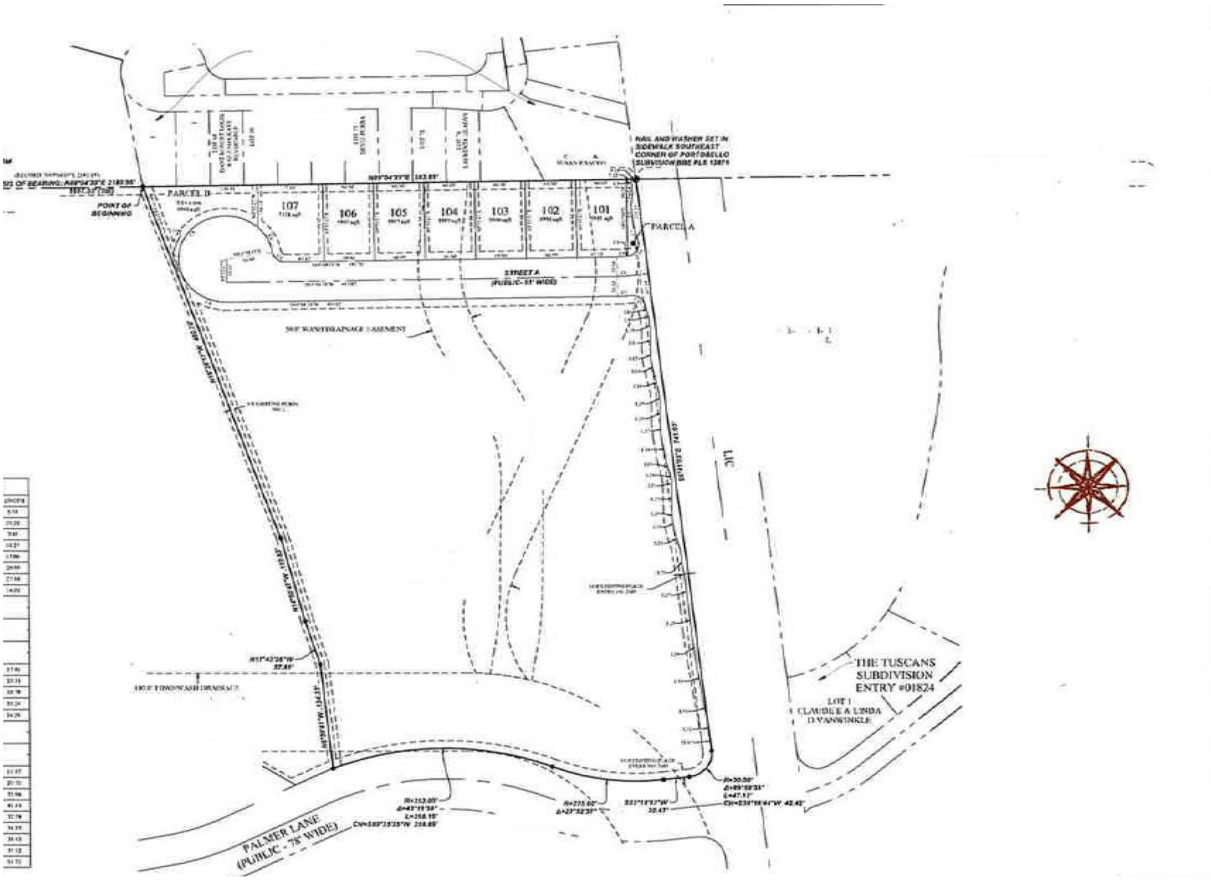
Project Description

On July 11, 2023, the City Council considered and approved Resolution 23-024 to rezone this parcel from *PUD Low-Density Residential* (MF-2) to *Medium Density Multi-Family Residential* (MF-3), with a development agreement limiting overall development to a maximum of one hundred twenty-seven (127) residential units. The proposed tentative map will provide seven (7) single-family dwellings along the north property line as required by the development agreement. The remainder of the site is expected to be developed with up to one hundred twenty (120) multi-family units. The final design and layout of the multi-family portion of the project will be subject to review and approval by the City Council at a future date. Overall density of the proposed project is 14.71 units per acre.

Access to the single-family portion of the project will be from a new public street connecting to Oasis Boulevard. This street will be right-in-right-out because of the center median in Oasis Boulevard. It is noted that Parliament Ridge to the north is also right-in-right-out. This arrangement is facilitated by a traffic circle just north of Parliament Ridge. This new public road, and a separate driveway to Oasis Boulevard to the south, will provide access for the multi-unit portion of the project. A separate access from Palmer Lane to the south is not expected at this time.



Key Facts

- The property is now zoned *Medium -Density Multi-family Residential* (MF-3).
- The MF-3 zoning would allow Multi-Family Housing at 20 units per acre.
- A development agreement has been executed with the developer which limits development on the site to 127 units on 8.63 acres.
- Development along the northerly property line is limited to single-family detached homes per the development agreement.

Surrounding Zoning and Uses:

- North – PUD SF; Portobello Subdivision
- West -- PUD PROS; Oasis Golf Course Practice Range
- South – PUD PROS; Mesquite Vistas Community Center
- East – PUD SF & PROS; Tuscans, Fox Hollow, Canyons Golf Course

Analysis

This tentative map implements the row of detached single-family residential units required along the northern boundary of the project site. The remainder of the site is expected to be developed with a 120-unit multi-family residential development. The proposed tentative map will implement the single-family residential portion of the project contemplated in the development agreement.

A traffic impact analysis (TIA) was submitted with the tentative map application. The TIA concluded that the proposed project would not have a significant impact on the local transportation network, and no specific mitigation measures were required.

Recommendation

Staff recommends that the Council hold a public hearing, and approve Tentative Map 26-002, Hillside Crossing, creating seven single family parcels plus a remainder (Lot 108) for the development of 120 multi-family residential units, subject to the Department recommendations below, and Standard Conditions. Site Plan and Architectural Review for the multi-family units will be presented to the Council as a major site plan review at a later date (per MMC 9.5.4.B.4).

<u>Building Department</u>

1. Meet all applicable Building Codes and Standard Conditions.

<u>Engineering Department</u>

1. Subject to standard conditions as applicable.

<u>Planning and Environmental Resources</u>

1. Meet all applicable Zoning Codes and Standard Conditions.
2. A Category I traffic impact analysis must accompany any future development applications to determine if any adverse impacts can be properly mitigated.

3. A proposed development plan up to 14.71 units per acre, as proposed by the applicant is within the Council's finding of neighborhood suitability. Future development plans exceeding that density would not be acceptable at this location.
4. A development agreement has been executed with the property owner limiting the development of the site to no more than 14.71 units per acre. This requirement is based on findings that any density higher than that would not be suitable for this site in terms of adverse impacts. The term of the development agreement was extended on March 13, 2025, to December 12, 2027.
5. The applicant shall respond to the comments of the Nevada Department of Environmental Protection as noted in their letter of May 21, 2026.

Public Works

1. Civil improvement plans must be submitted to Public Works on Mylar sheets for utility and City signatures.

Sanitation

1. Standard Conditions as applicable.

Solid Waste

1. Solid waste bins shall be required, with fenced enclosures, and locations that meet Virgin Valley Disposal requirements.

Fire & Rescue Department

1. No Comments.

Attachments

- Application
- Tentative Map
- Resolution 23-024
- Development Agreement & Extension
- Letter from the City Engineer dated May 27, 2026

Mesquite
Nevada

Tentative Map

Project Information

Project Name Hillside Crossing
Existing Zoning

Project Location 951 Oasis Blvd Mesquite ,NV
Gross Acres 8.63

Assessor's Parcel Number(s) 001-09[illegible]-101-024

Total Number of Lots 8 Lots, 2 Parcels
Density 10 Buildings

Please explain the intent of this request The Development of a Multi-Family Community

Applicant Signature
Date 03/03/2026

Applicant Information

Property Owner(s) Retreat At Mesquite LLC

Mailing Address 8833 S Redwood Road #D, West Jordan, Utah 84044

Phone No (435)705-4384 Email johncknudson@gmail Fax No

Applicant (if different than Owner) Focus Consulting

Mailing Address 6949 S High Tech Drive Suite 200 Midvale, UT 84047

Phone No 801-352-0075 Email cortiz@focus-es.com Fax No

Contact Person/Representative (if different than Owner)

Mailing Address 6949 S High Tech Drive Suite 200 Midvale, UT 84047

Phone No 801-352-0075 Email cortiz@focus-es.com Fax No

The target date for City Council review of this application as calculated by the City Council's approved Development Review Cycle Chart, and hereby consented to by the Applicant, is the later of the date of the current cycle's city council meeting 03/03/26, or the date to which such meeting is rescheduled or continued by the City Council. Initial: CO

Office Use Only

Case No TM-26-002 Application Fee $ 750 NDEP Fee $ 108

Date Received 4/27/26 Noticing Fee $ 300 NDWR Fee $ 188

Received By Planner SK/DC

City of Mesquite NV
10 East Mesquite Blvd
Mesquite, NV 89027
(702) 346-5295

XBP Confirmation Number: 314789443

Transaction detail for payment to City of Mesquite NV.			**Date: 05/11/2026 - 11:05:23 AM MT**
Transaction Number: 269992713 **Mastercard — XXXX-XXXX-XXXX-4632** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
1032500	Planning Applications 1032500	1	$750.00
Notes: TM-26-002 HILLSIDE CROSSING			
1032500	Planning Applications 1032500	1	$300.00
Notes: NOTICING FEE			

TOTAL: ***$1050.00***

Transaction detail for payment to City of Mesquite NV.			**Date: 05/11/2026 - 11:05:24 AM MT**
Transaction Number: 269992715 **Mastercard — XXXX-XXXX-XXXX-4632** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Service Fee	1	$31.50
Notes: TM-26-002 HILLSIDE CROSSING			

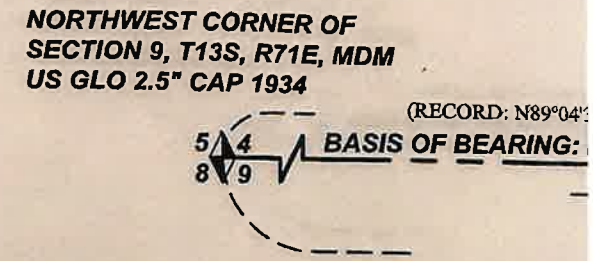
TOTAL: ***$31.50***

Billing Information
LEVI HAMMON
86021
levihammon@outlook.com

Transaction taken by: Admin jleavittCaselle jleavitt

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



LEGAL DESCRIPTION

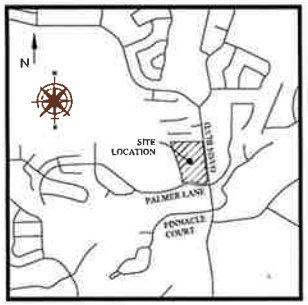
A PART OF NORTHWEST 1/4 OF THE SECTION 09, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, LOCATED IN CITY OF MESQUITE, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE SOUTHERLY LINE OF PORTOBELLO SUBDIVISION, RECORDED AS ENTRY NO. 0001911 IN BOOK 130 AT PAGE 72 IN THE CLARK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED N89°04'39"E 1597.35 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 09, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN; RUNNING THENCE ALONG SAID SECTION LINE N 89°04'39" E 583.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OASIS BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE S 06°41'03" E 741.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PALMER LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET THROUGH A CENTRAL ANGLE OF 89°59'33" CHORD: S 38°18'44" W 42.42 FEET; (2) THENCE S 83°18'57" W 30.47 FEET; (3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET A DISTANCE OF 133.80 FEET THROUGH A CENTRAL ANGLE OF 27°52'37" CHORD: N 82°44'44" W 132.48 FEET TO A POINT OF REVERSE CURVATURE; (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 353.00 FEET A DISTANCE OF 266.15 FEET THROUGH A CENTRAL ANGLE OF 43°11'58" CHORD: S 89°35'35" W 259.89 FEET TO THE EASTERLY LINE OF PARCEL 2 IN MERGER AND RE-SUBDIVISION, RECORDED AS ENTRY NO. 2683 IN BOOK 105 AT PAGE 0084 IN THE CLARK COUNTY RECORDER'S OFFICE ; THENCE ALONG SAID PARCEL 2 THE FOLLOWING FOUR (4) COURSES: (1) N 06°20'41" W 134.33 FEET; (2) THENCE N 17°42'26" W 57.81 FEET; (3) THENCE N 14°50'47" W 110.83 FEET; (4) THENCE N 19°36'17" W 480.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.63 ACRES, MORE OR LESS.
CONTAINING 8 LOTS & 2 PARCELS

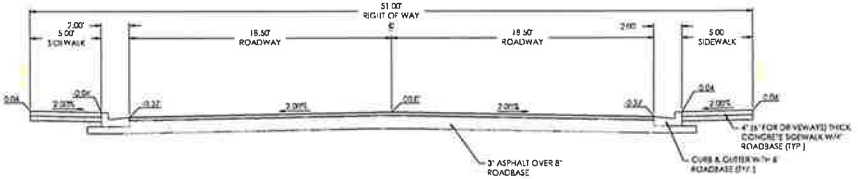
HILLSIDE CROSSING
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 9, T13S, R71E,
MOUNT DIABLO BASE & MERIDIAN
MESQUITE CITY, CLARK COUNTY, NEVADA

TENTATIVE
MAP FOR:
CYRUS INVESTMENT GROUP
8833 S REDWOOD ROAD #D
WEST JORDAN, UTAH 84044
(435) 705-4384
CONTACT: JOHN KNUDSON



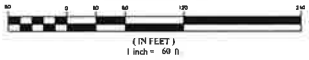
VICINITY MAP
N.T.S

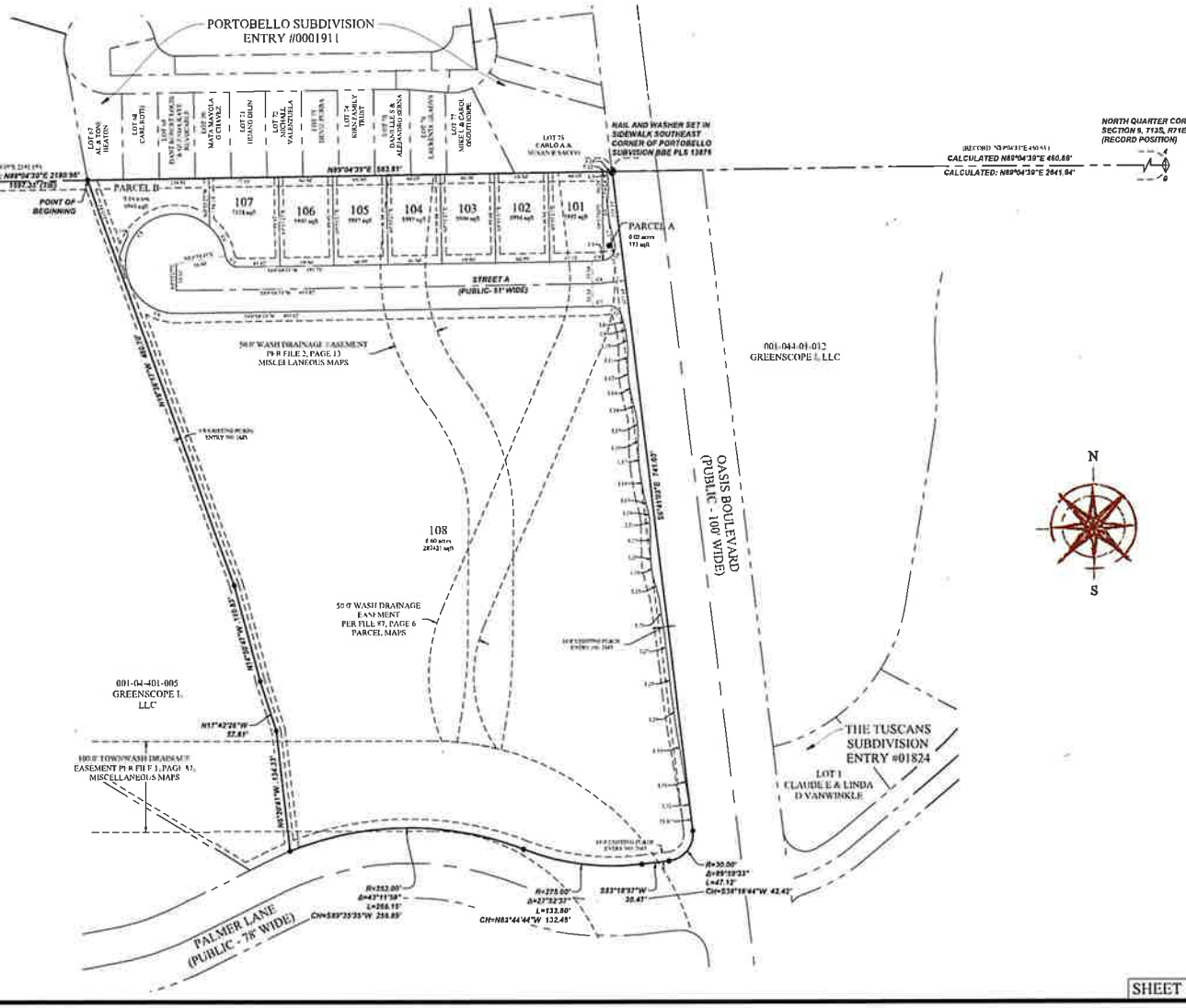
LEGEND
BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
CENTERLINE
BUILDING SETBACK
EXISTING PROPERTY LINE
SECTION MONUMENT (FOUND)
SECTION MONUMENT (NOT FOUND)
BOUNDARY MARKERS



51' RESIDENTIAL ROAD
N.T.S

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.





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CONTAINING 8.63 ACRES, MORE OR LESS
CONTAINING 8 LOTS & 2 PARCELS

CONCEPT TABULATIONS

APPROX. MULTIFAMILY	7.0 ACRES
CURRENT ZONE	MF-3
TOTAL ACREAGE	8.63 ACRES
APARTMENT UNITS	120
TOTAL APARTMENT DENSITY	17.4 UNITS/ACRE

APARTMENT PARKING

REQUIRED STALLS (1-BED)	1.5 STALLS/UNIT(90)+
REQUIRED STALLS (2-BED)	0.2 GUEST STALLS/UNIT (120 2 STALLS/UNIT (96)+
REQUIRED STALLS (3-BED)	0.2 GUEST STALLS/UNIT (9.6) 2 STALLS/UNIT (24)
TOTAL REQUIRED STALLS	0.2 GUEST STALLS/UNIT (2.4) 234
PROVIDED STALLS	234 (120 COVERED + 114
UNCOVERED)	

SINGLE FAMILY DETACHED PARKING

REQUIRED STALLS	2 SPACES/UNIT (14)
PROVIDED STALLS	28

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	2°29'00"	0.65	S82°24'26"W	0.65
C2	15.00	89°59'33"	23.56	N38°18'31"W	21.21
C3	30.00	89°59'33"	47.12	S38°18'31"E	42.42
C4	30.00	89°59'33"	47.12	N51°41'29"E	42.42
C5	30.00	89°59'33"	47.12	N38°18'31"W	42.42
C6	30.00	89°59'33"	47.12	S51°41'29"W	42.42
C7	180.00	4°14'27"	13.32	S46°34'30"E	13.32
C8	353.00	27°03'56"	166.68	S56°51'01"E	165.14
C9	329.00	27°03'56"	155.37	S56°51'01"E	153.94
C10	15.00	84°38'05"	22.16	S53°05'43"E	20.20
C11	15.00	84°38'05"	22.16	N37°32'22"E	20.20

Line Table

LINE	DIRECTION	LENGTH
L1	S89°04'39"E	5.58
L2	S01°13'27"E	21.20
L3	S07°17'50"E	7.03
L4	S06°55'44"E	10.27
L5	S04°13'17"W	17.06
L6	S05°57'51"E	29.99
L7	S11°22'18"E	27.84
L8	S14°24'05"E	14.01
L9	S12°28'14"E	5.33
L10	S06°32'21"E	18.31
L11	S08°44'35"W	21.75
L12	S03°28'32"E	15.20
L13	S10°34'57"E	15.44
L14	S13°29'14"E	23.56
L15	S06°37'44"E	17.91
L16	S02°56'41"W	28.81
L17	S05°53'15"E	30.78
L18	S14°09'05"E	30.24
L19	S11°34'42"E	34.25
L20	S11°24'42"E	10.29
L21	S02°34'12"E	7.37
L22	S01°06'21"E	32.44
L23	S05°18'48"E	30.40
L24	S07°53'15"E	31.87
L25	S14°29'06"E	29.70
L26	S07°39'36"E	35.06
L27	S06°55'51"E	41.43
L28	S06°26'01"E	32.79
L29	S07°53'36"E	34.83
L30	S04°22'31"E	38.43
L31	S09°19'28"E	31.12
L32	S08°25'59"E	34.21

FOCUS ENGINEERING CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-ENG.COM

HILLSIDE CROSSING
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 9, T13S, R71E,
MOUNT DIABLO BASE & MERIDIAN
MESQUITE CITY, CLARK COUNTY, NEVADA

REVISION BLOCK	DESCRIPTION	DATE

Drawn: T.A. Checked: JL
Scale: 1" = 60' Job #: 25-0126
Date: 04/03/26

SHEET 1 OF 1

1 OF 1

VIRGIN VALLEY
DISPOSAL & RECYCLING

Serving the Surrounding Area for Over 25 Years!!!
Disposal ◆ Landfill ◆ Recycling

April 10, 2026

Carolina Ortiz
Focus Consulting
6949 S. High Tech Dr. – Suite 200
Midvale, UT 84047

RE: Hillside Crossing Apartments

Dear Carolina,

Concerning your request for the Hillside Crossing Apartments, I would first like to thank you and I hope we can serve all of your refuse needs. This "Service Availability" letter will confirm that Virgin Valley Disposal, Inc. can provide disposal service to the project proposed as Hillside Crossing Apartments located at 951 Oasis Blvd. in the City of Mesquite. We are currently using front-load & roll-off type disposal trucks for all commercial use. These trucks require drive-in access, which is free of all over head wires and low hanging trees, and is a safe distance from motor vehicles. The current site plan submitted does not allow for drive in access on some of its enclosures and so relocations and adjustments must be made and a new map resubmitted once done.

The City has adopted a bin enclosure standard. The required dimensions are 11 feet wide by 8 feet deep by 6 feet high per bin. On double enclosures, the 11 feet width is required for each bin. The enclosure diagram must be approved by Virgin Valley Disposal and drawn on the civil plans. All other requirements are listed on the following page.

We are looking forward to working with you on this project. If I can be of any additional help, please feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. to 4:00 p.m.

Respectfully,

Ben K. Davis
Virgin Valley Disposal, Inc.
bdavis@vvdisposal.com

April 10, 2026

Carolina Ortiz
Focus Consulting
6949 S. High Tech Dr. – Suite 200
Midvale, UT 84047

RE: Hillside Crossing Apartments

1. The bin enclosure standard, that the City has adopted, will be used.
2. If any changes are made to Hillside Crossing Apartments, another will-serve letter may be required.
3. Curb can not be in front of the enclosure(s), to allow the truck to drive up to the bin(s).
4. The 30-foot cement drive must be marked 'NO PARKING' to assure accessibility.
5. No other equipment can be located inside the bin enclosure(s) (i.e. grease bins. etc.).
6. If more than one bin enclosure is located on this lot, each enclosure must be identified with 6-inch numbers or letters. (i.e. "1" "2"... "A" "B"...)
7. Any gates that Virgin Valley Disposal, Inc. must enter through to service bin(s) must be opened. If gate is an electric gate, An AVI-X-911 transmitter will need to be provided to Virgin Valley Disposal. If the gates are not open, the bin(s) will be missed and a call-out charge will be applied to the account if required to return to service bin(s).
8. The trash enclosure detail will need to be on the civil plan set.

We are looking forward to working with you on this project. If I can be of any additional help, please feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. to 4:00 p.m.

PUBLIC WORKS DEPARTMENT
Travis H. Anderson P. E.
10 East Mesquite Boulevard
Mesquite, Nevada 89027
702.346.5237
tanderson@mesquitenv.gov

April 6, 2026

Focus Consulting
Attn: Eyen Rivera
6949 South High Tech Drive Ste 200
Midvale UT 84047

Re: Sanitary Sewer Services for **Hillside Crossing**

The Mesquite Sanitation District will provide Sanitary Sewer Services for the proposed project known as: **Hillside Crossing** which will consist of:

7 Residential Lots & 10 Apartment Buildings

Located at 951 Oasis Boulevard within the City of Mesquite, Nevada.

This commitment will be for a period of one year commencing on April 6, 2026 and expiring on April 7, 2027.

Respectfully,

Travis H. Anderson, P. E., Public Works Director

cc: City of Mesquite Development Services
SNHD

Est. 1935

P.O. Box 395 / 615 N. Moapa Valley Blvd. Overton, NV 89040
702-397-2512 Fax: 702-397-2583

March 18, 2026

Focus Consulting
Attn: Carolina Ortiz
6949 S High Tech Drive, Suite 200
Midvale, UT 84047-3708

Re: Hillside Crossing Residential, Mesquite NV; APN: 001-99-101-024

Dear Carolina;

Regarding your request dated March 12, 2026; Overton Power District #5 (OPD5) recognizes your request for service at the Hillside Crossing Residential project generally located at 951 Oasis Blvd Palmer Lane in Mesquite, Nevada. Tentatively, this project will consist of eight (8) single family lots. The assessor's parcel number for this project is 001-99-101-024.

After reviewing the site plan provided, OPD5 commits to working with you to provide electric service to your project under OPD5's normal rules and regulations. In the future, you will be required to provide OPD5 with voltage, load, and phasing information for each desired meter location.

You will be required to provide a final map, approved by the City of Mesquite, in addition to the other information specified herein for OPD5 to design and engineer the project. OPD5 engineers will develop a cost estimate of fees, and its associated share of equipment, labor and material costs required for the project.

If you have any questions or concerns, please feel free to contact me Tuesday through Friday at (702) 345-1108 or bevans@opd5.com. Additional information may also be found on www.opd5.com

Sincerely,
Becky Rackow
for
Boyd Evans
Boyd Evans
Engineering Coordinator
OPD5

BE/bl

Est. 1935

P.O. Box 395 / 615 N. Moapa Valley Blvd. Overton, NV 89040
702-397-2512 Fax: 702-397-2583

March 18, 2026

Focus Consulting
Attn: Carolina Ortiz
6949 S High Tech Drive, Suite 200
Midvale, UT 84047-3708

Re: Hillside Crossing (Commercial), Mesquite NV; APN: 001-99-101-024

Dear Carolina;

Regarding your request dated March 12, 2026; Overton Power District #5 (OPD5) recognizes your request for service at the Hillside Crossing Residential project generally located at 951 Oasis Blvd Palmer Lane in Mesquite, Nevada. Tentatively, this project will consist of ten (10) commercial buildings. The assessor's parcel number for this project is 001-99-101-024.

After reviewing the site plan provided, OPD5 commits to working with you to provide electric service to your project under OPD5's normal rules and regulations. In the future, you will be required to provide OPD5 with voltage, load, and phasing information for each desired meter location.

You will be required to provide a final map, approved by the City of Mesquite, in addition to the other information specified herein for OPD5 to design and engineer the project. OPD5 engineers will develop a cost estimate of fees, and its associated share of equipment, labor and material costs required for the project.

If you have any questions or concerns, please feel free to contact me Tuesday through Friday at (702) 345-1108 or bevans@opd5.com. Additional information may also be found on www.opd5.com

Sincerely,

Becky DeArrow
for
Boyd Evans

Boyd Evans
Engineering Coordinator
OPD5

BE/bl

DOCUMENT INDEX SHEET: **PROPERTY**

DOCUMENT TYPE	DEVELOPMENT AGREEMENT
OWNERS NAME	CITY OF MESQUITE/JACKY BOY INVESTMENTS LLC
PROJECT NAME	THE RETREAT AT MESQUITE, LLC
DATE	12/12/2023
STREET DIRECTION	
STREET NAME	OASIS
STREET SUFFIX	BLVD
ADDRESS ID	931
ESCROW NUMBER	
SUBDIVISION ID	
PUD	
PARCEL #	001-09-101-024
BOOK/INST NUMBER	
KEYWORDS	JACKY BOY/THE RETREAT
SCANNED	6/17/2024
RESOLUTION	
LRDA #	PERMANENT

ENTERED BY	ESTEBAN ANDRADE
DATE	6/17/2024

WHEN RECORDED, RETURN TO:

City of Mesquite
Attn: City Manager
10 E. Mesquite Blvd.
Mesquite, NV 89027

Assessors Parcel Number: 001-09-101-024

DEVELOPMENT AGREEMENT

The City of Mesquite, a Nevada municipal corporation, (the "City"), and The Retreat at Mesquite, LLC, a Utah limited liability company, ("Owner") and Jacky Boy Investments, LLC, a Utah limited liability company, ("Developer") hereby enter this instrument effective as of December 12, 2023 (the "Effective Date"). Owner and Developer are collectively referred to herein as the "Developing Parties".

RECITALS

A. Owner is the owner of approximately 8.65 acres of land located within the City of Mesquite as is more particularly described on Exhibit A (the "Property").

B. Owner and Developer have entered an agreement for Developer to develop the Property.

C. Developer has filed an application with the City seeking a Master Plan Amendment to change the zoning designation for the Property from PUD Low-Density Multi-Family (MF-2) to Medium Density Multi-family (MF-3) (the "Application").

D. Pursuant to the relevant zoning code sections, a change to the zoning as requested by Developer would change the maximum density available on the Property from 10 units per acre to 20 units per acre.

E. Developer has represented to the City that if the Application is approved, Developer intends to develop only 127 residential units on the Property, which would result in a density of 14.71 units per acre.

F. The Mesquite City Council considered the application at its meeting held on June 27, 2023 and determined that it was willing to allow the zone change, but only if Developer irrevocably agreed, among other things, to limit the density of the Property to 14.71 units per acre.

G. The parties have discussed various issues with regard to the Property and its eventual development, have identified terms believed to be acceptable to the parties, and now desire to memorialize the terms in this instrument as a final written expression of their agreement.

TERMS

Based on the foregoing recitals and the following covenants, obligations, terms and conditions, the receipt and sufficiency of which as good consideration the parties hereby acknowledge, the parties agree as follows:

1. Irrevocable Restrictions. Conditioned upon the City Council approving the Application, the Developing Parties hereby irrevocably covenant as follows:

(a) Any development of the Property shall be limited to 127 residential units (14.71 units per acre).

(b) The only development of the Property along its north boundary shall be limited to only a row of single family, single story residences generally as depicted on the site plan attached hereto as Exhibit B.

(c) No buildings constructed on the Property shall exceed 35 feet in height.

(d) As part of the first phase of any construction of buildings on the Property, the Developing Parties shall construct amenities of sufficient size to properly serve 127 units, consisting of a minimum of a clubhouse, swimming pool, and 2 pickleball courts.

(e) If any portion of the Property is used for nightly rentals, the Developing Parties shall employ a property manager who shall be located on the Property 24 hours per day.

(f) The Developing Parties shall create an independent HOA, governed by CC&Rs consistent with City and State laws.

2. Restrictions to Run with the Land. All restrictions/conditions pertaining to the Property contained herein shall (a) specifically run with the Property and burden the Property for the benefit of the City of Mesquite in perpetuity, and (b) restrict the Developing Parties and any of the Developing Parties' successors in interest in the Property in perpetuity. Regardless of any text included in the City's zoning ordinances, the City shall have no obligation to approve any application seeking development contrary to the restrictions/conditions contained herein; provided however that nothing herein shall limit the City's authority to approve, at its sole discretion, an application that seeks development contrary to the restrictions/conditions contained herein. The City may record this Instrument in full with the Clark County Recorder.

3. Termination. This instrument shall not be terminated except upon (a) a written agreement between the City of Mesquite and the owner of the Property or (b) by a rezoning Resolution of the Mesquite City Council if the Developer does not make any further application to develop the Property consistent herewith within 2 years from the Effective Date.

4. Future Applications. Nothing herein is intended to grant any the Developing Parties any entitlements other than with regard to the density of the Property. All development work shall be subject to the City of Mesquite's ordinances in effect at the time any application is filed and must be approved according to the City's normal and

customary process. The Developing Parties acknowledge that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the density of the Property as set forth herein for a period of 2 years from the Effective Date.

5. Miscellaneous Terms.

(a) Interpretation. Captions and headings are used for reference only and must not be used in construing or interpreting this instrument. All recitals set forth at the beginning of this instrument are, by this reference, fully incorporated into this instrument and the facts recited therein shall be deemed conclusive for any purpose. All exhibits referred to in this instrument are deemed fully incorporated herein, whether or not actually attached. As used herein (i) the singular include the plural (and vice versa) and the masculine or neuter gender include the feminine gender (and vice versa) as the context may require; (ii) locative adverbs such as "herein", "hereto", and "hereunder" refer to this instrument in its entirety and not to any specific section or paragraph; (iii) the terms "include", "including", and similar terms must be construed as though followed immediately by the phrase "but not limited to;" and (iv) the terms "party" and "parties" refer only to a named party or parties to this instrument unless the context requires otherwise. All parties have jointly participated in the negotiation and drafting of this instrument upon advice of their own, independent counsel or had the opportunity to do so, and this instrument must be construed fairly and equally as to all parties as if drafted jointly by them. If there is any conflict between the terms of this instrument and any other related documents, including any exhibits identified herein, the terms of this instrument shall prevail.

(b) Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable any of the Developing Parties, or any successor in interest or assignee of any of the Developing Parties, for any default or breach by the City, or for any amount which may become due to any of the Developing Parties, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

(c) Limit on Authority; No Partnership. Nothing herein shall be deemed to (1) give either party the authority to act on behalf of the other in any manner or (2) create any type of joint venture or partnership between the parties in any manner.

(d) Beneficiaries. This instrument shall be binding upon and inure to the benefit of the parties and to their respective heirs, representatives, successors and permitted assignees. This instrument is intended for the exclusive benefit of the parties and permitted assignees and is not intended and shall not be interpreted as conferring any benefit on any third party.

(e) Entire Agreement. The parties intend that this instrument is the final expression of their agreement and constitutes their entire understanding regarding this subject matter. This instrument supersedes any previous or contemporaneous

negotiations or communications of any kind between the parties and contains all of the terms agreed upon between the parties. No party relied on any other term, warranty, and/or covenant as an inducement to enter this instrument.

(f) Amendment. The parties shall not amend or modify this instrument in any way unless in writing signed by the parties.

(g) Waiver. Neither the failure of either party to insist upon the timely or full performance of any of the terms and conditions of this instrument, nor the waiver of any breach of any of the terms and conditions of this instrument, shall be construed as thereafter waiving any such terms and conditions, but these shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

(h) Severability. If any court of competent jurisdiction declares any portion of this instrument unenforceable, the parties shall deem such portion as severed from this instrument, and shall deem the remaining parts of this instrument, including without limitation the remaining parts of the paragraph of which the unenforceable portion was a part, in full force and effect as though such unenforceable portion had never been part of this instrument. The parties shall replace any such unenforceable portion with an enforceable provision which will achieve, to the extent possible, the purposes of the unenforceable portion.

(i) Forum and Law. Nevada law shall govern this instrument without respect to any principles of choice of law or conflicts of law. Jurisdiction and venue of any action commenced relating to this instrument shall be exclusively in courts located in, or with jurisdiction over, Clark County, Nevada.

(j) Notices, Requests, and Communications. All notices, requests, and communications required by this instrument shall be in writing. Any party delivering any written document shall deliver the written document by any of the following means: (a) certified or registered mail, postage prepaid, return receipt requested, in which case the written document shall be deemed delivered upon the earlier of actual receipt or three business days after the postmark date, (b) recognized commercial overnight courier, in which case the written document shall be deemed delivered one business day after acceptance for next business-day delivery by the courier, or (c) personal delivery, in which case the written document shall be deemed delivered when received. The addresses to which the written documents shall be delivered are as follows:

If delivered to City of Mesquite:

City of Mesquite
Attn: City Manager
10 E. Mesquite Blvd.
Mesquite, NV 89027

with a copy to:

City of Mesquite
Attn: City Attorney
10 E. Mesquite Blvd.
Mesquite, NV 89027

If delivered to The Developing Parties:

The Retreat at Mesquite
Attn: H.R. Brown
765 South Skylake Drive
Woodland Hills, UT 84653

Any party shall deliver notice of change of address in the manner described in this section. Rejection or other refusal to accept a notice or the inability to deliver a notice because of a changed address of which no notice was given will be deemed to constitute receipt of the notice sent.

(k) Execution. By executing this instrument below, the executing individuals acknowledge and represent that (1) they have read this instrument, (2) they understand its terms, (3) they have had the opportunity to have this instrument reviewed by independent counsel, (4) they have the full and complete authority to execute this instrument on their own behalf or on the behalf of any entity which they represent, and (5) they intend to bind themselves or the entity which they represent, if any, to the terms of this instrument in full. The failure of any executing individual to date their signature will not affect the validity of this instrument.

(l) Counterparts. The parties may execute this instrument in multiple counterparts with the same force and effect as if all signatures were set forth in a single document. Facsimile and other copies shall have the same force and effect as the original.

***

[*Remainder of page intentionally left blank; signature pages follow*]

In witness of their intention to be bound by the above terms, the parties hereby execute this instrument as follows:

CITY OF MESQUITE

12/12/23
Date

By: Allan S Litman
Allan S. Litman, Mayor

Attest: By: Julie Goodsell
~~Tracy Beck, City Recorder~~
JULIE GOODSELL Deputy City Clerk

Approved as to Form: By: _____
Bryan Pack, City Attorney

STATE OF NEVADA)
:ss
COUNTY OF CLARK)

On the 12th day of December, 2023, personally appeared before me Allan S. Litman, who being by me duly sworn, did say that he is the Mayor of The City of Mesquite and that the within and foregoing instrument was signed on behalf of the City of Mesquite with proper authority and duly acknowledged to me that he executed the same.

Martine Green
Notary Public

MARTINE GREEN
Notary Public, State of Nevada
No. 17-1207-1
My Appt. Exp. Dec. 6, 2024

7/7/23 HRB

THE RETREAT AT MESQUITE, LLC

7/7/23 By: _____
Date

Name: Hrussell Brown
Position: Member

STATE OF Utah)
:ss
COUNTY OF Utah)

On the 7 day of July, 2023, personally appeared before me HR Brown, who being by me duly sworn, did say that he/she is the _____ of The Retreat at Mesquite, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC
Jenny Castillo
717106
My Commission Expires
04/25/2025
STATE OF UTAH

Jenny Castillo
Notary Public

JACKY BOY INVESTMENTS, LLC

7/7/23 By: _____
Date

Name: Hrussell Brown
Position: Member

STATE OF Utah)
:ss
COUNTY OF Utah)

On the 7 day of July, 2023, personally appeared before me HR Brown, who being by me duly sworn, did say that he/she is the _____ of Jacky Boy Investments, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC
Jenny Castillo
717106
My Commission Expires
04/25/2025
STATE OF UTAH

Jenny Castillo
Notary Public

Exhibit A

LEGAL DESCRIPTION

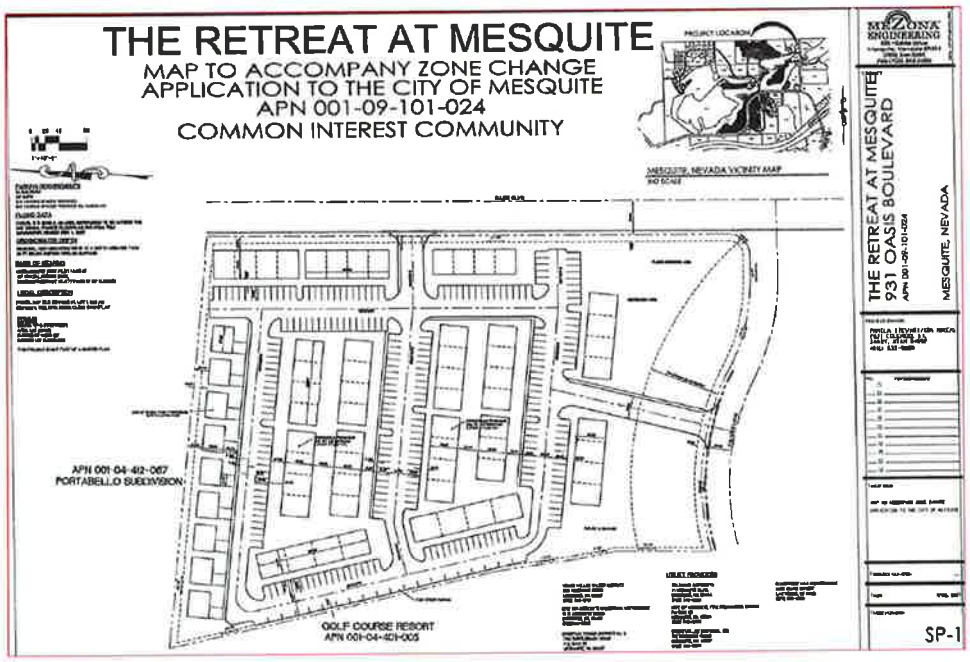
The Retreat at Mesquite Multi-Family Residential Complex

Lot 1, Parcel Map File 105, Page 84
Section 9, T13S, R71E, MDM.City of Mesquite, Clark County, Nevada

APN 001-09101-024

Containing 8.63 acres of land, more or less

EXHIBIT B
SITE PLAN



FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("Amendment") is made and entered into as of the 13 day of March, 2025 ("Effective Date"), by and between the City of Mesquite, a Nevada municipal corporation (the "City"), The Retreat at Mesquite, LLC, a Utah limited liability company ("Owner"), and Jacky Boy Investments, LLC, a Utah limited liability company ("Developer"). The City, Owner, and Developer are sometimes individually referred to as "Party" and collectively referred to herein as the "Parties."

RECITALS

WHEREAS, the City, Owner, and Developer have entered into that Certain Development Agreement of December 12, 2023 (the "Agreement") for the development of approximately 8.65 acres of land located within the City of Mesquite as is more particularly described on Exhibit A of the Agreement (the "Property"); and

WHEREAS, the Parties desire to amend the Agreement subject to the terms and conditions herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations contained herein, the receipt of which is hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. Termination. The Agreement shall be amended by this instrument to extend the Agreement by two (2) additional years from the Effective Date to December 12, 2027. The Agreement shall not be terminated except upon (a) a written agreement between the City and the Owner or (b) by a rezoning Resolution of the Mesquite City Council if the Developer does not make any further application to develop the Property consistent herewith within four (4) years of the Effective Date.
2. Effect. Except as provided in this Amendment, the Agreement remains unchanged and in full force and effect in all respects.
3. Counterparts. Each counterpart of this Amendment shall be deemed to be an original and all of which together shall be one and the same Amendment. Delivery of this Amendment may be accomplished by facsimile transmission of this Amendment or by electronic mail. In such event, the Parties hereto shall promptly thereafter deliver to each other executed counterpart originals of this Amendment.

[INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW]

In witness of their intention to be bound by the above terms, the Parties hereby execute this instrument as follows:

CITY OF MESQUITE

April 17, 2025
Date

By: _____
Jesse Whipple, Mayor

Attest: By: Julie Goodsell
Julie Goodsell, City Clerk

Approved as to form: By: _____
Michael R. Branum, City Attorney

STATE OF NEVADA)
:ss
COUNTY OF CLARK)

On the 17 day of April, 2025, personally appeared before me Jesse Whipple, who being by me duly sworn, did say that he is the Mayor of the City of Mesquite and that the within and foregoing instrument was signed on behalf of the City of Mesquite with proper authority and duly acknowledged to me that he executed the same.

_____
Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
E. ANDRADE
Appt. No. 05-100126-1
My Appt. Expires July 18, 2025

THE RETREAT AT MESQUITE, LLC

3/13/2025
Date

By: _____
Name: H Russell Slaugh
Position: Member

STATE OF Utah)
:ss
COUNTY OF Utah)

On the 13 day of March, 2025, personally appeared before me Scott Whimpey, who being by me duly sworn, did say that s/he is the H Russell Slaugh of the Retreat at Mesquite, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that s/he executed the same.

_____
Notary Public

NOTARY PUBLIC
Scott Blaine Whimpey
718906
My Commission Expires
06/17/2025
STATE OF UTAH

JACKY BOY INVESTMENTS, LLC

3/13/25
Date

By: _____
Name: H Russell Brain
Position: MEMBER

STATE OF Utah)
:ss
COUNTY OF Utah)

On the 13 day of March, 2025, personally appeared before me Scott Whimpey, who being by me duly sworn, did say that s/he is the H Russell Brain of Jacky Boy Investments, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that s/he executed the same.

_____
Notary Public

NOTARY PUBLIC
Scott Blaine Whimpey
718906
My Commission Expires
06/17/2025
STATE OF UTAH

Mesquite
Nevada

RESOLUTION NUMBER 23-024

RESOLUTION R23-024 - CONSIDERATION OF ZONE CHANGE MASTER PLAN AMENDMENT CASE NO. ZCM-23-001 (THE RETREAT AT MESQUITE) TO APPROVE THE REZONING OF 8.63 ACRES OF LAND AT 951 OASIS BOULEVARD, FROM PUD LOW-DENSITY MULTI-FAMILY RESIDENTIAL (MF-2) TO MEDIUM-DENSITY MULTI-FAMILY (MF-3).

WHEREAS, the City of Mesquite is one of the fastest growing communities in the State of Nevada; and,

WHEREAS, Section 278.250, Nevada Revised Statutes, provides that the City of Mesquite may divide the city into zoning districts of such number, shape and area as are best suited to carry out the purposes of NRS 278.010 to 278.630, inclusive; and

WHEREAS, Section 278.250, Nevada Revised Statutes, specifies within each zoning district, the City of Mesquite may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land; and

WHEREAS, the proposed zone change map amendment is properly described in the attached Exhibit "A;" and

WHEREAS, a public hearing on the adoption of the proposed zone change/master plan amendment was held on June 13, 2023, by the Mesquite City Council; and

WHEREAS, the City Council has given reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the character of the area and encouraging the most appropriate use of land throughout the city; and

WHEREAS, Mr. H.R. Brown has requested to re-zone the subject property, approximately 8.63 acres zoned Planned Unit Development Low Density Multi-Family Residential (MF-2) to the Medium Density Multi-Family Residential (MF-3) Zone, and;

WHEREAS, the City Council has considered and affirmed the required findings for a zoning map amendment as outlined in Mesquite Municipal Code Section 9-5-1.F.4 and described in the Development Services Department staff report;

WHEREAS, the City Council continued this item from the June 27, 2023 City Council Meeting, and staff was directed to prepare a Development Agreement between the City of Mesquite and Jacky Boy Investments, LLC, limiting the density of development at the Retreat at Mesquite to 14.71 Units per acre, and providing for recreational amenities of a swimming pool, pickle ball courts, and a club house;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mesquite, Nevada, does hereby adopt and endorse Zone Change/Master Plan Amendment #ZCM-23-001 to change the zoning and land-use designation for the subject property (APN #001-09-101-024) from Planned Unit Development Low Density Multi-Family Residential (MF-2) to the Medium Density Multi-Family Residential (MF-3) Zone, as shown on Exhibit A, and in accordance with the adopted Development Agreement between the City of Mesquite and Jack Boy Investments, LLC, as shown on Exhibit B.

IN WITNESS WHEREOF, the Mesquite City Council hereby adopts Resolution R23-024 for the reasons and purposes set forth herein on this 11th day of July 2023.

THE CITY OF MESQUITE, NEVADA

By: Allan S. Litman
Allan S. Litman, Mayor

Attest:

By: Julie Goodsell
~~Tracy E. Beck, City Clerk~~
JULIE GOODSELL,
Deputy City Clerk

Approved as to Form:

By:
Bryan Pack, City Attorney

Exhibit A

LEGAL DESCRIPTION

The Retreat at Mesquite Multi-Family Residential Complex

Lot 1, Parcel Map File 105, Page 84
Section 9, T13S, R71E, MDM.City of Mesquite, Clark County, Nevada

APN 001-09101-024

Containing 8.63 acres of land, more or less

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit Application No. CUP-26 -006 (LC5 Duplex Short -Term Rentals) to allow two units of a four- unit multi-family housing project to be used as short -term vacation rentals. The project site is located at 41 Desert Drive. The project site is Clark County Assessor's Parcel # 00116201037, and is located in the *Commercial-General* (CR-2) zoning district.

- **Public Hearing**

- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the Council hold a public hearing and approve Conditional Use Permit Case No. CUP-26-006.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow two units of a 4-unit multi-family complex to be rented on a short term basis (i.e. as transient lodging). The 4 unit complex is currently under construction. The site is zoned Commercial- General (CR-2).

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- CUP-26-006 LC5 duplex STRs Staff Report.docx
- CUP-26-006.pdf
- LC5 Duplexes Vicinity Map.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- July 7, 2026
City Council- July 14, 2026

RE: Consideration of **Conditional Use Permit application No. CUP-26-006 (LC5 Duplex Short-Term Rentals)** to allow two units of a four unit multi-family housing project to be used as short-term vacation rentals. The project site is located at 41 Desert Drive. The project site is Clark County Assessor's Parcel # 00116201037, and is located in the *Commercial-General* (CR-2) zoning district.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow two units of a 4-unit multi-family complex to be rented on a short term basis (i.e. as transient lodging). The 4 unit complex is currently under construction. The site is zoned *Commercial- General* (CR-2).

Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such uses is a discretionary approval by the City Council after a duly noticed public hearing.

A conditional use permit is being required because transient lodging facilities are only allowed in the CR-2 zone with a conditional use permit.

Key Facts

- Current Zoning: *Commercial- General (CR-2)*.
- Surrounding Zoning and Uses:

- North – *Single Family* (SF). Private residence at 61 Desert Drive
- East – *Commercial- Central Business District* (CR-3). City Library and Fire Station 1
- West –*Commercial-General* (CR-2) zoning; L&M Welding
- South – *Commercial-General* (CR-2) zoning; Single Family and Multi-family Residential.

Analysis

The applicant is proposing to utilize two units of a new fourplex on a short-term rental basis. The units are currently under construction, and site improvements, including street frontage improvements are already installed. Staff analysis is limited to compliance with the necessary findings to approve a conditional use permit.

Conditional Use Permit Analysis

Conditional uses are considered generally compatible with the permitted land uses in a given zoning district, but because of the potential for issues based on a specific location, may require individual review of their location, design and operational characteristics to address any specific issues that may need to be mitigated. Conditional use permits run with the land, which means the potential approval is specific to a particular use and property, while owners and business names may change.

Conditional use permits (CUP) are evaluated based on the following criteria in Mesquite Municipal Code (MMC) Section 9-5-3(E)(3):

a. Whether the proposed use at the specified location is consistent with the policies embodied in the adopted master plan;

Several of the Goals and Policy/Actions under the Planned Quality Growth section of the adopted Master Plan relate to this application.

Goal: *Maintain the scenic, small town character and natural landscape of the community.*

Goal: *Wisely plan and manage growth in our community, focusing on high-quality and mixed-density development and preserving our small town feel.*

Policy/Actions:

LU.3.2 *Adopt a balanced development pattern with adequate commercial and industrial uses to diversify the community's tax base.*

LU.3. *Ensure that existing and proposed land uses are compatible.*

LU.3.6 *Encourage development only where existing infrastructure and facilities can be appropriately extended to serve.*

Comments: The *Commercial-General* (CR-2) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character.

The project site is located within an existing commercial area, and is not expected to generate adverse impacts on surrounding land-uses. Surrounding land uses include high-intensity commercial and public uses, and a single-family residence to the north.

b. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with the requirements of the zoning ordinance;

Comments: The General Commercial (CR-2) zone is intended to provide the broadest scope of compatible services for both the general and traveling public. CR-2 allows retail, service, wholesale, office and other general business uses of an intense character. The CR-2 zone was amended in 2020 to also allow for multi-family residential uses.

c. Whether the proposed conditional use may be materially detrimental to the public health, safety, convenience and welfare, or may result in material damage or prejudice to other property in the vicinity;

Comments: The only sensitive receptor in the area is the single-family residence immediately adjacent to the north. Staff is recommending that a 6' high solid block, concrete, or masonry wall be required along the north property line to help buffer activities between the proposed short-term rentals and the adjacent single family residence. The proposed short-term rental use is not expected

to be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity.

d. Whether the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on site or within the public rights-of-way to mitigate any adverse impacts which may result from the development, such as traffic, noise, odors, visual nuisances or other similar adverse effects. Such improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards and the addition of landscaping, walls or both, to ameliorate such impacts;

Comments: The proposed short-term rentals are proposed within an area of relatively high activity. The Mesquite Public Library and Fire Station 1 are existing directly across the street. The business to the west, L&M Welding, is a high-impact business and would be expected to have more of an impact on the proposed short-term rentals than *vice versa*. Staff is recommending that a solid screen wall be constructed along the north property line adjacent to the existing single-family dwelling and the SF zoning district. The proposed short-term rental use is not expected to be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity.

e. Whether the proposed use will generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.

Comments: The proposed use should not generate hazardous pedestrian or vehicular traffic. The Institute of Traffic Engineers (ITE) trip generation rates indicate that the proposed use (Code 221-Multi-family Housing Low Rise Apartment) would generate 6.6 vehicle trips per day per unit. (The ITE does not provide a separate rate for short term rentals. Rates are listed based on building type.)

Recommendation

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-006, to allow two units of a four-unit multi-family project at 41 Desert Drive to be utilized as short-term rentals, subject to staff's recommendations.

Conditions of Approval:

Building Department

- Meet all applicable Building Codes and Standard Conditions.

Engineering Department

- Standard Conditions as applicable.

Planning

1. Meet all applicable Zoning Codes.
2. Must obtain a permit for any new signs erected on site.
3. A six-foot high solid block, concrete or masonry wall shall be constructed along the north property line (excepting the 20-feet westward of the front property line) to provide a buffer between the project site and the single family residence at 61 Desert Drive.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- Standard Conditions as applicable.

Fire & Rescue Department

- Meet all Fire Codes.

Police Department

- No Concerns.

Mesquite
Nevada

Conditional Use Permit

Project Information

Project Name LCS Rentals Duplexes

Project Location 41 Desert Drive

Assessor's Parcel Number(s) 001-16-201-037

Existing Zoning Gross Acres

Please explain the intent of this request 2 units used for short Term Rentals

Applicant Signature [signature] Date 5/13/2026

Applicant Information

Property Owner(s) Rulon Samuel LEE LCS Rentals

Mailing Address Po Box 130 Mesquite NV 89024

Phone No 702-622-0911 Email VVCNST@[redacted] Fax No 702-345-2236

Applicant (if different than Owner)

Mailing Address

Phone No Email Fax No

Contact Person/Representative (if different than Owner) Same

Mailing Address

Phone No Email Fax No

Office Use Only

Case No CUP-26-0006 Application Fee $ 350

Date Received 6/1/26 Noticing Fee $ 300

Received By [signature] Planner DC

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☐ Conditional Use Permit
- ☐ Other_____

Project Location 41 Desert Drive

Assessor's Parcel No(s) 001-16-201-037

Applicant Information

Property Owner(s) Dulon Samuel Lee LCS Rentals

Mailing Address PO Box 130 Mesquite NV 89024

Applicant (if different than Owner)

Mailing Address

(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 [signature] Print Name Ruben Samuel LEE

Applicant Signature [signature] Print Name Ruben Samuel LEE

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 **DAY OF** May

BY Ruben Lee **AS THE OWNER/APPLICANT**

NOTARY PUBLIC Jesselyn Leavitt **MY COMMISSION EXPIRES** 1/6/28

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027

702-346-5295

Receipt No: 3.000007599

May 28, 2026

VIRGIN VALLEY CONSTRUCTION

Previous Balance:	.00
PLANNING - CUP26006	350.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
Total:	650.00
CHECK Check No: 4923	650.00
Payor: VIRGIN VALLEY CONSTRUCTION	
Total Applied:	650.00
Change Tendered:	.00

05/28/2026 1:31 PM

ADDRESS MAP APPROVALS

CITY OF MESQUITE PLANNING AND REDEVELOPMENT MANAGER

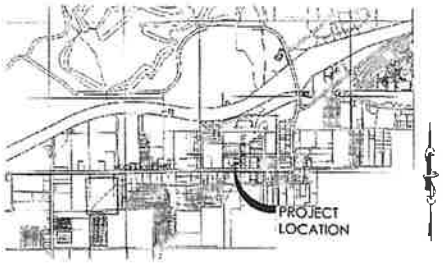
SIGNATURE _____ DATE _____

UNITED STATES POST OFFICE

_____ DATE _____

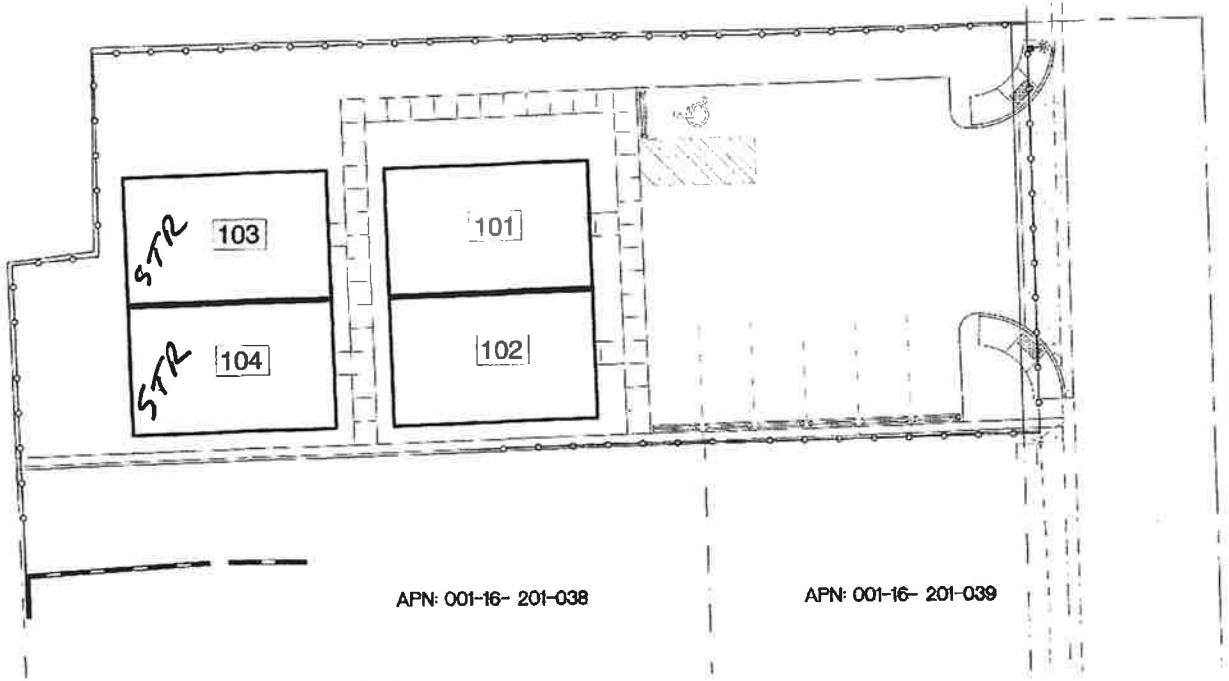
TYPICAL ADDRESS
41 DESERT DRIVE 101
MESQUITE NV 89027

0 5 10 20
1"=10'-0"



MESQUITE, NEVADA VICINITY MAP
NO SCALE

APN: 001-16- 201-036



DESERT DRIVE

APN: 001-16- 201-038

APN: 001-16- 201-039

ADDRESS PLAN
SCALE: 1" = 10'

TEC3 ENGINEERING
450 Hillside Drive
Mesquite, Nevada 89024
(702) 346-2280
Fax (702) 346-3580

PROJECT:
41 DESERT DRIVE
APARTMENT SITE
APN 001-16-201-037
MESQUITE, NEVADA

PROJECT OWNER:
LCS RENTALS
P.O. BOX 130
MESQUITE, NV. 89024
(702) 522-0011

NO. REVISION/ISSUE

SHEET TITLE:
ADDRESS PLAN

PROJECT NUMBER: --

DATE: DECEMBER 2025

SHEET NUMBER:
ADD-1

Parking

ADDRESS MAP APPROVALS

CITY OF MESQUITE PLANNING AND REDEVELOPMENT MANAGER

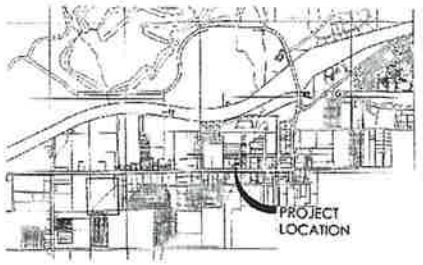
RECORD SECRET DATE

ON US STATES POST OFFICE

DATE

TYPICAL ADDRESS
41 DESERT DRIVE 103
MESQUITE NV 89027

0 5 10 20
1"=10'-0"



MESQUITE, NEVADA VICINITY MAP
NO SCALE

APN: 001-16- 201-036

STR 103

101

STR 104

102

DESERT DRIVE

APN: 001-16- 201-038

APN: 001-16- 201-039

ADDRESS PLAN
SCALE: 1" = 10'

TEC3 ENGINEERING
450 Hillside Drive
Mesquite, Nevada 89024
(702) 346-2280
Fax (702) 346-3580

PROJECT:
41 DESERT DRIVE
APARTMENT SITE
APN 001-16-201-037
MESQUITE, NEVADA

PROJECT OWNER:
LCS RENTALS
P.O. BOX 130
MESQUITE, NV. 89024
(702) 522-001

NO. REVISION/ISSUE

SHEET TITLE:
ADDRESS PLAN

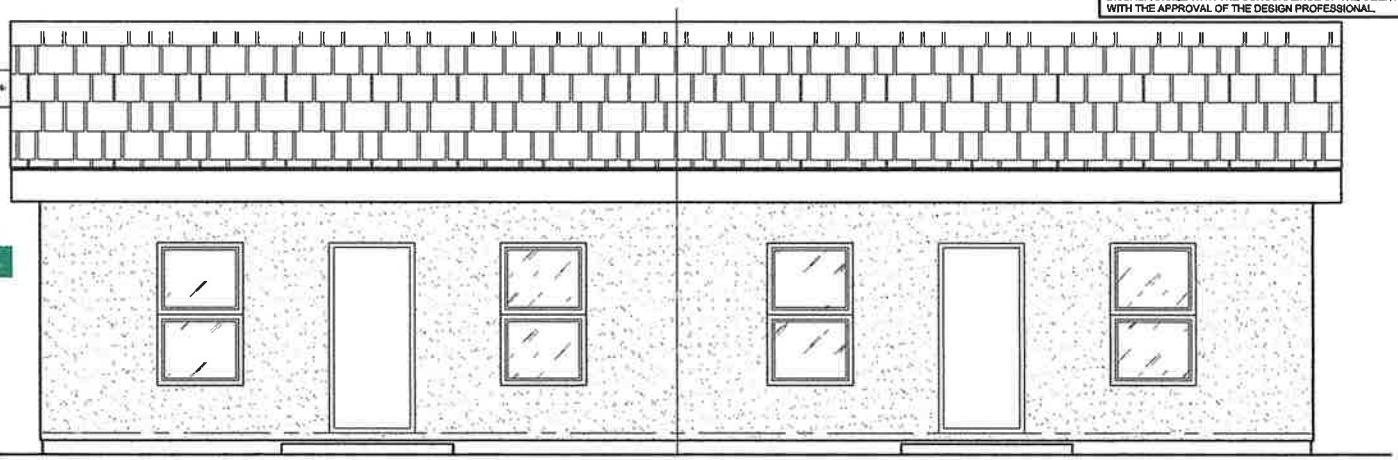
PROJECT NUMBER:

DATE: DECEMBER 2020

SHEET NUMBER:
ADD-1

41 Desert Dr. Duplex

41 DESERT DR
MESQUITE NV



DESIGN CRITERIA
STRUCTURAL DESIGN IS BASED UPON THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.

DESIGN LOADS

• DEAD LOAD	ROOF = 15 P.S.F.
• LIVE LOAD	ROOF = 20 P.S.F.
• WIND	115 M.P.H., EXPOSURE "C"
• SEISMIC	SITE CATEGORY "C"
• SNOW LOAD	0 < 2000'
• FROST DEPTH	12" BELOW GRADE

FOUNDATION DESIGN IS BASED UPON 1500 P.S.F. ALLOWABLE BEARING PRESSURE.

ANY ERRORS OR DISCREPANCIES IN THESE PLANS SHALL BE REPORTED TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. ERRORS OR DISCREPANCIES DISCOVERED AFTER COMMENCEMENT OF CONSTRUCTION SHALL ALSO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH ERRORS AND DISCREPANCIES WITH THE CONCURRENCE OF THE CLIENT AND WITH THE APPROVAL OF THE DESIGN PROFESSIONAL.

RESCheck-Web™ Compliance Certificate

Project Information

Project Title:	41 Desert - Duplex
Energy Code:	2018 IECC
Location:	Mesquite, Nevada
Construction Type:	Single Family
Project Type:	New Construction
Project Sub Type:	New
Conditioned Floor Area:	1408 ft2
Glazing Area:	12%
Climate Zone:	3b (2852 HDD)
Project Rot:	1787005
All Electric:	true
Is Remodel:	false
Has Battery:	False
Has Charger:	false
Has Heat Pump	false

Construction Site:	Owner/Agent:	Designer/Contractor:
41 DESERT DR MESQUITE , NV	LEE	3D Klein Design Mesquite , NV

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling Lower: Flat Ceiling or Scissor Truss	1408	38.0	0.0	0.030	0.030	42	42
Floor Conc. Slab: Slab-On-Grade Unheated; Insulation Depth: 0.00' Insulation position: Horizontal Insulation	150		0.0	0.730	0.730	0	0
Exterior Walls Main Floor; Wood Frame, 16" o.c.	1344	13.0	5.0	0.053	0.060	57	64
Windows: Vinyl Frame Double Pane with Low-E SHGC 0.25	192			0.300	0.320	58	66
Entry door: Solid Door (under 50% glazing)	42			0.400	0.320	17	13

The %-Better or Worse Than Code Index reflects how close to compliance this house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade assemblies are no longer considered in the U-of performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the new current energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

2018 IECC RESIDENTIAL SYNOPSIS

BUILDING ENVELOPE

		R-VALUE
ATTIC INSUL. R-VALUE	TYPE 1:	R38
	TYPE 2:	n/a
FLR. OVER UNHTD. SPACE		n/a
WALL INSULATION	TYPE 1:	R15
	TYPE 2:	R4

FENESTRATION COMPONENTS

	U-VALUE	SHGC
WINDOWS (FIXED)	.32	.25
WINDOWS (OPERABLE)	.32	.25
GLASS BLOCK	n/a	n/a
SLIDING PATIO DOORS	.32	.25
FRENCH DOORS	.32	.25
SOLID DOORS	.40	n/a

HVAC

		System 1	System 2
SYSTEM TYPE	SIMPLE	X	
	COMPLEX	-	
SYSTEM SIZE	HEAT	2 TON	
	COOL		
EFFICIENCY RATING	HEAT	14 SEER	
	COOL	14 SEER	
DUCT INSULATION	SUPPLY	R8	
	RETURN	R8	

WATER SERVICE SYSTEM

WATER HEATER TYPE	ELEC.	X	GAS	-	INST. -
INPUT RATING BTU/HR.			CAPACITY:		50
EFFICIENCY RATING	78%				
RE-CIRCULATING PUMP	n/a				

Reviewed for code compliance, Ben Rose
01/07/2026

Chad Klein

Digitally signed by Chad Klein
DN: cn=Chad Klein, o, ou=3D Klein Design, LLC, email=3dkleindesign@gmail.com, c=US
Date: 2025.10.06 10:28:10 -07'00'

RESIDENTIAL DESIGNER
3D KLEIN DESIGN, LLC
CHAD KLEIN
P.O. BOX 2308
MESQUITE, NEVADA 89024

SHEET INDEX

A0.1 COVER SHEET
A0.2 GENERAL CONSTRUCTION NOTES
A3.1 FOUNDATION PLAN
FLOOR PLAN
A4.1 ROOF FRAMING PLAN
BRACED WALL PLAN
A5.1 EXTERIOR ELEVATIONS
A6.1 BUILDING SECTIONS
A8.1 GENERAL CONSTRUCTION DETAILS
A8.2 GENERAL CONSTRUCTION DETAILS
E1.1 ELECTRICAL PLAN
MECHANICAL PLAN

SQUARE FOOTAGES

RESIDENCE	704 SQ. FT.
COVERED ENTRY	88 SQ. FT.
TOTAL UNDER ROOF (EA.)	**792 SQ. FT.**
TOTAL BUILDING	1584 SQ. FT.

3D KLEIN DESIGN, LLC
Mesquite, Nevada 89027
(208) 240-2656
3DKleinDesign@gmail.com
NV Lic# 346-RD

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF 3D KLEIN DESIGN, LLC. REPRODUCTION, USE OR TRANSLATION THEREOF WITHOUT WRITTEN CONSENT IS UNLAWFUL.

SHEET TITLE: **COVER SHEET**

PROJECT: DUPLEX
Sam LEE
41 DESERT DR., MESQUITE, NEVADA 89027

PROJECT OWNER:
Sam Lee
PO Box 130
Mesquite NV 89024
702-822-0911

NO.	REVISION / ISSUE

CHAD R. KLEIN — 346-RD — STATE OF NEVADA
10-06-25

PROJECT NUMBER: --

DATE: JULY 2021

SHEET NUMBER: **A0.1**

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF 3D KLEIN DESIGN. REPRODUCTION, USE OR TRANSLATION THEREOF WITHOUT WRITTEN CONSENT IS UNLAWFUL.

Oct 02, 2025 - 12:07pm

CONCRETE NOTES

1. CONTRACTOR SHALL VERIFY ALL HOLD-DOWN LOCATIONS IN CONJUNCTION WITH WINDOW & DOOR LOCATIONS ON FLOOR AND FRAMING PLANS PRIOR TO POURING ANY CONCRETE.
2. ALL HOLD-DOWNS & ANCHOR BOLTS TO BE TIED DOWN IN-PLACE PRIOR TO FOOTING INSPECTION.
3. 4" CONCRETE SLAB OVER 4" BASE OR PER SOILS REPORT. PROVIDE #3 REBAR @ 24" O.C. E.W., PROPERLY SUPPORTED TO ENSURE PLACEMENT NEAR MID-HEIGHT OF SLAB.
4. AT BRACED WALL LINE SILLS, USE MINIMUM OF 3"x3"x1/4" PLATE WASHERS. WASHERS SHALL BE USED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT. PER SECTION R602.11.1.
5. ALL INTERIOR BRACED WALL PANELS & BEARING WALLS SHALL HAVE ANCHOR BOLTS SPACED AT NO MORE THAN 6' O.C. AND LOCATED WITHIN 12" FROM EACH END OF THE SECTION PER I.R.C. 2018, SECTION R403.1.6.
6. CONCRETE LANDINGS AT REQUIRED EXITS TO BE COMPLIANT WITH 2018 IRC, SECTION R311.3.
7. ANCHOR BOLT SPACING TO BE 48" O.C. TYPICAL, UNLESS NOTED OTHERWISE.
8. INSTALL OUTDOOR MECHANICAL EQUIPMENT ON A CONCRETE SLAB AT LEAST 3" ABOVE GRADE.
9. BUILDING PAD TO BE PREPARED PER SOILS REPORT BY OTHERS.
10. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) LATEST EDITION, WITH MODIFICATIONS AS NOTED ON PLANS.
11. PROTECTION OF WOOD MATERIALS SHALL CONFORM TO IRC, SECTION R317.1, FASTENERS IN PRESERVATIVE TREATED WOOD SHALL COMPLY TO SECTION R317.3.1

GENERAL NOTES

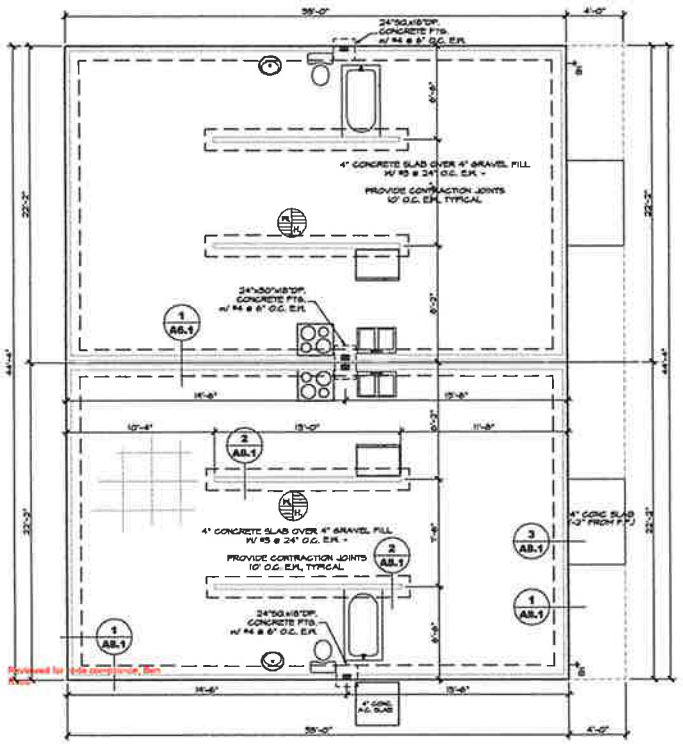
1. THIS PROJECT SHALL CONFORM TO THE STANDARDS OF CITY OF MESQUITE, NEVADA, SITE CATEGORY "C", SEISMIC CATEGORY "C".
2. ALL WORK & MATERIALS TO CONFORM TO THE 2018 I.R.C. AND THE SOUTHERN NEVADA AMENDMENTS.
3. ALL PLUMBING WORK AND MATERIALS TO CONFORM TO THE 2018 U.P.C.
4. ALL MECHANICAL WORK AND MATERIALS TO CONFORM TO THE 2018 U.M.C.
5. ALL ELECTRICAL WORK AND MATERIALS TO CONFORM TO THE 2017 N.E.C.
6. ALL CONTRACTORS ARE TO VISIT THE SITE AND VERIFY ALL DIMENSIONS & CONDITIONS AND ARE TO REPORT ANY DISCREPANCIES TO THE PROPER PARTY PRIOR TO PROCEEDING WITH ANY WORK.
7. ENERGY EFFICIENCY TO CONFORM TO 2018 I.E.C.C.
8. NO SELF-FLASHING WINDOWS. WINDOW MANUFACTURER TO PROVIDE INSTALLATION INSTRUCTIONS AND WINDOWS ARE TO BE INSTALLED AND FLASHED AS PER THOSE INSTALLATION INSTRUCTIONS.
9. EXTERIOR SIDE HINGED DOORS TO BE TESTED & LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.A440 OR ASTM E330.
10. GARAGE OVERHEAD DOORS TO BE TESTED AND LABELED PER ASTM E330 OR ANSI/DASMA 108.
11. ALL EXTERIOR WALLS TO BE 2x6 STUDS WITH R-19 MINIMUM INSULATION.
12. NOTE: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL AT CLGS. THE MINIMUM GYP. BRD. THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" "SAG-RESISTANT" GYP. CLG. BRD. SHALL BE USED
13. DRYER VENT SIZE AND LENGTH PER 2018 UMC 504.3
14. BATHTUB AND SHOWER SURFACES FINISHED WITH A NONABSORBENT SURFACE MIN. 6' IN HEIGHT PER R307.2

FIXTURE COUNT

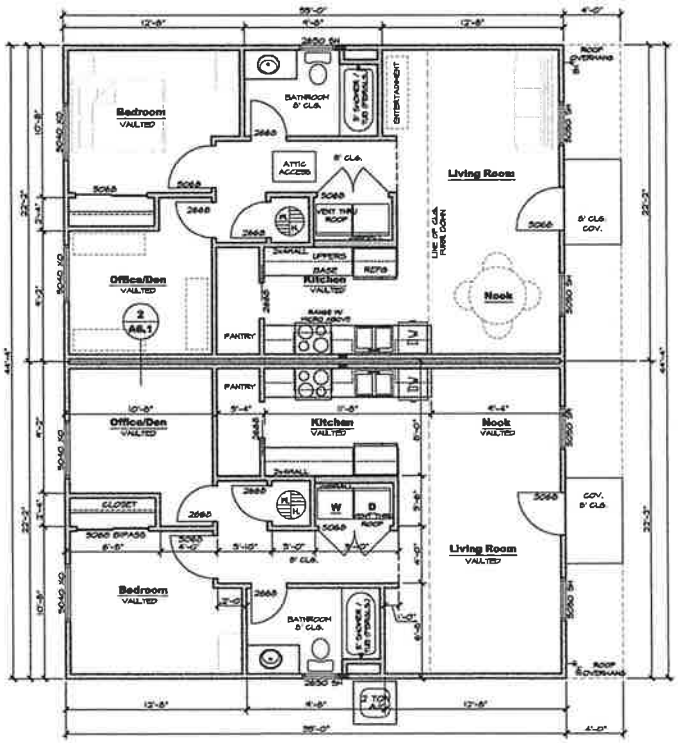
TOTAL FIXTURES	7	
TOTAL UNITS*	14.5	
SUPPLY LINE SIZE	1"	
EXISTING METER SIZE	3/4"	

SQUARE FOOTAGES

RESIDENCE	704	SQ. FT.
COVERED ENTRY	88	SQ. FT.
TOTAL EA. UNIT	792	SQ. FT.
TOTAL BUILDING	1584	SQ. FT.



FOUNDATION PLAN SCALE: 1/4"=1'-0"



FLOOR PLAN SCALE: 1/4"=1'-0"

3D KLEIN DESIGN, LLC
Mesquite, Nevada 89027
(208) 240-2656
3DKleinDesign@gmail.com
NV Lic# 346-RD

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF 3D KLEIN DESIGN, LLC. REPRODUCTION, USE OR TRANSLATION THEREOF WITHOUT WRITTEN CONSENT IS UNLAWFUL.

SHEET TITLE: **FOUNDAITON/ FLOOR PLAN**

PROJECT: DUPLEX
Sam LEE
41 DESERT DR., MESQUITE, NEVADA 89027

PROJECT OWNER:
Sam Lee
PO Box 130
Mesquite NV 89024
702-822-9911

NO. REVISION / ISSUE

CHAD R. KLEIN — REGISTERED — 346-RD — RESIDENTIAL DESIGNER — STATE OF NEVADA
10-06-25

PROJECT NUMBER: --

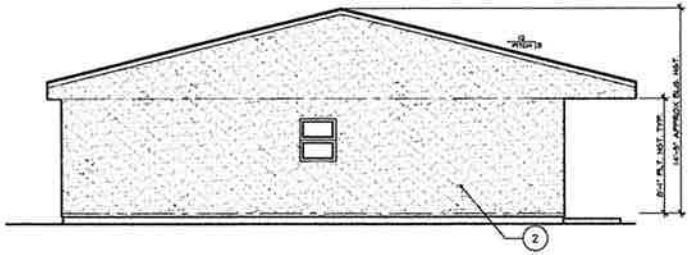
DATE: OCT 2025

SHEET NUMBER: **A3.1**

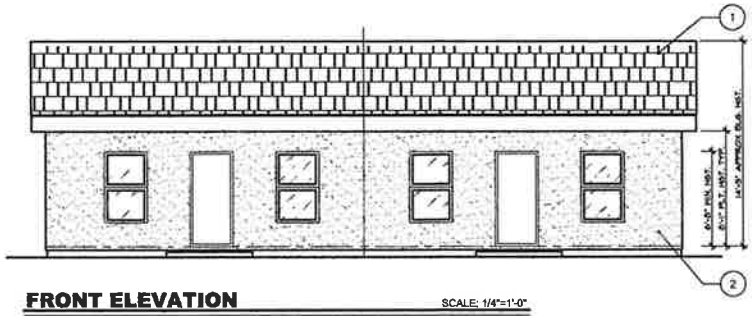
Oct 02, 2025 - 12:07pm THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF 3D KLEIN DESIGN. REPRODUCTION, USE OR TRANSLATION THEREOF WITHOUT WRITTEN CONSENT IS UNLAWFUL.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF 3D KLEIN DESIGN. REPRODUCTION, USE OR TRANSLATION THEREOF WITHOUT WRITTEN CONSENT IS UNLAWFUL.

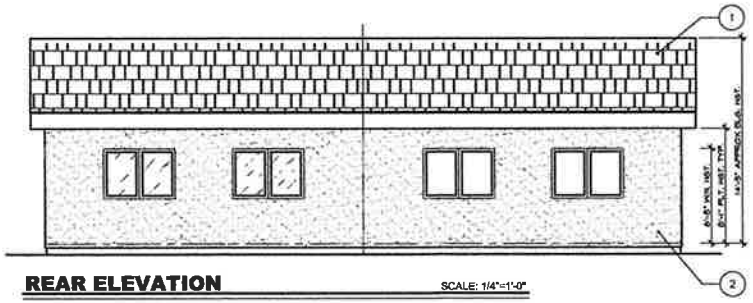
Oct 02, 2025 - 12:07pm



SIDE ELEVATION (LEFT/RIGHT SIM) SCALE: 1/4"=1'-0"



FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"

Reviewed for code compliance, Ben Rusk

FINISH MATERIALS

EXTERIOR STUCCO
STUCCO TO BE (1) COAT STUCCO, OVER 1.5 DENSITY STYROFOAM, OVER 2-PLY 15# FELT, OVER 7/16" O.S.B. SHEATHING, INSTALLED PER MFG. SPECIFICATIONS. PROVIDE WATER-RESISTIVE BARRIERS UNDER EXTERIOR STUCCO TO CONFORM TO CHAPTER R703.

COLOR COAT TO BE SYNTHETIC COLORED STUCCO. COLOR & TEXTURE AS SELECTED BY OWNER.

ROOFING
ROOFING INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO CONFORM TO CHAPTER 9 OF THE INTERNATIONAL RESIDENTIAL CODE. PROVIDE MINIMUM (1) LAYER UNDERLAYMENT FELT.

STONE VENEER (OPTIONAL)
STONE VENEER AS SELECTED BY OWNER. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FINISHES KEY

1. ASPHALT SHINGLE ROOFING
2. EXTERIOR STUCCO FINISH
3. DECORATIVE STONE VENEER (OPTIONAL, PER OWNER)

3D KLEIN DESIGN, LLC
Mesquite, Nevada 89027
(208) 240-2656
3DKleinDesign@gmail.com
NV Lic# 346-RD

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SHEET TITLE: **EXTERIOR ELEVATIONS**

PROJECT: DUPLEX
Sam LEE
41 DESERT DR., MESQUITE, NEVADA 89027

PROJECT OWNER:
Sam Lee
PO Box 130
Mesquite NV 89024
702-822-0911

NO.	REVISION / ISSUE
☐	-
☐	-
☐	-
☐	
☐	

CHAD R. KLEIN
REGISTERED
346-RD
RESIDENTIAL DESIGNER
STATE OF NEVADA
10-06-25

PROJECT NUMBER: ---

DATE: JULY 2021

SHEET NUMBER:
A5.1

CUP 26-006
LC5 Short term Rental duplex
41 Desert Drive

Mesquite NV

City of Mesquite GIS
Date: 6/16/2026
Path: U:\Dans Documents\Project Permits\CUP 26-006 LC5 Rental duplexes\LC5 Duplexes Vicinity Map.mxd

0 25 50 100 150 200 Feet

1 inch equals 125

N

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit Application No. CUP-26 -005 (Virgin River Adventure Rentals) to allow the establishment of an off-highway vehicle (OHV) rental facility within an existing car-wash space 120 N. Sandhill Blvd. The project site is Clark County Assessor's Parcel # 00116602032, and is located in the *Commercial-General* (CR-2) zoning district.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Stafff recommends that the City Council open the public hearing for comment and approve Conditional Use Permit Case No. CUP-26-005, Virgin River Adventure Rentals.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow an off-highway vehicle (OHV) rental facility on a parcel with a closed car-wash space. The proposed business is considered â€œAutomotive Equipment Rental and Leasingâ€,which is allowed with a conditional use permit in the CR-2 zone.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- CUP 26-005 Virgin River Rentals vicinity map.pdf
- CUP-26-005 VR Rentals CUP Staff Report.docx
- CUP-26-005.pdf

Conditional Use Permit CUP 26- 005
Virgin River Equipment Rentals
120 N. Sandhill Boulevard

Mesquite NV

City of Mesquite GIS
Date: 6/29/2026
Path: U:\Dans Documents\Project Permits\CUP 26-005 Virgin River Adventure Rentals\CUP 26-005 Virgin River Rentals vicinity map.mxd

0 25 50 100 150 200 Feet

N

1 inch equals 125

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- July 7, 2026
City Council- July 14, 2026

RE: Consideration of **Conditional Use Permit application No. CUP-26-005 (Virgin River Adventure Rentals)** to allow the establishment of an off-highway vehicle (OHV) rental facility within an existing car-wash space 120 N. Sandhill Blvd. The project site is Clark County Assessor's Parcel # 00116602032, and is located in the *Commercial-General* (CR-2) zoning district.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow an off-highway vehicle (OHV) rental facility on a property with an existing inoperative car-wash. The proposed business is considered "Automotive Equipment Rental and Leasing", which is allowed with a conditional use permit in the CR-2 zone.

Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such uses is a discretionary approval by the City Council after a duly noticed public hearing.

Key Facts

- Current Zoning: *Commercial- General Business District (CR-2)*.
- Surrounding Zoning and Uses:

- North – *Commercial-General* (CR-2). Big-O Tires
- East – *Two- Family Residential* (MF-2). Duplex residences (Dairy Lane Apartments).
- West –Vacant land with *General Commercial* (CR-2) zoning and Auto-Zone automobile parts across Sandhill Boulevard.
- South – Retail/commercial strip center in the *Central Business District* (CR-3) zone.

Analysis

The applicant is proposing to use an existing vacated car-wash facility as an OHV rental center. The site shares a driveway with Big O Tires, and includes parking and staging areas including a shaded operations area. The preexisting car wash is not functional and will not be used to clean returning vehicles. An on-site area and drainage system for washing returning vehicles will be required. Site improvements, including street frontage improvements, are already installed. Staff analysis is limited to compliance with the necessary findings to approve a conditional use permit.

Conditional Use Permit Analysis

Conditional uses are considered generally compatible with the permitted land uses in a given zoning district, but because of the potential for issues based on a specific location, may require individual review of their location, design and operational characteristics to address any specific issues that may need to be mitigated. Conditional use permits run with the land, which means the potential approval is specific to a particular use and property, while owners and business names may change.

In this instance, Staff analysis is focused on potential traffic impacts and potential noise impacts on adjacent residential uses to the east.

Conditional use permits (CUP) are evaluated based on the following criteria in Mesquite Municipal Code (MMC) Section 9-5-3(E)(3):

a. Whether the proposed use at the specified location is consistent with the policies embodied in the adopted master plan;

Several of the Goals and Policy/Actions under the *Sports Tourism* sub-section of the adopted Master Plan Land-Use Element relate to this application.

> ***Goal LU.10.2*** To use sports tourism to give further structure to the economic and physical development of the City. Use sports tourism as an organizing principle for planning and coordinating development of new facilities in the hospitality industry, and City recreational facilities.
>
> ***Goal LU 10.3***: Promote both league/team-based sports such as softball, baseball, and basketball, as well as individual sports and recreation activities such as off-road motorsports, running, cycling, hiking, etc. Support the City, or other appropriate entities, that may want to hold specific on-going sporting events and competitions in Mesquite.

b. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with the requirements of the zoning ordinance;

Comments: The *Commercial- General* (CR-2) zoning district is intended to provide for the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character. Staff believes that the proposed recreational rental facility would provide an entertainment and recreational opportunity and resource to support tourist activity in Mesquite.

c. Whether the proposed conditional use may be materially detrimental to the public health, safety, convenience and welfare, or may result in material damage or prejudice to other property in the vicinity;

Comments: Staff has focused primarily on potential noise and traffic impacts of the proposed facility. The applicant has advised that the proposed rental vehicles are generally 1000cc RAZOR units, and are not unusually loud or "revved-up" in standard practice. No pneumatic or power tools are used on a regular basis in the operation.

OHV rental operations will involve OHV units entering and leaving the property. The facility shares a driveway with Big O Tires. Rentals leaving the property will typically make a right turn out of the facility, and then make a U-turn at Old Mill Road, and then travel south on Sandhill Blvd which transitions into Hafen Lane. Returning vehicles can make a right-turn into the facility from northbound Sandhill Boulevard. This will result in incremental increases to traffic in the vicinity of the project site, but these impacts should be weighed against the impacts caused by the pre-existing car wash at this location.

d. Whether the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on site or within the public rights-of-way to mitigate any adverse impacts which may result from the

development, such as traffic, noise, odors, visual nuisances or other similar adverse effects. Such improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards and the addition of landscaping, walls or both, to ameliorate such impacts;

Comments: The proposed business will operate at a pre-existing (closed) car wash facility. The presence of motor vehicles and vehicle service activity is not a new type of activity on the site. Impacts to the residential uses east of the property is buffered by the presence of a block wall and landscaping. Additional mitigation can be provided by refurbishing and enhancing the landscaping along the east boundary of the property.

Traffic impacts can be mitigated by providing clear directions to rental customers for exiting the site, and perhaps providing on-site "right-turn-only" directional signage for vehicles exiting the site.

e. Whether the proposed use will generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.

Comments: The proposed use may generate a situation where drivers new to the area are introduced onto Sandhill Boulevard near a busy intersection in an unfamiliar vehicle. Staff believes that this potential hazard can be mitigated by in-vehicle directions, right-turn only signage at the driveway exit, and verbal briefings by rental staff to rental drivers prior to departure. Vehicle insurance will be provided for each rental vehicle as required by law.

Recommendation

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-005, to establish an off-road vehicle rental facility within an existing car wash space at 120 North Sandhill Boulevard, subject to staff's recommendations.

Conditions of Approval:

Building Department

- Meet all applicable Building Codes and Standard Conditions.
- Restroom access from the pre-existing car-wash facility shall be brought up to code and made available for employees and customers.

Engineering Department

- Standard Conditions as applicable.

Planning

1. Meet all applicable Zoning Codes.
2. Must obtain a permit for any new signs erected on site.

3. Left turns are not permitted leaving the project site onto Sandhill Blvd. Clients shall be directed to turn right on Sandhill Blvd. and then may make a U-turn (at Old Mill Road) in order to head south.
4. The landscaping in the planter island in the southeast portion of the property shall be enhanced to help buffer the residential uses to the east.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- Standard Conditions as applicable.

Fire & Rescue Department

- Meet all Fire Codes.

Police Department

- No Concerns.

Mesquite
Nevada

Conditional Use Permit

Project Information

Project Name Virgin River Adventure Rentals (Business License)

Project Location 120 Sandhill Blvd.

Assessor's Parcel Number(s) 001-116-602-032

Existing Zoning Commercial General CR-2 Gross Acres .42

Please explain the intent of this request

Business license for Virgin River Adventure Rentals

Applicant Signature [signature] Date 5-11-26

Applicant Information

Property Owner(s) Worldwide LLC

Mailing Address P.O. Box 1161 Mesquite NV 89024

Phone No 702 874 7944 Email lnihart@gmail.com Fax No

Applicant (if different than Owner) Steve Ralston

Mailing Address P.O. Box 136 Scenic AZ 86432

Phone No 9282930286 Email virginriveradventurerentals@gmail.com Fax No —

Contact Person/Representative (if different than Owner)

Mailing Address

Phone No Email Fax No

Office Use Only

Case No CUP.26.005 Application Fee $ 350

Date Received 6/11/26 Noticing Fee $ 300

Received By [signature] Planner DC

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☑ Conditional Use Permit
- ☐ Other _____

Project Location 120 N Sandhill Blvd Mesquite NV 89027

Assessor's Parcel No(s) 001-116-602-032

Applicant Information

Property Owner(s) Lucas Nihart Managing Member World Wide LLC

Mailing Address P.O. Box 1161, Mesquite NV 89024

916-765-2292

Applicant (if different than Owner) Steve Ralston manager Virgin River Adventures Rentals LLC

Mailing Address P.O. Box 136, Scenic, Az 86432

(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 Lucas Nihart, Managing Member World Wide Adventure Rentals LLC

Applicant Signature _____ Print Name Steve Ralston Manager Member Virgin River LLC

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 **DAY OF** May, 2026

BY Steve Ralston **AS THE OWNER/APPLICANT**

NOTARY PUBLIC _____ **MY COMMISSION EXPIRES** Sep. 12, 2029

STACEY L BOLIER
Notary Public, State of Nevada
Appointment No. 14-12876-1
My Appt. Expires Sep 12, 2029

City of Mesquite NV
10 East Mesquite Blvd
Mesquite, NV 89027
(702) 346-5295

XBP Confirmation Number: 316083938

Transaction detail for payment to City of Mesquite NV. **Date: 05/21/2026 - 5:43:16 PM MT**

Transaction Number: 270863532
Visa — XXXX-XXXX-XXXX-0292
Status: Successful

Account #	Item	Quantity	Item Amount
1032500	Planning Applications 1032500	1	$650.00
Notes: CUP 120 N SANDHILL			

TOTAL: ***$650.00***

Transaction detail for payment to City of Mesquite NV. **Date: 05/21/2026 - 5:43:17 PM MT**

Transaction Number: 270863533
Visa — XXXX-XXXX-XXXX-0292
Status: Successful

Account #	Item	Quantity	Item Amount
	Service Fee	1	$19.50
Notes: CUP 120 N SANDHILL			

TOTAL: ***$19.50***

Billing Information
STEVE RALSTON
86432

Transaction taken by: Admin jleavittCaselle jleavitt

EXHIBIT "A"

Lot Two (2) as shown by map thereof on file in Book 82 of Parcel Maps, Page 54 in the office of the County Recorder of Clark County, Nevada, and a portion of Tract 37 being further described as follows:

A Parcel of land being located in Tract 37, Section 16, Township 13 South, Range 71 East, M.D.M City of Mesquite, Clark County, Nevada, being more particularly described as follows:

Commencing at a point common to angle point 3 of said Tract 37 and to the Southeast Corner (SE COR) of Tract 38, as shown on Map in Book 31 of Surveys, Page 46, Clark County Official Records; thence along the line thereof common to said tracts, South 88°22'35" West, 528 feet; thence leaving said tract lines, South 01°32'23" East, 25.50 feet to a point on the Southerly Right of Way line of Old Mill Road and common to the Northeast Corner (NE COR) of Parcel One (1) as shown on Map in File 91 of Parcel Maps, Page 98, Clark County Official Records; thence South 01°32'23" East, 528 feet to the point of beginning.

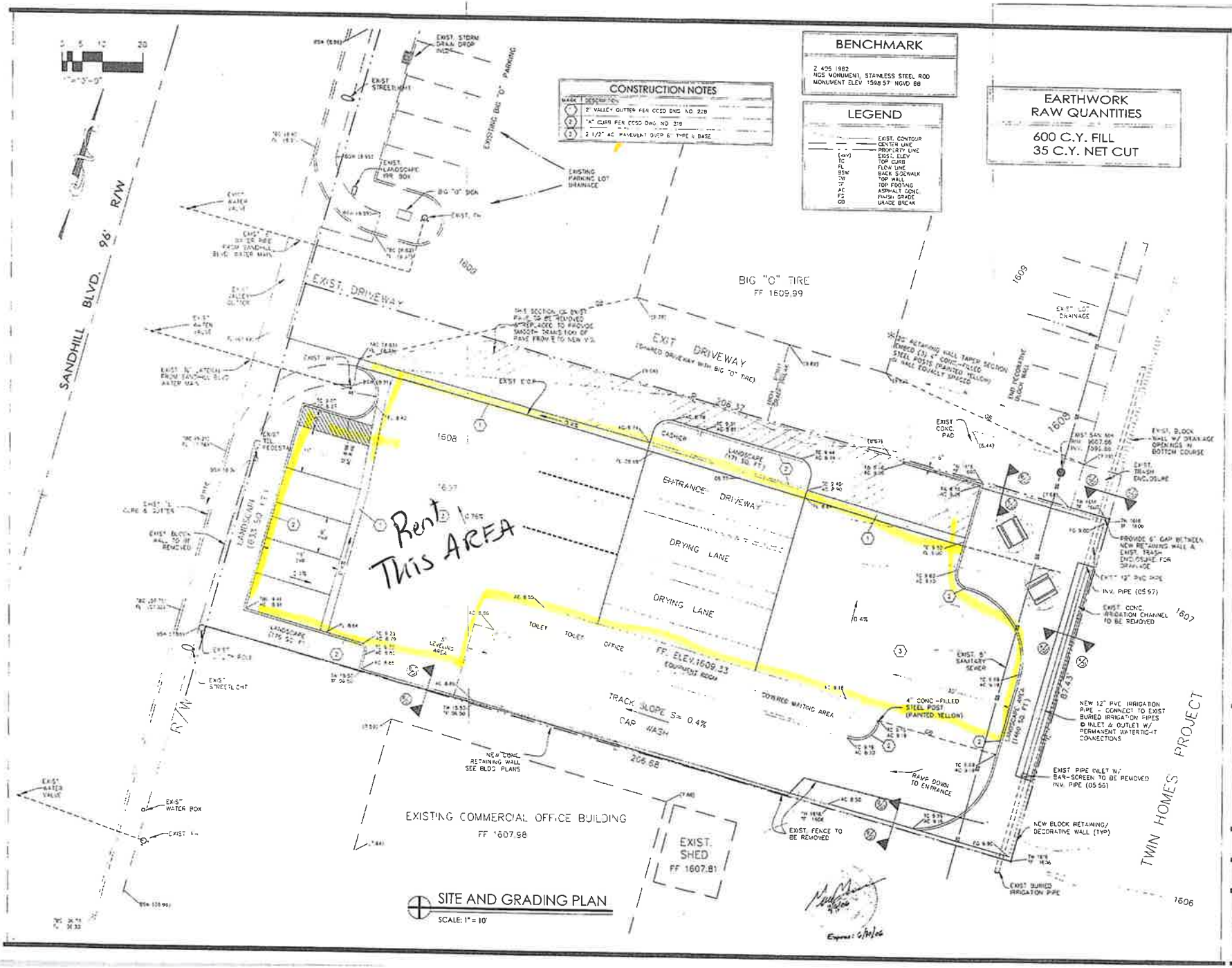
Thence from said point of beginning to and along the East line of Parcel Map in File 82, Page 54, Clark County Official Records, South 01°32'23" East 87.39 feet to the Southeast Corner of Parcel Two (2) of said Parcel Map;

Thence South 88°16'34" West, 206.68 feet along an existing fence line to the Easterly Right of Way line of Sandhill Boulevard, also known as U.S. Highway No. 91 (A 96.00 foot dedicated Right of Way) as shown on said Parcel Map;

Thence along said Right of Way, North 01°20'14" West, 87.75 feet to the North Corner (NW COR) of said Parcel Two (2) of said Parcel Map File 87, Page 54.

Thence leaving said Right of Way, North 88°22'35" East, 206.37 feet along the North line of said Parcel Two to the point of beginning.

Note: The above metes and bounds legal description as it appears on document Recorded June 21, 2000 in Book 20000621 as Instrument No. 00629 in the Office of the County Recorder, Clark County, Nevada



SITE AND GRADING PLAN
SCALE: 1" = 10'

TEC ENGINEERING INC.
P.O. Box 3630
Mesquite, Nevada 89024
(702) 346-2280

PROJECT:

FAST TRACK EXPRESS WASH
SITE/GRADING PLAN
- MESQUITE, NEVADA

PROJECT OWNER:
Mark Griffin & Bob Sonju
136 N. Sandhill Blvd
MESQUITE, NEVADA
(435) 229-0390

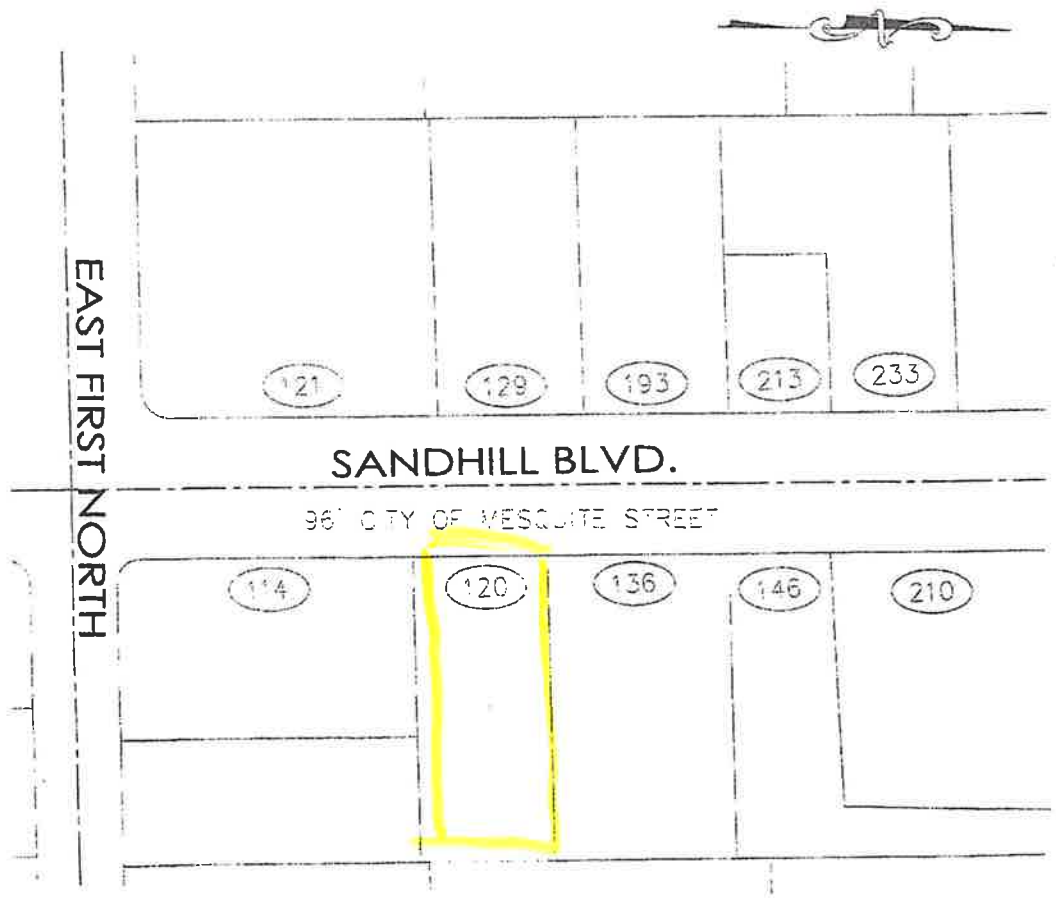
NO.	REVISION/ISSUE
1	CCW COMMENTS / REVISED 10/7/05

SHEET TITLE:
Site & Grading Plan

PROJECT NUMBER:

DATE: September 16, 2005

SHEET NUMBER:
SG1



ADDRESS MAP - FAST-TRAC CAR WASH
SCALE: 1" = 40'

0 20 40 80

ADDRESS MAP APPROVALS

CITY OF MESQUITE ENGINEER
ALLEN BELL, P.E. — 15 Feb '06 DATE

CITY OF MESQUITE PLANNING & REDEVELOPMENT MANAGER
CATHERINE LORDEEK, AICP — 2/10/06 DATE

UNITED STATES POST OFFICE
[signature] — 2-13-06 DATE

Expires: 6/01/06

PROJECT LOCATION
VICINITY MAP

LEGAL DESCRIPTION

PARCEL 2, FILE 83, PAGE 34 OF PARCEL MAPS, SITUATED WITHIN SEC 13, T13S, R70E, M.D.M. CITY OF MESQUITE, CLARK COUNTY, NEVADA APN: 039-14-601-022

PROJECT ADDRESS

120 SANDHILL BLVD.

LEC ENGINEERING INC.
P.O. Box 3630
Mesquite, Nevada 89024
(702) 346-2280

PROJECT:
FAST TRACK EXPRESS WASH
MESQUITE, NEVADA

PROJECT OWNER:
Mark Griffin & Bob Sarge
136 N. Sandhill Blvd.
Mesquite, Nevada
(435) 229-0390

NO.	REVISION/ISSUE

SHEET TITLE:
ADDRESS MAP

PROJECT NUMBER:

DATE: October 3, 2005

SHEET NUMBER:
AD1

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit Application No. CUP-26 -007 Architectural and Site Plan Review application ASR 26-004, and Variance V-26- 002 for an automobile glass repair and tinting service (CA Auto Glass and Tinting). The facility would be located on the southwest corner of the intersection of Riverside Road and Whitey Lee Lane at 301 Riverside Road. Clark County Assessor's Parcel No. 001-18-811-005. The project site is located in the *Neighborhood Commercial* (CR-1) Zoning District.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron, Senior Planner

DEPARTMENT: Development Services

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, and APPROVE Conditional Use Permit Case No. CUP-26 -007, ASR 26-004, and Variance 26-002, to establish an automobile glass repair and tinting service at 301 Riverside Road, subject to staff's recommendations.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow automotive glass repair and tinting on the south-west corner of the intersection of Riverside Road and Whitey Lee Lane. The site is approximately 6,652 sq. ft. in size, and is zoned Neighborhood Commercial (CR-1) . Automobile Repair and Maintenance facilities are allowed with a conditional use permit in the CR-1 zone. The project site is a remainder lot of substandard size that will be difficult to develop. The development will consist of two prefabricated structures- a 20â€™ X 20â€™ office structure, and a 20â€™ X 22â€ ™ shop building. Many site improvements, including street frontage improvements (curb, gutter, and sidewalk) are already installed. The

site is currently paved with asphalt. The proposed business will require: 1) A conditional use permit (CUP). Automotive repair and service is only allowed in the CR-1 zoning district with a conditional use permit. 2) Architectural and Site Plan Review. Architectural and Site Plan Review is required by code for all projects involving new construction in the CR-1 zoning district. 3) A variance is required for the reduced setback from Whitey Lee Lane. The setback for structures and parking from local streets in the CR-1 zone is typically 20 feet. The applicant is proposing to be allowed a 4-5 foot setback for the prefabricated structures from Whitey Lee Lane. The Public Works Department has noted the existence of a sewer line on the property without the benefit of an explicit easement. The City Engineer will require that the proposed prefabricated structures not encroach over the sewer line.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- CUP-26-007 CA Auto Glass CUP Staff Report.docx
- ASR-26-004.pdf
- CUP 26-007 CA Auto Glass vicinity map.pdf
- CUP-26-007.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- July 7, 2026
City Council- July 14, 2022

RE: Consideration of **Conditional Use Permit Application No. CUP-26-007 Architectural and Site Plan Review application ASR 26-004, and Variance V-26-002 for an automobile glass repair and tinting service (CA Auto Glass and Tinting). The facility would be located** on the southwest corner of the intersection of Riverside Road and Whitey Lee Lane at 301 Riverside Road. Clark County Assessor's Parcel No. 001-18-811-005. The project site is located in the *Neighborhood Commercial* (CR-1) Zoning District.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow automotive glass repair and tinting on the south-west corner of the intersection of Riverside Road and Whitey Lee Lane. The site is approximately 6,652 sq. ft. in size, and is zoned *Neighborhood Commercial* (CR-1). Automobile Repair and Maintenance facilities are allowed with a conditional use permit in the CR-1 zone.

Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such uses is a discretionary approval by the City Council after a duly noticed public hearing.

Site History

The project site was created as a separate tract on an amended plat of the Riverside Meadows subdivision recorded June 29, 1995. The amended plat straightened the Whitey Lee Lane right-of-way. The project site was designated *Neighborhood Commercial* with implementation of the Riverside Road Neighborhood Plan. The Riverside Road Neighborhood Plan was adopted in 2003, and has been mostly implemented through rezoning of properties along the east side of Riverside Road.

Key Facts

- Current Zoning: *Commercial- Neighborhood* (CR-1) zone.
- Surrounding Zoning and Uses:
- North – *Single Family Residential* (SF). Single Family residence in the Riverside Meadows subdivision
- East – Riverside Road; Multi-family residential in the MF-4 zoning district, and Star Mortuary in the CR-2 district.
- West – Single-family Residential (Riverside Meadows subdivision)
- South – Single-family residential in the *Commercial- Neighborhood* (CR-1) zone.

Analysis

The applicant is proposing to construct an automobile glass repair/window tinting facility at 301 Riverside Road. The project site is a remainder lot of substandard size that will be difficult to develop. The development will consist of two prefabricated structures- a 20' X 20' office structure, and a 20' X 22' shop building. Many site improvements, including street frontage improvements (curb, gutter, and sidewalk) are already installed. The site is currently paved with asphalt. The proposed business will require:

1) A conditional use permit (CUP). Automotive repair and service is only allowed in the CR-1 zoning district with a conditional use permit.
2) Architectural and Site Plan Review. Architectural and Site Plan Review is required by code for all projects involving new construction in the CR-1 zoning district.

3) A variance is required for the reduced setback from Whitey Lee Lane. The setback for structures and parking from local streets in the CR-1 zone is typically 20 feet. The applicant is proposing to be allowed a 4-5 foot setback for the prefabricated structures from Whitey Lee Lane.

Conditional Use Permit Analysis

Conditional uses are considered generally compatible with the permitted land uses in a given zoning district, but because of the potential for issues based on a specific location, may require individual review of their location, design and operational characteristics to address any specific issues that may need to be mitigated. Conditional use permits run with the land, which means the potential approval is specific to a particular use and property, while owners and business names may change.

Conditional use permits (CUP) are evaluated based on the following criteria in Mesquite Municipal Code (MMC) Section 9-5-3(E)(3):

a. Whether the proposed use at the specified location is consistent with the policies embodied in the adopted master plan;

The Master Plan states "Commercial (CR-1, CR-2, CR-3, CR-4 & CR-H) land use districts address the business and retail needs of the community. The Commercial Neighborhood (CR-1) designation allows convenience retail shopping, services and professional offices principally serving neighborhood needs compatible in scale, character and intensity with adjacent residential development."

Comments: The *Neighborhood Commercial* (CR-1) zoning district is intended to provide for commercial and retail uses serving adjacent neighborhoods. The proposed glass repair and tinting facility is expected to primarily serve nearby residential development.

b. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with the requirements of the zoning ordinance;

Comments: The CR-1 District is intended to provide for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs compatible in scale, character and intensity with adjacent residential development. This district is intended to be located at intersections of streets designated as collector or larger. The CR-1 District should also be used as a buffer between residential and more intense retail/commercial uses.

Automobile service and repair uses are a conditional use permit in the CR-1 zone..

The proposed auto glass repair and tinting service is a small-scale facility that would be consistent with the intent of the *Neighborhood Commercial* designation.

c. Whether the proposed conditional use may be materially detrimental to the public health, safety, convenience and welfare, or may result in material damage or prejudice to other property in the vicinity;

Comments: If the City's development standards are implemented as conditioned herein, the proposed use and facility is not expected to be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity. The City Council may want to require a solid wall or fence along the north property line to screen the market from the adjacent veterinary clinic and to deter pedestrians from cutting across the properties. The proposed convenience market would support the goal of providing convenient neighborhood services.

d. Whether the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on site or within the public rights-of-way to mitigate any adverse impacts which may result from the development, such as traffic, noise, odors, visual nuisances or other similar adverse effects. Such improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards and the addition of landscaping, walls or both, to ameliorate such impacts;

Comments: This property will be difficult to develop because of its small size and narrow dimension. The proposed project is a reasonable attempt to make a commercially viable use of the property if potential impacts on adjacent residential uses can be mitigated.

The project site is located in a transitional area between commercial uses along Riverside Road and residential uses in the Riverside Meadows and Santa Theresa Estates subdivisions. The single-family residence to the south (311 Riverside Road) is also zoned CR-1 *Neighborhood Commercial.*

In order to make the project more compatible with surrounding residential uses, Staff is recommending that) the existing landscape area on the east side of the site, directly adjacent to Riverside Road, be maintained and rehabilitated; that a 6'-high wood fence be installed along the south property line; and that on-site lighting be limited to shielded downlighting that does not trespass onto other properties, and that chain-link fencing be avoided in favor of wrought-iron fencing. Staff is concerned that any block walls along the south side of the site will reflect any noise towards the single-family homes to the north.

e. Whether the proposed use will generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.

Comments: The proposed use should not generate hazardous pedestrian or vehicular traffic. Vehicular traffic will enter the site from, and park perpendicular to, Whitey Lee Lane. Because of the narrow dimension, a channelized driveway onto the site is not appropriate. No access is taken from Riverside Road.

Variance Analysis

MMC Section 9-5-5(B) Applicability - states:

B. Applicability: A variance may be granted where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of these regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of these regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the property owner.

Variance Criteria Analysis

Criteria: Mesquite Municipal Code Section 9-5-5.E.2 provides that the City shall consider the following criteria when making its recommendation:

a. The variance requested arises from a condition or conditions which are unique to the property in question and which are not ordinarily found in the same zone or district; that the condition was not created by an action or actions of the property owner or applicant; and that the condition existed prior to enactment of these regulations;

b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

c. The strict application of the provisions of these regulations would constitute unnecessary hardship upon the property owner;

d. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;

e. The granting of the variance will not conflict with the general spirit and intent of these regulations.

Commentary

Staff believes that the required criteria are satisfied as follows:

Criteria (a). The requested variance is prompted by the exceptional narrowness and substandard dimensions of the site. The site is a remainder from a realignment of Whitey Lee Lane as recorded in an Amended Plat of Riverside Meadows subdivision (recorded June 29, 1995).

Criteria (b). The granting of the variance will not have an adverse impact on the rights of adjacent property owners. The project will be developed in conformance with the provisions of the CR-1 zone, which will also apply to other properties zoned CR-1 in the vicinity.

Criteria (c). The strict application of the zoning code, in this case, would deny the applicant the ability to construct structures or otherwise make economic use of the property. This lot will be difficult to develop, The proposed auto glass use will utilize prefabricated buildings on the site, and is not expected to generate inordinate amounts of noise.

Criteria (d). Granting a variance for a reduction in front-yard setback (from Whitey Lee Lane) is not expected to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. A landscaped area will be maintained adjacent to Riverside Road. A front-yard variance will be required for practically any development on this property.

Criteria (e). The proposed variance would be consistent with the stated aims of the zoning code to ensure that the development on land is commensurate with the character and the physical limitations of the land. This will be a very limited development, commensurate with the limited size of the property.

Staff concludes that the required findings for the granting of a variance can be satisfied, and recommends **APPROVAL** of the variance request.

Recommendation

Staff recommends that the City Council hold a public hearing, and APPROVE Conditional Use Permit Case No. CUP-26-007, ASR 26-004, and Variance 26-002, to establish an automobile glass repair and tinting service at 301 Riverside Road, subject to staff's recommendations.

Conditions of Approval:

Building Department

- Meet all applicable Building Codes and Standard Conditions.

Engineering Department

- Standard Conditions as applicable.

Planning

1. Meet all applicable Zoning Codes.
2. Must obtain a permit for any new signs erected on site.
3. The existing landscape area on the east side of the site, directly adjacent to Riverside Road, shall be maintained and rehabilitated. A landscape plan for the area shall be submitted for review and

approval prior to the issuance of building permits. Landscaping shall be installed prior to final occupancy of the site.

4. A 6'-high wood fence shall be installed along the south property line to visually buffer the property to the south.
5. On-site lighting shall be limited to shielded downlighting that does not trespass onto other properties.
6. Chain-link fencing shall be avoided in favor of wrought-iron fencing on the site.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- Standard Conditions as applicable.

Fire & Rescue Department

- Meet all Fire Codes.

Mesquite
Nevada

Architectural and Site Plan Review

Project Information

Project Name CA AUTO GLASS — Existing Zoning CR-1

Project Location 301 RIVERSIDE RD. — Gross Acres 0.15

Assessor's Parcel Number(s) 001-18-811-005

Building Use(s) and Size(s) OFFICE AND SHOP

Total Square Feet 821

Please explain the intent of this request

OPEN AN AUTO TINT WINDOW BUSINESS

Applicant Signature — Date 3/16/2026

Applicant Information

Property Owner(s) GABRIEL JIMENEZ

Mailing Address 3186 Las Vegas Blvd., North Las Vegas, NV 89115

Phone No 702-306-0680 Email car-glass@hotmail.c Fax No

Applicant (if different than Owner) ADAN CASTILLO

Mailing Address 5468 Funks Grove Ln., Las Vegas, NV 89122

Phone No 702-524-6776 Email sunrbllc@gmail.com Fax No

Contact Person/Representative (if different than Owner) ADAN CASTILLO

Mailing Address 5468 Funks Grove Ln., Las Vegas, NV 89122

Phone No 702-524-6776 Email sunrbllc@gmail.com Fax No

Office Use Only

Case No ASR-26-004 — Application Fee $ 175

Date Received 6/1/26 — Noticing Fee $ Ø

Received By JL — Planner

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ■ Conditional Use Permit
- ☐ Other _____

Project Location 301 RIVERSIDE RD., MESQUITE, NV 89027

Assessor's Parcel No(s) 001-18-811-005

Applicant Information

Property Owner(s) GABRIEL JIMENEZ

Mailing Address 3186 LAS VEGAS BLVD. NORTH LAS VEGAS, NV 89115

Applicant (if different than Owner) ADAN CASTILLO

Mailing Address 5468 FUNKS GROVE LN., LAS VEGAS, NV 89122

(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 GABRIEL JIMENEZ

Applicant Signature _____ Print Name ADAN CASTILLO

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th **DAY OF** May, 2026

BY Jesus Gabriel Jimenez Guzman **AS THE OWNER/APPLICANT**

NOTARY PUBLIC _____ **MY COMMISSION EXPIRES** Aug 17, 2029

State of Nevada
County of Clark

ITHELENE VAZQUEZ
Notary Public, State of Nevada
Appointment No. 25-1521-01
My Appt. Expires Aug 17, 2029

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027

702-346-5295

Receipt No: 3.000007596

May 28, 2026

JIMENEZ PROPERTIES

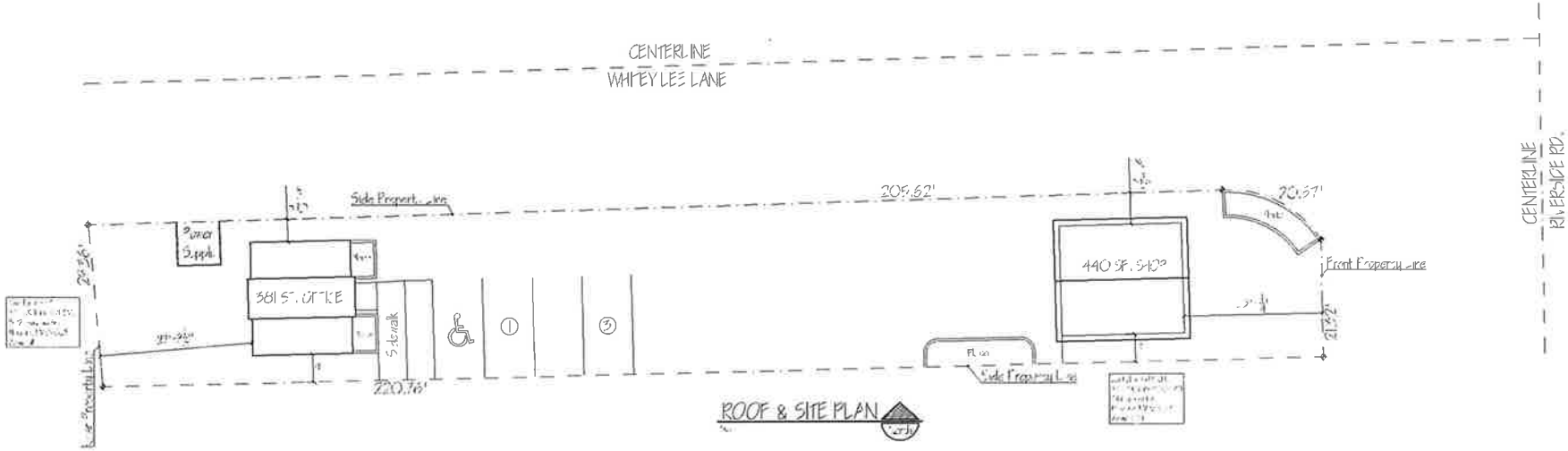
Previous Balance:	.00
PLANNING - CUP26007	350.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - ASR26004	175.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - OVERPAYMENT	70.00
10-32-500 ZONE VARIANCE FEES	
Total:	895.00
CHECK Check No: 113	210.00
Payor: JIMENEZ PROPERTIES	
CHECK Check No: 116	685.00
Payor: JIMENEZ PROPERTIES	
Total Paid:	895.00
Total Applied:	895.00
Change Tendered:	.00

05/28/2026 1:29 PM

Legal Description

APN: 001-18-811-005

TRACT A OF AMENDED PLAT OF LOTS 22, 23, 24, 25 AND TRACT A OF RIVERSIDE MEADOWS SUBDIVISION, AS SHOW BY MAP THEREOF ON FILE IN BOOK 68 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



SUMMARY

CA AUTO GLASS'S CONDITIONAL USE PERMIT AND VARIANCE

Signature

Signature

Signature

Signature

Signature

CA AUTO GLASS'S CONDITIONAL USE PERMIT AND VARIANCE:
301 Riverside Rd.
Nerquite, NV 89027

A-1

20'x20' Foldable Tiny Office

The Camilia 22'x20'x11' Shop

05/04/2026

JESUS
car-glass@hotmail.com

RE: **Water Availability / Conditional Commitments for Water Service - 301 Riverside Road Commercial Project**

JESUS,

The Virgin Valley Water District (District) has received your Conceptual Plan and Project Submittal Form for your 301 Riverside Road Commercial Project project to be constructed at approximately 301 RIVER SIDE RD 89027 on APN# N/A in Mesquite, Nevada. The District is the water purveyor for this area. This letter is provided to inform you that the District currently has water available for your project. However, this letter does not commit water for your project until you follow the steps identified below and all fees and charges are paid.

The District issues Conditional Commitments for Water Service (CCWS) on a first come, first serve basis. A CCWS issued by the District is subject to certain conditions and limitations as contained in the CCWS, in the District's Charter (Chapter 100 of the Nevada Statutes as amended), in the District's Rules Regulations & Rates (as amended), and pursuant to NAC 445A.6577 or other applicable law. An applicant for a CCWS must satisfy and comply with all such conditions and limitations.

To obtain a CCWS, an applicant must first complete the improvement plan process and pay all applicable fees (including CCWS fees). Once an applicant meets all requirements, and provided all applicable conditions are satisfied, the District's General Manager issues the CCWS. After issuance and in order to keep the CCWS active and effective, all conditions of the CCWS must be met and remain satisfied including annual renewals of the CCWS if the project is not completed within the first year from issuance of the CCWS.

All applications[1], forms, fee schedules, etc. are available at the District office upon request and at the District's website https://vvwdnv.com/doing-business/developers-info/ Please be advised that all fees are subject to change. All fees will be assessed at the District's current fee schedule when fees are paid.

Sincerely,

Ben Leamon Martinsen

Ben Leamon Martinsen
General Manager

[1] The District makes no guarantee that any CCWS that may be issued pursuant to your request for a commitment of water service will be identical to that available on the website. The District reserves the right to change the terms and conditions of any CCWS that may be issued pursuant to your request as it may deem necessary based on the particular circumstances of your request.

500 Riverside Road • Mesquite, Nevada 89027
702.346.5731 • 866.857.3105 • Fax 702.346.2596 • vvh2o.com

RIO VIRGIN
TELEPHONE & CABLEVISION 61 W. Mesquite Blvd, Mesquite, Nevada 89027 Phone 702 346 5211 Fax 702 346 5216

April 22, 2026

CA Auto Glass
301 Riverside Rd
Mesquite Nevada 89027

Pursuant to your request this correspondence will confirm that in accordance with our Tariffs and Policy's (see attached). Rio Virgin Telephone Company can provide telephone To 301 Riverside Rd, located in Mesquite Nevada.

Developments such as this, we require the developer to provide us with a copy of the onstruction drawings 60 days prior to the beginning of construction. Based on your drawings we will develop a distribution plan for telephone facilities. The developer is required to provide or pay for the purchase and placement of all conduits, pull boxes, and handholes located on the development property. We will provide and place the required distribution cable and closures.

We are looking forward to working with you on this project. If any further information is required please feel free to contact me, at the number listed above.

Sincerely,

Josh Tietjen

Josh Tietjen, Area Manager
Rio Virgin Telephone & CableVision

cc: Joseph Weidenbach, Engineer
City of Mesquite

1. Developer must provide Rio Virgin Telephone Company with a copy of the site plan showing the location of other underground utilities, including, power, not later than 30 days prior to the date such plans are put out to bid or at least 60 days prior to the start of construction on the project.

2. Rio Virgin will develop a telephone conduit distribution plan within the development, showing the location, type and size of conduit, vaults, handholes etc. required on the project. This plan will be given to the developer within 2 weeks after the plans are received by Rio Virgin.

3. The developer will purchase and place all conduit, vaults, handholes, etc. specified by Rio Virgin within the project. All materials used will be the same or equivalent as those specified by Rio Virgin. Rio Virgin will be called daily to inspect and approve all facilities installed before they are covered up.

4. All facilities will be installed in accord with all applicable codes and standards. A minimum of 36" of cover to sub grade and a minimum of 12" separation will be maintained between telephone facilities (conduit, etc.) and all other buried utilities. Conduits will be stubbed up and facilities placed in such a manner that they will not interfere with or be interfered with by other utilities, property lines, sidewalks, driveways, etc. All conduits extended to property lot lines will have location marks placed for future location. All conduits should be capped to prevent debris falling into conduit.

5. Rio Virgin will provide and place all cable, pedestals, terminals, splice cases, etc. required throughout the project. Wiring of buildings or homes is not included. Rio Virgin will contract with the Developer to provide or place any of the facilities the Developer is responsible for, at his option.

Est. 1935
P.O. Box 395 / 615 N. Moapa Valley Blvd. Overton, NV 89040
702-397-2512 Fax: 702-397-2583

April 29, 2026

Gabriel Jimenez
3186 Las Vegas Blvd
North Las Vegas, NV 89115

Re: CA Auto Glass, Mesquite NV / APN: 001-18-811-005

Dear Gabriel;

Regarding your request dated April 21, 2026; Overton Power District #5 (OPD5) recognizes your request for service at CA Auto Glass project generally located at 301 Riverside Road & West Mesquite Blvd in Mesquite, Nevada. Tentatively, this project will consist of two (2) commercial facility. The APN for this project is 001-18-811-005.

After reviewing the site plan provided, OPD5 commits to work with you to provide electric service to your project under OPD5's normal rules and regulations. In the future, you will be required to provide OPD5 with voltage, load, and phasing information for each desired meter location.

You will also be required to provide a final map, approved by the City of Mesquite, in addition to the other information specified herein for OPD5 to design and engineer the project. OPD5 engineers will develop a cost estimate of fees and its associated share of equipment, labor and material costs required for the project.

If you have any questions or concerns, please feel free to contact me Tuesday through Friday at (702) 345-1108 or bevans@opd5.com. Additional information may also be found on our website at www.opd5.com.

Sincerely,

Bucky Rathbone
for
Boyd Evans

Boyd Evans
OPD5
Engineering Supervisor - W
BE/bl

Conditional Use Permit CUP 26-007
CA Auto Glass and Tinting
301 Riverside Road

Mesquite NV

City of Mesquite GIS
Date: 6/29/2026
Path: U:\Dans Documents\Project Permits\CUP 26-007 CA Auto Glass 301 Riverside Drive\CUP 26-007 CA Auto Glass vicinity map.mxd

0 25 50 100 150 200 Feet

N

1 inch equals 112 feet

Mesquite
Nevada

Conditional Use Permit

Project Information

Project Name CA AUTO GLASS

Project Location 301 RIVERSIDE RD.

Assessor's Parcel Number(s) 001-18-811-005

Existing Zoning CR-1 Gross Acres 0.15

Please explain the intent of this request

OPEN AN AUTO TINT WINDOW BUSINESS

Applicant Signature [signature] Date 3/16/2026

Applicant Information

Property Owner(s) GABRIEL JIMENEZ

Mailing Address 3186 Las Vegas Blvd., North Las Vegas, NV 89115

Phone No 702-306-0680 Email car-glass@hotmail.cc Fax No

Applicant (if different than Owner) ADAN CASTILLO

Mailing Address 5468 FUNKS GROVE LN., LAS VEGAS, NV 89122

Phone No 702-524-6776 Email sunrbllc@gmail.com Fax No

Contact Person/Representative (if different than Owner) ADAN CASTILLO

Mailing Address 5468 FUNKS GROVE LN., LAS VEGAS, NV 89122

Phone No 702-524-6776 Email sunrbllc@gmail.com Fax No

Office Use Only

Case No CUP-26-007 Application Fee $ 350

Date Received 6/1/26 Noticing Fee $ 300

Received By JL Planner

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ■ Conditional Use Permit
- ☐ Other _____

Project Location 301 RIVERSIDE RD., MESQUITE, NV 89027

Assessor's Parcel No(s) 001-18-811-005

Applicant Information

Property Owner(s) GABRIEL JIMENEZ

Mailing Address 3186 LAS VEGAS BLVD. NORTH LAS VEGAS, NV 89115

Applicant (if different than Owner) ADAN CASTILLO

Mailing Address 5468 FUNKS GROVE LN., LAS VEGAS, NV 89122

(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 GABRIEL JIMENEZ

Applicant Signature _____ Print Name ADAN CASTILLO

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th **DAY OF** May, 2026

BY Jesus Gabriel Jimenez Guzman **AS THE OWNER/APPLICANT**

NOTARY PUBLIC _____ **MY COMMISSION EXPIRES** Aug 17, 2029

State of Nevada
County of Clark

ITHELENE VAZQUEZ
Notary Public, State of Nevada
Appointment No. 25-1521-01
My Appt. Expires Aug 17, 2029

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027

702-346-5295

Receipt No: 3.000007596

May 28, 2026

JIMENEZ PROPERTIES

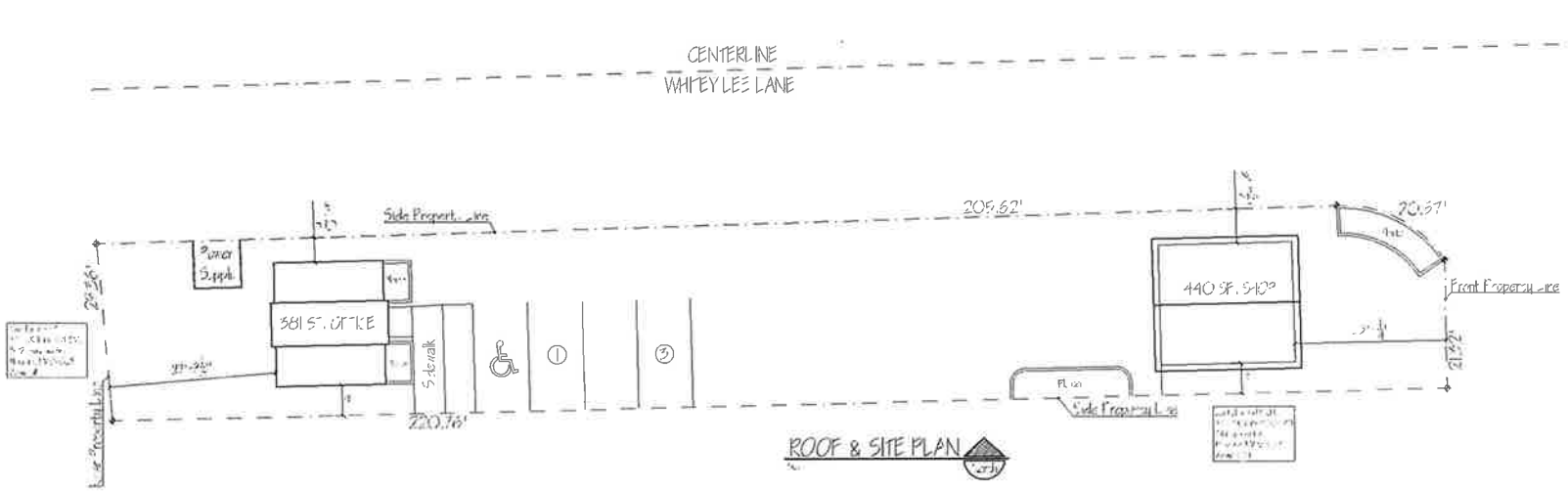
Previous Balance:	.00
PLANNING - CUP26007	350.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - ASR26004	175.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - OVERPAYMENT	70.00
10-32-500 ZONE VARIANCE FEES	
Total:	895.00
CHECK Check No: 113	210.00
Payor: JIMENEZ PROPERTIES	
CHECK Check No: 116	685.00
Payor: JIMENEZ PROPERTIES	
Total Paid:	895.00
Total Applied:	895.00
Change Tendered:	.00

05/28/2026 1:29 PM

Legal Description

APN: 001-18-811-005

TRACT A OF AMENDED PLAT OF LOTS 22, 23, 24, 25 AND TRACT A OF RIVERSIDE MEADOWS SUBDIVISION, AS SHOW BY MAP THEREOF ON FILE IN BOOK 68 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



SUMMARY

CA AUTO GLASS'S CONDITIONAL USE PERMIT AND VARIANCE

Signature

Signature

Signature

Signature

Signature

CA AUTO GLASS CONDITIONAL USE PERMIT AND VARIANCE
301 Riverside Rd.
Nerquite, NV 89027

A-1

20'x20' Foldable Tiny Office

The Camilia 22'x20'x11' Shop

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Administrative

Consideration of Bid Award for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project

- **Public Comments**
- **Discussion and Possible Action**

PETITIONER: Travis H. Anderson **DEPARTMENT:** Public Works

RECOMMENDATION:

Recommendation to award the 2026 Town Wash Detention Basin Spillway Rehabilitation Project to the lowest responsive and responsible bidder which is WRX Contracting in the amount of $134,985.00.

Public Works Construction Estimate for this project is $280,000.00

Background:

Public Works Department received six sealed bids on July 7, 2026. These bids were publicly opened and ranged from $135,985.00 to $260,000. This project consists of the installation of new reinforcement and the application of shotcrete over the existing roller compacted concrete spillway steps. Public Works recommends awarding the bid to the lowest responsive and responsible bidder, WRX Contracting in the amount of $135,985.00.

Fiscal Impact: Funding for this project is budgeted in capital projects account 45-40-805. This project will be 100% reimbursed by Regional Flood Control District Maintenance Funds.

Budgeted Item: Yes

Attachments:

- Bid Abstract.pdf
- Notice of Award.pdf
- Agreement.pdf
- BHC Proposal.pdf
- Capriati Proposal.pdf
- TAB Proposal.pdf
- Trade West Proposal.pdf
- Turn Key Proposal.pdf
- WRX Proposal.pdf

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Bid Opening Date: July 7, 2026

Bid Opening Time: 1:00 pm

BASE BID				BHC, Inc.		Capriati Construction Corp, Inc.		TAB Contractors, Inc.		Trade West Construction, Inc.		Turn Key Construction, LLC		WRX Contracting	
Bid Item	Description	Estimated Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	Bid Schedule														
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway	1	LS	$231,600.00	$231,600.00	$260,000.00	$260,000.00	$207,000.00	$207,000.00	$178,000.00	$178,000.00	$202,000.00	$202,000.00	$134,985.00	$134,985.00
	Bid Schedule Total				**$231,600.00**		**$260,000.00**	$0.00	**$207,000.00**		**$178,000.00**		**$202,000.00**		**$134,985.00**

NOTICE OF AWARD

To: **WRX Contracting, LLC**

Project: **2026 Town Wash Detention Basin Spillway Rehabilitation Project**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated June, 2026 and Information for Bidders.

You are hereby notified that your BID has been accepted for the amount of $ **134,985.00** .

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance Bond, Payment Bond and Certificates of Insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within Ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledgment copy of this NOTICE OF AWARD to the OWNER.

Dated this 14th , day of July , 2026.

By: _____

Mayor: Jesse Whipple
Owner: City of Mesquite

ACCEPTANCE OF NOTICE

Receipt of the above AWARD is hereby acknowledged

By: _____
Company Name

this _____,day of _____ , 2026.

By: _____
Signature & Printed Name

Title: _____

AGREEMENT

THIS AGREEMENT, made this 14th ,day of July ,2026, by and between the City of Mesquite hereinafter called "OWNER" and

WRX Contracting, LLC
Company Name

doing business as WRX Contracting, LLC

herein after called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1) The CONTRACTOR will commence and complete the construction of **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** hereinafter referred to as "PROJECT".

2) The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT in strict compliance with the Contract Documents described herein, which are made a part of this contract, including the following Addenda:

ADDENDUM NO.	DATED
1	6/30/2026

3) The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 10 calendar days after the date of the NOTICE TO PROCEED and will complete the same within 45 calendar days unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

4) Fixed and Agreed Liquidated Damages: Five Hundred ($500.00) dollars per day for each calendar day delay in completing the work in accordance with the terms of the CONTRACT DOCUMENTS.

5) The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and to comply with the terms therein for the sum of $ **134,985.00** or as shown in the BID SCHEDULE.

6) The term "CONTRACT DOCUMENTS" means and includes the following attached or referenced documents. In the event that any provision of one Contract Document

conflicts with the provision of another Contract Document, the provision in that document first listed below shall govern:

a) Change Order / Field Order
b) Agreement (this instrument)
c) Addenda to Contract Documents
d) Remaining Legal and Procedural Documents
   - Bid proposal (including Bid Schedule)
   - Information for Bidders
   - Advertisement
   - Notice of Award, Notice to Proceed
e) Special Provisions
f) Specifications prepared or issued by City of Mesquite Public Works Dated "June, 2026".
g) Design and Construction Standards for Wastewater Collection Systems 1997 or latest edition.
h) The Uniform Standard Specifications for Public Works' Construction, Off-site Improvements, Clark County Area, Nevada, 1986 or latest edition.
i) The Uniform Standard Drawings for Public Works' Construction, Off-site improvements, Clark County Area, Nevada, 1988 or latest edition.
j) Exhibit 1 prepared by City of Mesquite Public Works Department.
k) General Conditions
l) Bonds
   - Bid Bond
   - Performance Bond
   - Labor and Material Payment Bond

7) The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

8) This AGREEMENT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in two (2) each of which shall be deemed an original on the date first above written.

OWNER: City of Mesquite

By: _____

Name: Jesse Whipple _____

Title: Mayor _____

(Seal)

ATTEST:

By: _____

Name: _____

Title: _____

CONTRACTOR:

_____
Company Name

By: _____

Printed Name: _____

Title: _____

NOTE: Witnesses not required for a Corporation, but the Corporate Certificate must be completed. Two Witnesses are required for Partnerships and Individuals. Partnerships must also complete Partnership Certificate.

CORPORATE CERTIFICATE

I, _____certify that I am the Secretary of the Corporation named as Contractor in the foregoing Contract; that _____, who signed the said Contract on behalf of the Contractor was then_____ , of the said Corporation by authority of its governing body and is within the scope of its corporate powers.

_____
Signature

(Corporate Seal)

PARTNERSHIP CERTIFICATE

State of Nevada)
) ss
County of Clark)

_____ , being first duly sworn, deposes and says; that he/she is a member of the partnership firm designated as _____, and named in the Contract. That he/she has been duly vested with authority to make and sign instruments for the partnership by_____, who constitute the other members of the partnership.

_____
Signature

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this _____ day of _____ , 2026.

_____

NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK, STATE OF NEVADA

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

_____

Name of Contractor

_____

Address of Contractor

a _____ , hereinafter
Corporation, Partnership or Individual

called Principal, and

_____

Name of Surety

_____

Address of Surety

hereinafter called Surety, are held and firmly bound unto

_____

Name of Owner

_____

Address of Owner

hereinafter called OWNER, in the penal sum of _____
_____ Dollars ($ _____)

in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the _____ day of _____,2026, a copy of which is hereto attached and made a part hereof for the construction of:

_____

_____

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the OWNER, with or without notice to the Surety and during the one year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that the said surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed there under or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____counterparts, each one of which shall be deemed an original, this _____ day of _____ ,2026.

Principal

Attest

_____
Principal Signature / Printed

(Seal)

_____
Company Name

_____
Title

_____
(Witness as to Principal)

_____
Address

_____

Surety

Attest

_____
Surety Signature / Printed

(Seal)

_____
Company Name

_____
Title

_____
Attorney-in-Fact

Countersigned by resident agent in Nevada:

_____
Agent Company Name

_____
Signature and Printed Name

_____
Title

NOTE: Date of BOND must not be prior to date of CONTRACT. If CONTRACTOR is Partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, That _____,
as CONTRACTOR, and _____ , as Surety, are
held and firmly bound unto _____ , hereinafter
called OWNER, in the sum of _____dollars, for the
payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said CONTRACTOR has been awarded and is about to enter into the annexed Contract with said OWNER to perform all work required under the Bid Schedule(s) _____ of the OWNERS specifications entitled _____.

NOW THEREFORE, if said CONTRACTOR, or subcontractor, fails to pay for any materials, equipment or other supplies, or for rental of same, used in amounts due under applicable state law for any work or labor thereon, said Surety will pay for the same in an amount not exceeding the sum specified above, and in the event suit is brought upon this bond, a reasonable attorney's fee to be fixed by the Court. This bond shall insure to the benefit of any persons, companies, or corporations entitled to file claims under applicable state law.

PROVIDED, that any alterations in the work to be done or the materials to be furnished, which may be made pursuant to the terms of said Contract, shall not in any way release either said CONTRACTOR or Surety there under nor shall any extensions of time granted under type provisions of said Contract release either said CONTRACTOR or said Surety, and notice of such alterations or extensions of the Contract is hereby waived by said Surety.

SIGNED AND SEALED, this _____day of _____, 2026.

_____ (Seal)
Contractor name

By: _____
Signature and Printed Name

_____
Surety name (Seal)

By: _____
Signature and Printed Name

Countersigned by resident agent in Nevada: _____
Agent Company Name

_____
Signature and Printed Name

_____
Title

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: 7/2/26

TO: **City of Mesquite**

FROM: BHC Inc.

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $ 231,600

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
1	6/30/26

Nevada Contractor's License No.: #89836 # 88773

Classification: A, CF

Limit: $900,000

Performance & Payment Bond Rating: A

By: Chandler Whipple

Title: President

Legal Address: PO Box 621 Logandale, NV 89021

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

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NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum		$231,600
				Bid Schedule Total	231,600

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	BHC Inc	All not listed below
2	Delta Gunite	Shotcrete Placement
3		
4		
5		
6		
7		
8		
9		
10		

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 1%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

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- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	BHC Inc	All not listed below
2	Delta Gunite	Shotcrete placement
3		
4		
5		
6		
7		
8		
9		
10		

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

BHC, Inc.

as Principal, and The Ohio Casualty Insurance Company
as Surety, are hereby held and firmly bound unto City of Mesquite
as OWNER in the penal sum of five percent of the amount bid
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 30th day of June, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to City of Mesquite.

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____, (L.S.)
Principal

The Ohio Casualty Insurance Company
Surety

By: _____

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8215400 - 969749

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Charlene Lent, Dana Benson, Jaron L. Hunt, Mitch Bringhurst, Shauna Johnson

all of the city of Saint George state of UT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of January, 2026.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of January, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 30th day of June, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: July 7th 2026

TO: **City of Mesquite**

FROM: Capriati Construction Corp., Inc.

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $ 260,000

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

David M Brock

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
1	06-30-2026

Nevada Contractor's License No.: 43705

Classification: A. General

Limit: Unlimited

Performance & Payment Bond Rating: A

By: David M Pierce

Title: President

Legal Address: 1020 Wigwam Parkway Henderson NV 89074

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

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NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum	260,000	260,000
	Bid Schedule Total				260,000

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Cuprodi Construction Corp. Inc 1000 Wigwam Parkway Henderson NV 89074 43705 General A	Self perform all field work
2	Precision Aggregate Products 3340 Falcon Ridge Bldg 500 Mesquite NV 89027	
3		
4		Supply Concrete
5		
6		
7		
8		
9		
10		

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 1%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Capitol Construction Corp Inc. 1920 Wyoming Parkway Henderson NV 89052 43705 Concrete A	Self perform all fieldwork
2		
3		
4	Precision Aggregate Products 340 Falcon Ridge Blvd 500 Mesquite NV 89027	Supply Concrete
5		
6		
7		
8		
9		
10		

PREFERENTIAL BIDDER STATUS AFFIDAVIT

(This form must be submitted with Certificate of Eligibility for Preferential Bidder Status)

I, David Rowley ("Affiant"), on behalf of Capriati Construction Corp Inc. ("Contractor"), swear and affirm that in order to be in compliance with NRS 338.147 and be eligible to receive a preference in bidding for Project No. CL-2026-394, Project Name 2026 Town Wash Detention Basin Spillway Rehabilitation Project ("Project"), certify that for the duration of the Project:

(a) At least 50 percent of all workers employed on the Project, including, without limitations, any employees of the Contractor and of any Subcontractor engaged on the Project, will hold a valid driver's license or identification card issued by the State of Nevada Department of Motor Vehicles ("DMV");

(b) All vehicles used primarily for the Project will be:

(1) Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the DMV pursuant to NRS 707.826; or

(2) Registered in the State of Nevada;

(c) At least 50 percent of the design professionals working on the Project, including, without limitation, any employees of the Contractor and of any Subcontractor engaged on the Project, will have a valid driver's license or identification card issued by the DMV;

(d) At least 25 percent of the suppliers of the materials used for the Project will be located in the State of Nevada; and

(e) The Contractor and any Subcontractor engaged on the Project will maintain and make available for the inspection within this State his or her records concerning payroll relating to the Project.

Upon submission of the State Contractors' Board certificate of eligibility to receive a preference in bidding on public works and this Affidavit, Contractor recognizes and accepts that failure to comply with the requirements herein, including all recording keeping obligations detailed in the General Conditions, :

1) is a material breach of the Contract; 2) may result in the loss of a preference in bidding public works for five (5) years and/or the ability to bid on any contracts for public works within the State of Nevada for one (1) year; and 3) may entitle the OWNER to civil damages in the amount of ten (10) percent of the Contract Price. The Contractor

acknowledges that he/she is required to follow the requirements regardless of whether the bidder's preference was considered in determining the lowest responsive and responsible bidder on the Project

By: David Rocchio CORPORATE SEAL

Title: President

(Print Name of Affiant)

Signature of Affiant: David M Rocchio Date: 07-07-26

Title: President

Signed and sworn to (or affirmed) before me on this 7th day of July, 2026,

by David M Rocchio (name of Affiant).

State of Nevada)

)ss.

County of Clark)

Notary Signature

CLIFF GOODRICH
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 00-62481-1
MY APPT. EXPIRES APRIL 24, 2030

STAMP

Proof of Authorization to Sign Affidavit

The person must establish his/her actual authority to act on behalf of the business organization. The individual must be the person indicated in the table below and provide written documentation clearly indicating the person's position within that business organization. If the individual signing the Affidavit is an employee of the business

organization, written documentation, on organization letterhead, clearly indicating the person's authority to act on behalf of the business organization must be provided. The written documentation must be signed by the authorized person identified on the table.

If the individual making application for the business organization is not one of the persons identified in the table or an authorized employee, a valid power of attorney executed by an authorized person on behalf of the business organization must be provided. The power of attorney must be made not more than 90 days before the Affidavit is signed.

BUSINESS ENTITY	PERSON WHO HAS AUTHORITY TO COMPLETE AFFIDAVIT
Sole Proprietorship	Sole Proprietor
Partnership	A Partner
Corporation	Director, if Authorized Executive Officer as indicated in the Article of Incorporation
Limited Liability Company	Member, if Member-Managed LLC Manager, if Manager-Managed LLC

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

Capriati Construction Corp, Inc.

as Principal, and **Employers Mutual Casualty Company**
as Surety, are hereby held and firmly bound unto **City of Mesquite**
as OWNER in the penal sum of **Five Percent of the Total Amount Bid (5%)**
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this **6th** day of **July**, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to
City of Mesquite.

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the **Project Identifying Number: CL-2026-394**

2026 Town Wash Detention Basin Spillway Rehabilitation Project - Mesquite, NV

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Capriati Construction Corp, Inc.

_____, (L.S.)
Principal

Employers Mutual Casualty Company
Surety

By: _____
Joshua R. Loftis, Attorney-in-Fact
State of Nevada License Number: 1018965

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

EMPLOYERS MUTUAL CASUALTY CO. CORPORATE SEAL DES MOINES, IOWA

ACKNOWLEDGEMENT OF PRINCIPAL

STATE OF Nevada)

COUNTY OF Clark)

On this 6th day of July, in the year 2026, before me personally appeared David M Racchio, President of Capriati Construction Corp, Inc., known to me to be the person whose name is subscribed to the instrument, and acknowledge that he/she executed the same.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

CLIFF GOODRICH
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 00-62481-1
MY APPT. EXPIRES APRIL 24, 2030

Cliff Goodrich, Notary Public

My Commission Expires: April 24th, 2030

ACKNOWLEDGEMENT OF SURETY

STATE OF Wisconsin)

COUNTY OF Dane)

On this 6th day of July, in the year 2026, before me personally come(s) Joshua R. Loftis, Attorney-in-Fact of Employers Mutual Casualty Company, with whom I am personally acquainted, and who, being by me duly sworn, says that he/she is the Attorney-in-Fact of Employers Mutual Casualty Company, the company described in and which executed the within instrument; that he/she know(s) the corporate seal of such Company; and that the seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said Company, and that he/she signed said instrument as Attorney-in-Fact of the said Company by like order.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

AUSTIN MUEHLSCHLEGEL
NOTARY
PUBLIC
STATE OF WISCONSIN

Austin Muehlschlegel, Notary Public

My Commission Expires: 08/18/2028

emc INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Colby D. White, Ted Jorgensen, Joshua R. Loftis, Brian J. Oestreich, Nathan Weaver, R. C. Bowman, Sandra M. Engstrum, Nicole Stillings, Michelle Morrison, Melinda C Blodgett, Kristine M Becks, Joseph Cardinal, Austin Muehlschlegel, Ryan-Olivia E Lundy

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the following Surety Bond(s):

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

The authority herby granted shall expire August 13th, 2028, unless sooner revoked

AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

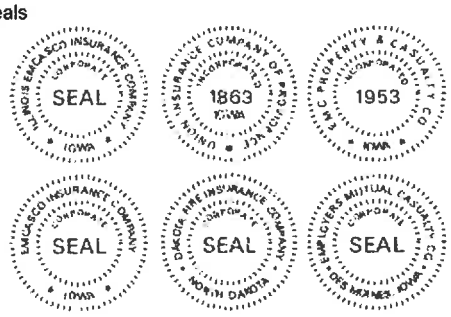
RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

Seals



AMY DANIEL
Commission Number 866839
My Commission Expires
August 13, 2028

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 6th day of July, 2026.

Vice President

NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NEVADA, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

CERTIFICATE OF ELIGIBILITY
PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: ***BPC-02-01-24-0216***

CAPRIATI CONSTRUCTION CORP INC (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: ***0043705*** ORIGINAL ISSUE DATE: ***01/24/1997*** BUSINESS TYPE: ***CORPORATION*** CLASSIFICATION: ***A-GENERAL ENGINEERING*** MONETARY LICENSE LIMIT: ***UNLIMITED*** STATUS: ***ACTIVE,*** IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON ***FEBRUARY 1, 2026*** AND EXPIRES ON ***JANUARY 31, 2027,*** UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.

SUSAN BROILI KAMESCH, LICENSING ADMINISTRATOR FOR DAVID BEHAR, EXECUTIVE OFFICER — DATE 2.3.2026

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: 07/07/26

TO: **City of Mesquite**

FROM: TAB Contractors, Inc.

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $207,000.00

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
1	06/30/26

Nevada Contractor's License No.: 0021801

Classification: A-General

Limit: Unlimited

Performance & Payment Bond Rating: "A" Excellent, Class XV by A.M. Best Company

By: Brady W. Stevens

Title: Secretary / Treasurer

Legal Address: 6600 Amelia Earhart Ct., Ste B Las Vegas, NV 89119

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

TAB Contractors, Inc.

NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum	$207,000.00	$207,000.00
	Bid Schedule Total			$207,000.00	$207,000.00

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	TAB Contractors, 6600 Amelia Earhart Ct., Ste. B LV, NV 89119, License 21801, A-General	All work not performed by subcontractors listed
2	Pacific Steel Group, Pacific Steel Group, 6280 S. Valley View Blvd. Ste. 212, LV, NBV 89118, License 80040, C-14A	Rebar
3	Delta Gunite & Shotcrete, 5546 Camino Al Norte #2-313, N. LV, NV 89031, License 74633, C-11	Shotcrete
4	Precision Aggregate LLC, 340 Falcon Ridge Pkwy. Bldg. 700A, Mesquite, NV 89027, License and Classification - N/A	Material Supplier for Shotcrete
5		
6		
7		
8		
9		
10		

PREFERENTIAL BIDDER STATUS AFFIDAVIT

(This form must be submitted with Certificate of Eligibility for Preferential Bidder Status)

I, Brady W. Stevens ("Affiant"), on behalf of TAB Contractors, Inc. ("Contractor"), swear and affirm that in order to be in compliance with NRS 338.147 and be eligible to receive a preference in bidding for Project No. CL-2026-394, Project Name 2026 Town Wash Detention Basin Spillway Rehabilitation ("Project"), certify that for the duration of the Project:

(a) At least 50 percent of all workers employed on the Project, including, without limitations, any employees of the Contractor and of any Subcontractor engaged on the Project, will hold a valid driver's license or identification card issued by the State of Nevada Department of Motor Vehicles ("DMV");

(b) All vehicles used primarily for the Project will be:

(1) Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the DMV pursuant to NRS 707.826; or

(2) Registered in the State of Nevada;

(c) At least 50 percent of the design professionals working on the Project, including, without limitation, any employees of the Contractor and of any Subcontractor engaged on the Project, will have a valid driver's license or identification card issued by the DMV;

(d) At least 25 percent of the suppliers of the materials used for the Project will be located in the State of Nevada; and

(e) The Contractor and any Subcontractor engaged on the Project will maintain and make available for the inspection within this State his or her records concerning payroll relating to the Project.

Upon submission of the State Contractors' Board certificate of eligibility to receive a preference in bidding on public works and this Affidavit, Contractor recognizes and accepts that failure to comply with the requirements herein, including all recording keeping obligations detailed in the General Conditions, :

1) is a material breach of the Contract; 2) may result in the loss of a preference in bidding public works for five (5) years and/or the ability to bid on any contracts for public works within the State of Nevada for one (1) year; and 3) may entitle the OWNER to civil damages in the amount of ten (10) percent of the Contract Price. The Contractor

acknowledges that he/she is required to follow the requirements regardless of whether the bidder's preference was considered in determining the lowest responsive and responsible bidder on the Project

By: Brady W. Stevens CORPORATE SEAL

Title: Secretary / Treasurer
(Print Name of Affiant)

Signature of Affiant: Brady W. Stevens Date: 07/07/26

Title: Secretary / Treasurer

Signed and sworn to (or affirmed) before me on this 7th day of July, 20 26,

by Brady W. Stevens (name of Affiant).

State of Nevada)

)ss.

County of Clark)

Notary Signature

STEPHANIE J. LUJAN
Notary Public, State of Nevada
No. 17-1901-1
My Appt. Exp. April 6, 2029

STAMP

Proof of Authorization to Sign Affidavit

The person must establish his/her actual authority to act on behalf of the business organization. The individual must be the person indicated in the table below and provide written documentation clearly indicating the person's position within that business organization. If the individual signing the Affidavit is an employee of the business

organization, written documentation, on organization letterhead, clearly indicating the person's authority to act on behalf of the business organization must be provided. The written documentation must be signed by the authorized person identified on the table.

If the individual making application for the business organization is not one of the persons identified in the table or an authorized employee, a valid power of attorney executed by an authorized person on behalf of the business organization must be provided. The power of attorney must be made not more than 90 days before the Affidavit is signed.

BUSINESS ENTITY	PERSON WHO HAS AUTHORITY TO COMPLETE AFFIDAVIT
Sole Proprietorship	Sole Proprietor
Partnership	A Partner
Corporation	Director, if Authorized Executive Officer as indicated in the Article of Incorporation
Limited Liability Company	Member, if Member-Managed LLC Manager, if Manager-Managed LLC

NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NV, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

CERTIFICATE OF ELIGIBILITY
PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: ***BPC-00-01-18-0011***

TAB CONTRACTORS INC (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: ***0021801*** ORIGINAL ISSUE DATE: ***04/05/1984*** BUSINESS TYPE: ***CORPORATION*** CLASSIFICATION: ***A-GENERAL ENGINEERING*** MONETARY LICENSE LIMIT: ***UNLIMITED*** STATUS: ***ACTIVE,*** IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON ***MAY 1, 2026*** AND EXPIRES ON ***APRIL 30, 2027***, UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.

4.14.2026

SUSAN BROILI KAMESCH, LICENSING ADMINISTRATOR DATE
FOR DAVID BEHAR, EXECUTIVE OFFICER

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

TAB Contractors, Inc.

as Principal, and Liberty Mutual Insurance Company
as Surety, are hereby held and firmly bound unto City of Mesquite
as OWNER in the penal sum of Five Percent (5%) of the Total Amount Bid
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 29th day of June, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to City of Mesquite.

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project;
Labor Commission Project ID CL-2026-394

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

TAB Contractors, Inc.

_____, (L.S.)

Principal Brady W. Stevens, Secretary / Treasurer

Liberty Mutual Insurance Company

Surety

By: _____

Misty R. Hemje, Attorney-In-Fact

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On June 29, 2026 before me, Brittany Kavan, Notary Public
(insert name and title of the officer)

personally appeared Misty R. Hemje,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRITTANY KAVAN
Notary Public - California
Contra Costa County
Commission # 2508562
My Comm. Expires Jan 2, 2029

Signature Brittany Kavan (Seal)

Liberty Mutual SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8215826 - 024125**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Betty L. Tolentino, Brian Cooper, Brittany Kavan, Fnu Yilan, Forrest Chamberlain, Harold Foy, Janet C. Rojo, Julia Ortega, K. Zerounian, Kevin Re, M.Moody, Maria D. Reynoso, Maureen O'Connell, Misty R. Hemje, Robert P. Wrixon, Salina Ko, Shawndrae N. Johnston, Susan Hecker, Thuyduong Le, Tina K. Nierenberg, Virginia L. Black

all of the city of Walnut Creek state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 23rd day of March, 2026.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 23rd day of March, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 29th day of June, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

AMENDED

Certificate

OF

AUTHORITY

STATE OF NEVADA

INSURANCE DIVISION

Carson City, Nevada

Nevada I.D. #: I 0415

THE LIBERTY MUTUAL INSURANCE COMPANY

Incorporated in the State of Massachusetts

Home office at Boston, Massachusetts

having duly qualified, is hereby licensed to transact

HEALTH - PROPERTY - SURETY - MARINE & TRANSPORTATION - CASUALTY

(Including Workmen's Compensation - Effective July 01, 1999)

insurance business within the State of Nevada until terminated at the request of the insurer or suspended or revoked by the Commissioner of Insurance.

THE GREAT SEAL OF THE STATE OF NEVADA

Dated at Carson City, Nevada this 1st

day of July, 19 98

Alice A. Molasky-Leman

Commissioner of Insurance

(O)-1270

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: July 7, 2026

TO: **City of Mesquite**

FROM: Trade West Construction, Inc

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $ 178,000.00

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
1	06/30/2026

Nevada Contractor's License No.: 69624

Classification: AB

Limit: Unlimited

Performance & Payment Bond Rating: A+

By: C Todd Leavitt

Title: Secretary

Legal Address: 300 W Hafen Lane, Mesquite, NV 89027

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

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NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum	178,000.00	178,000.00
	Bid Schedule Total				178,000.00

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Trade West Construction, Inc, 300 W Hafen Ln, Mesquite, NV 89027 Lic 69624 Class AB	All Work Not Listed Below
2	Precision Aggregate, PO Box 2458, Mesquite, NV 89024	Concrete
3	Kokopelli Landscape, 1485 W Pioneer Blvd, Mesquite, NV 89027 Lic # 81059/77555	Shotcrete
4	Mesquite Lumber Ace Hardware, 102 W Mesquite Blvd. Mesquite, NV	Supplier Rebar
5		
6		
7		
8		
9		
10		

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 1%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Trade West Construction, Inc, 300 W Hafen Ln, Mesquite, NV 89027	All Work Not Listed Below
2	Precision Aggregate, PO Box 2458, Mesquite, NV 89024	Concrete
3	Kokopelli Landscape, 1485 W Pioneer Blvd, Mesquite, NV 89027 Lic # 81059/77555	Shotcrete
4	Mesquite Lumber Ace Hardware, 102 W Mesquite Blvd. Mesquite, NV	Supplier Rebar
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PREFERENTIAL BIDDER STATUS AFFIDAVIT

(This form must be submitted with Certificate of Eligibility for Preferential Bidder Status)

I, C Todd Leavitt ("Affiant"), on behalf of Trade West Construction, Inc ("Contractor"), swear and affirm that in order to be in compliance with NRS 338.147 and be eligible to receive a preference in bidding for Project No. _____, Project Name 2026 Town Wash Detention Basin Spillway Rehabilitation ("Project"), certify that for the duration of the Project:

(a) At least 50 percent of all workers employed on the Project, including, without limitations, any employees of the Contractor and of any Subcontractor engaged on the Project, will hold a valid driver's license or identification card issued by the State of Nevada Department of Motor Vehicles ("DMV");

(b) All vehicles used primarily for the Project will be:

(1) Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the DMV pursuant to NRS 707.826; or

(2) Registered in the State of Nevada;

(c) At least 50 percent of the design professionals working on the Project, including, without limitation, any employees of the Contractor and of any Subcontractor engaged on the Project, will have a valid driver's license or identification card issued by the DMV;

(d) At least 25 percent of the suppliers of the materials used for the Project will be located in the State of Nevada; and

(e) The Contractor and any Subcontractor engaged on the Project will maintain and make available for the inspection within this State his or her records concerning payroll relating to the Project.

Upon submission of the State Contractors' Board certificate of eligibility to receive a preference in bidding on public works and this Affidavit, Contractor recognizes and accepts that failure to comply with the requirements herein, including all recording keeping obligations detailed in the General Conditions, :

1) is a material breach of the Contract; 2) may result in the loss of a preference in bidding public works for five (5) years and/or the ability to bid on any contracts for public works within the State of Nevada for one (1) year; and 3) may entitle the OWNER to civil damages in the amount of ten (10) percent of the Contract Price. The Contractor

acknowledges that he/she is required to follow the requirements regardless of whether the bidder's preference was considered in determining the lowest responsive and responsible bidder on the Project

By: C Todd Leavitt

CORPORATE SEAL

Title: Secretary

(Print Name of Affiant)

Signature of Affiant: _____ Date: 07/06/2026

Title: Secretary

Signed and sworn to (or affirmed) before me on this 6th day of July, 20 26,

by C Todd Leavitt (name of Affiant).

State of Nevada)

)ss.

County of Clark)

_____

Notary Signature

TRACY BECK
Notary Public, State of Nevada
Appointment No. 07-5249-1
My Appt. Expires Sep 18, 2027

STAMP

Proof of Authorization to Sign Affidavit

The person must establish his/her actual authority to act on behalf of the business organization. The individual must be the person indicated in the table below and provide written documentation clearly indicating the person's position within that business organization. If the individual signing the Affidavit is an employee of the business

organization, written documentation, on organization letterhead, clearly indicating the person's authority to act on behalf of the business organization must be provided. The written documentation must be signed by the authorized person identified on the table.

If the individual making application for the business organization is not one of the persons identified in the table or an authorized employee, a valid power of attorney executed by an authorized person on behalf of the business organization must be provided. The power of attorney must be made not more than 90 days before the Affidavit is signed.

BUSINESS ENTITY	PERSON WHO HAS AUTHORITY TO COMPLETE AFFIDAVIT
Sole Proprietorship	Sole Proprietor
Partnership	A Partner
Corporation	Director, if Authorized Executive Officer as indicated in the Article of Incorporation
Limited Liability Company	Member, if Member-Managed LLC Manager, if Manager-Managed LLC

NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NEVADA, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

CERTIFICATE OF ELIGIBILITY
PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: ***BPC-07-11-14-0332***

TRADE WEST CONSTRUCTION INC (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: ***0069624*** ORIGINAL ISSUE DATE: ***10/16/2007*** BUSINESS TYPE: ***CORPORATION*** CLASSIFICATION: ***AB-GENERAL ENGINEERING & GENERAL BUILDING*** MONETARY LICENSE LIMIT: ***UNLIMITED*** STATUS: ***ACTIVE***, IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON ***NOVEMBER 1, 2025*** AND EXPIRES ON ***OCTOBER 31, 2026***, UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.

Susan Broili Kamesch 10/28/2025 dw

SUSAN BROILI KAMESCH, LICENSING ADMINISTRATOR DATE
FOR DAVID BEHAR, EXECUTIVE OFFICER

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

Trade West Construction Inc.

as Principal, and Endurance Assurance Corporation
as Surety, are hereby held and firmly bound unto City of Mesquite
as OWNER in the penal sum of Five Percent of Total Bid Amount (5% of Total Bid Amount)
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 1st day of July, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to City of Mesquite.

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Trade West Construction Inc.

_____, (L.S.)

Principal Todd Leavitt, Secretary

Endurance Assurance Corporation

Surety

By: _____

Angelina Jensen, Attorney-in-Fact

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

SOMPO INTERNATIONAL
INSURANCE

POWER OF ATTORNEY

3178

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation, a Delaware corporation ('EAC'), Endurance American Insurance Company, a Delaware corporation ('EAIC'), Lexon Insurance Company, a Texas corporation ('LIC'), and/or Bond Safeguard Insurance Company, a South Dakota corporation ('BSIC'), each,** a "Company" and collectively, **"Sompo International**," do hereby constitute and appoint: **Angelina Jensen, CeCile Webb, Dixon Leavitt, Jeric Leavitt, Kerri Archie, Lisa Stevens, N. Allison Grinolds, Taylor Saca**
as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million ($100,000,000.00)**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By:
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By:
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By:
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By:
Richard Appel; SVP & Senior Counsel

ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By:
Amy Taylor, Notary Public – My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:
   "RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,
   and be it further
   RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds,
   undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 1st day of July, 2026

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**
The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – https://www.treasury.gov/resource-center/sanctions/SDN-List.
In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com
Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: July 7, 2026

TO: **City of Mesquite**

FROM: Turn Key Construction, LLC

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $ 202,000.00

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
Addendum #1	June 30th, 2026

Nevada Contractor's License No.: 0094212 and 0094213

Classification: "A" General Engineering & C-5 Concrete

Limit: 1,500,000.00

Performance & Payment Bond Rating: "A" (Excellent)

By: Turn Key Construction LLC

Title: Owner Manager

Legal Address: 70 N Yucca, Mesquite, NV 89027

Mailing Address: P.O. Box 601, Mesquite NV 89024

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

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NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum	202,000.00	202,000.00
	Bid Schedule Total			202,000.00	202,000.00

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Turn Key Construction, LLC 70 N. Yucca, Mesquite, NV A General Eng., 0094212 & C-5 Concrete, 0094213	Drill & epoxy bars, place & tie rebar, clean & prep for concrete, remove & replace fencing, project management & supervision
2	Precision Aggregates, 650 white Rock road,Bunkerville, NV	Concrete supplier
3	Kokopelli, License #0081059 1485 W. Pioneer Blvd., Mesquite, NV 89027	Shotcrete
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LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 1%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	Turn Key Construction, LLC 70 N. Yucca, Mesquite, NV A General Eng., 0094212 & C-5 Concrete, 0094213	Drill & epoxy bars, place & tie rebar, clean & prep for concrete, remove & replace fencing, project management & supervision
2	Ace Hardware Mesquite Lumber	Rebar & Lath Supplier
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PREFERENTIAL BIDDER STATUS AFFIDAVIT

(This form must be submitted with Certificate of Eligibility for Preferential Bidder Status)

I,_____("Affiant"), on behalf of

_____("Contractor"), swear and affirm that in order to be in compliance with NRS 338.147 and be eligible to receive a preference in bidding for Project No.

_____, Project Name_____("Project"), certify that for the duration of the Project:

(a) At least 50 percent of all workers employed on the Project, including, without limitations, any employees of the Contractor and of any Subcontractor engaged on the Project, will hold a valid driver's license or identification card issued by the State of Nevada Department of Motor Vehicles ("DMV");

(b) All vehicles used primarily for the Project will be:

(1) Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the DMV pursuant to NRS 707.826; or

(2) Registered in the State of Nevada;

(c) At least 50 percent of the design professionals working on the Project, including, without limitation, any employees of the Contractor and of any Subcontractor engaged on the Project, will have a valid driver's license or identification card issued by the DMV;

(d) At least 25 percent of the suppliers of the materials used for the Project will be located in the State of Nevada; and

(e) The Contractor and any Subcontractor engaged on the Project will maintain and make available for the inspection within this State his or her records concerning payroll relating to the Project.

Upon submission of the State Contractors' Board certificate of eligibility to receive a preference in bidding on public works and this Affidavit, Contractor recognizes and accepts that failure to comply with the requirements herein, including all recording keeping obligations detailed in the General Conditions, :

1) is a material breach of the Contract; 2) may result in the loss of a preference in bidding public works for five (5) years and/or the ability to bid on any contracts for public works within the State of Nevada for one (1) year; and 3) may entitle the OWNER to civil damages in the amount of ten (10) percent of the Contract Price. The Contractor

acknowledges that he/she is required to follow the requirements regardless of whether the bidder's preference was considered in determining the lowest responsive and responsible bidder on the Project

By:_____ CORPORATE SEAL

Title: _____
(Print Name of Affiant)

Signature of Affiant:_____ Date:_____

Title:_____

Signed and sworn to (or affirmed) before me on this_____day of_____, 20_____,

by_____(name of Affiant).

State of_____) _____

)ss. Notary Signature

County of_____)

STAMP

Proof of Authorization to Sign Affidavit

The person must establish his/her actual authority to act on behalf of the business organization. The individual must be the person indicated in the table below and provide written documentation clearly indicating the person's position within that business organization. If the individual signing the Affidavit is an employee of the business

organization, written documentation, on organization letterhead, clearly indicating the person's authority to act on behalf of the business organization must be provided. The written documentation must be signed by the authorized person identified on the table.

If the individual making application for the business organization is not one of the persons identified in the table or an authorized employee, a valid power of attorney executed by an authorized person on behalf of the business organization must be provided. The power of attorney must be made not more than 90 days before the Affidavit is signed.

BUSINESS ENTITY	PERSON WHO HAS AUTHORITY TO COMPLETE AFFIDAVIT
Sole Proprietorship	Sole Proprietor
Partnership	A Partner
Corporation	Director, if Authorized Executive Officer as indicated in the Article of Incorporation
Limited Liability Company	Member, if Member-Managed LLC Manager, if Manager-Managed LLC

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

Turn Key Construction LLC

as Principal, and The Ohio Casualty Insurance Company
as Surety, are hereby held and firmly bound unto City of Mesquite
as OWNER in the penal sum of five percent of the amount bid
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 30th day of June, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to City of Mesquite.

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

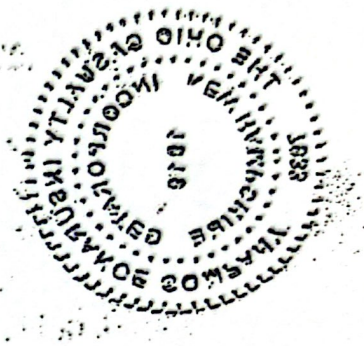
IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____, (L.S.) Turn Key Construction LLC
Principal

The Ohio Casualty Insurance Company
Surety

By: _____

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.



Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8215400 - 969749

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Charlene Lent, Dana Benson, Jaron L. Hunt, Mitch Bringhurst, Shauna Johnson

all of the city of Saint George state of UT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of January, 2026.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of January, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella Notary Public
Montgomery County
My commission expires March 28 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 30th day of June, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To verify the authenticity of this Power of Attorney (POA) and/or Power of Attorney, please call 610-832-8240 or email

BID PROPOSAL

Labor Commission Project Identifying Number: ***CL-2026-394***

DATE: 7/6/2026

TO: **City of Mesquite**

FROM: WRX Contracting

Dear Sir:

Having carefully examined the plans and specifications entitled **"2026 Town Wash Detention Basin Spillway Rehabilitation Project"** dated **"June 2026"** prepared by the City of Mesquite Public Works and having visited the site to become familiar with all conditions affecting the cost of the work, the undersigned hereby proposes to furnish all fees, labor, materials, equipment and incidentals and perform all work in a manner called for in the said documents for the total sum listed below and as shown on the bid schedule:

Total Bid Amount: $ 134,985.00

The undersigned further agrees to execute the attached agreement between owner and contractor within 10 days after receiving a written notice of award and agrees to furnish within the 10 day period, all bonds and insurance required.

If awarded the contract, the undersigned further agrees to commence actual physical work to begin within 10 calendar days from the notification to proceed and that all work will be completed within **forty-five (45)** calendar days from that date unless the time for completion is extended otherwise by the contract documents.

In case of failure on the part of the Contractor to complete the Work within the time fixed in the contract, the Contractor shall pay the Owner as fixed and liquidated damages the amount specified in Section 3.b of the Contract.

Respectfully Submitted,

Colton Teerlink

Authorized Agent Signature required

Bidder acknowledges the receipt of the following addendum:

No.	Dated
1 Addendum	06/30/2026

Nevada Contractor's License No.: 0091519

Classification: A-12, A-15, A19A

Limit: $3,650,000

Performance & Payment Bond Rating: A+

By: Colton Teerlink

Title: Managing Member

Legal Address: 11 W Pioneer Blvd Ste A Mesquite, NV 89027

"BID SCHEDULE"
2026 Town Wash Detention Basin Spillway Rehabilitation Project

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NOTE TO BIDDERS:
The estimated quantities shown in the bid items are from measurements made from the plans.

If upon inspection prior to bidding or beginning work, the quantity amounts on the plans are found to vary substantially from the estimated quantities, the Contractor shall notify the (City of Mesquite).

Bid Item	Description	Estimated Quantity		Unit Price	Total Amount
1	Rehabilitate approximately 9,500 sf of deteriorating RCC (roller compacted concrete) steps on the face of the spillway structure.	1	Lump Sum	134,985.00	134,985.00
	Bid Schedule Total				134,985

LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 5%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

- **Pursuant to NRS 338.141 paragraph (b) of subsection 1 - Bid shall include information concerning subcontractors as follows:**
  If the public body does not provide a list of the labor or portions of the public work which are estimated by the public body to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion for the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 1 percent of the prime contractor's total bid or $50,000, whichever is greater, and the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.
- **If the general contractor fails to submit such a list within the required time, his bid shall be deemed not responsive.**
- **The bidder shall provide descriptions of the portion of work or improvement which each subcontractor and material supplier named in the bid will complete.**
- **The bidder shall list in his bid the name of a subcontractor for each portion of the project that will be completed by a subcontractor or material supplier.**

Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	Trade or Material Supplied
1	WRX Contracting LLC, 11 W Pioneer Blvd Ste A, Mesquite, NV 89027 NV0091519 A-12, A-15, A-19A	Surfacing
2	702 Shotcrete LLC 7631 N Jones Blvd Las Vegas, NV 89131 NV0087815 Spraying Mixtures Containing Cement	Shotcrete
3	Precision Aggregate Products LLC PO Box 2458 Mesquite, NV 89024 NV20001088618 concrete supplier	Concrete
4	Bellis Steel of Utah 221 Old Hwy 91, Hurricane, UT 84737 rebar supplier	Rebar
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LIST OF SUBCONTRACTORS / MATERIAL SUPPLIERS PROVIDING 1%

"2026 Town Wash Detention Basin Spillway Rehabilitation Project"

Following is an excerpt from NRS, all Subcontractors and Material Suppliers shall be listed which exceed Five (5) Percent of Bid Amount or Greater.

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Note: List must be turned in with Bid – Five (5) Percent of Bid Amount or Greater is required. If bidder is one of the three lowest bids, a list containing the names of all subcontractors and material suppliers which exceed one (1) percent of Bid amount shall be provided within 2 hours of Bid opening. (Attach additional sheets if necessary)

	Name, Address, Nevada License Number & Class	**Trade or Material Supplied**
1	WRX Contracting LLC, 11 W Pioneer Blvd Ste A, Mesquite, NV 89027 NV0091519 A-12, A-15, A-19A	surfacing
2		
3		
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Docusign Envelope ID: 8717751D-0612-8D7C-8098-7063787EA69B

United Fire Group
118 Second Avenue SE | PO BOX 73909 | Cedar Rapids, Iowa 52407-3909

BOND REQUEST FORM

Contractor: WRX Contracting LLC Today's Date: 6/30/2026

BID BOND

Obligee/Owner: City of Mesquite

Obligee Address: 10 E Mesquite Blvd, Mesquite, NV 89027

Project Name and Location: 2026 Town Wash Detention Basin Spillway Rehabilitation Project - CL-2026-394

Description of Project: restoring concrete 9500 square foot spillway

Date of Bid: 7/7/2026

*Maintenance Period: 45 days after starting

Bid Bond Percent or Amount: 5%

Percentage of Work Subcontracted: 50%

Estimated Contract Price: 125,000

Estimated Cost of Materials: $50,000

Estimated Start Date: within 10 days of award

Current Backlog/Work on Hand: $25,000

Estimated Completion Date: 8/31/2026

**Is project design/build? ☑ Yes ☐ No

Liquidated Damages: $500 per day

Specific bond form required? ☐ Yes ☑ No
(If yes, please provide a copy of form)

PERFORMANCE AND PAYMENT BOND/MAINTENANCE BOND

Obligee/Owner:

Obligee Address:

Project Name and Location:

Description of Project:

Contract Date:

Estimated Cost of Materials:

Contract Price:

Current Backlog/Work on Hand:

Start Date:

Bid Bond Issued? ☐ Yes ☐ No

Completion Date:

Negotiated contract? ☐ Yes ☐ No

Liquidated Damages:

**Is project design/build? ☐ Yes ☐ No

*Maintenance Period:

Specific bond form required? ☐ Yes ☐ No
(If yes, please provide a copy of form)

Percentage of Work Subcontracted:

Next Two Lowest Bidders: 1)
Name of bidder and bid amount

2)
Name of bidder and bid amount

*Additional premium charge for maintenance periods greater than one year.
**Additional premium charge for design/build projects.

BOND0050 1016

Docusign Envelope ID: 8717751D-0612-8D7C-8098-7063787EA69B

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

WRX Contracting LLC

as Principal, and United Fire & Casualty Company
as Surety, are hereby held and firmly bound unto The City of Mesquite
as OWNER in the penal sum of 5% of amount bid
for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 30th day of June, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to
The City of Mesquite .

A certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the 2026 Town Wash Detention Basin Spillway Rehabilitation Project - CL-2026-394
restoring concrete 9500 square foot spillway

NOW, THEREFORE,

a) If said BID shall be rejected, or
b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached here (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID; then this obligation shall be void, otherwise the same shall remain in force and effect. It being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

Docusign Envelope ID: 8717751D-0612-8D7C-8098-7063787EA69B

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

DocuSigned by:
COLTON TEERLINK
8D534AF85D0F40F...
, (L.S.)
Principal

UNITED FIRE & CASUALTY COMPANY
CORPORATE SEAL
CEDAR RAPIDS, IOWA

By:

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

Docusign Envelope ID: 8717751D-0612-8D7C-8098-7063787EA69B

ufg INSURANCE

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

JASON GUBLER, MICAH GUBLER, JULIE SIMISKEY, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $5,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 1st day of August, 2026 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 1st day of August, 2024

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Kyanna M Saylor
Vice President

State of Iowa, County of Linn, ss:

On 1st day of August, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 04/23/2027

Judith A Jones
Notary Public
My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 30th day of June, 2026.

By: Mary A Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

BPOA0045 122017

This paper has a colored background and void pantograph.

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of approval of a Full Off-Sale Liquor license for FitzJack LLC dba Lee's Discount Liquor at 670 West Pioneer Boulevard.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Jesselyn Leavitt **DEPARTMENT:** Development Services

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RECOMMENDATION:

Approve the liquor license.

Background:

Lee's Liquor is undergoing an ownership change. The key employee has undergone the background check and the Findings of Suitability has been issued by PD. Staff recommends approving the license.

Fiscal Impact: Continued revenue to 10-32-110

Budgeted Item: No

Attachments:

- FitzJack LLC Liquor License app.pdf
- Ryan Calsada FOS.pdf

Mesquite
Nevada

CITY OF MESQUITE LIQUOR LICENSE APPLICATION

To: The City Council, City of Mesquite, Nevada:

The Undersigned Hereby Applies for the Following License or Licenses, and if Granted Will Accept Same, Subject to all Terms, Regulations and Provisions of the Ordinance or Regulation Under Which it is Granted.

Please type or print all information. If more space is required, please attach separate sheet.

FitzJack LLC — **NAME OF APPLICANT**

Lee's Discount Liquor — **DBA-BUSINESS NAME AS IT SHOULD APPEAR ON LICENSE**

670 West Pioneer Boulevard, Mesquite, NV 89027
BUSINESS PHYSICAL ADDRESS (Number, Street, Zip) — BUSINESS TELEPHONE

2410 Smith Street, Houston, TX 77006
BUSINESS MAILING ADDRESS

Pioneer Mesquite LLC
NAME AND ADDRESS OF PROPERTY OWNER

1. Type of Organization:

Corporation	_____	General Partnership	_____
Limited Liability Corporation	X	Limited Liability Partnership	_____
Limited Partnership	_____	Sole Proprietor	_____

Other Please Describe _____

2. If a Foreign Corporation:
Organized under the Laws of Which State: NA When? NA

3. Name & Address of Corporate Resident Agent: Kaempfer Crowell, Ltd., 50 W. Liberty St., Ste.1100, Reno, NV 89501

4. If a Partnership:
   a. Is the Certificate of Partnership Registered with Clark County Recorder? NA
      Date Registered: NA
   b. What is the Term for the Partnership to Exist? NA

5. If a Corporation or Partnership, list each officer and percentage applied for:
If an Individual, complete all applicable Items: (Pleas add additional sheet if necessary).

NAME	TITLE	ADDRESS	PHONE	%	U.S. CITIZEN
Spec's Family Corp.	Owner	2410 Smith Street, Houston, TX 77006	713-526-8787	100	NA

6. Please list the Key Employ Garen Spencer and Ryan Calsada — 670 W Pioneer Blvd. MESQUITE, NV 89027
Name — Address/City/State — Phone

Mesquite
Nevada

7. NUMBER, TYPE & FEE OF LICENSE APPLIED FOR:

	Origination Fee	Renewal Fee
____Beer, Wine, Spirit Based Products Off- Sale	$5,000	$800/Semi-Annual
____Beer, Wine, Spirit Based Products On- Sale	$2,500	$350/Semi-Annual
____Restaurant w/ Bar	$3,500	$750/Semi-Annual
____Restaurant w/ Service Bar	$2,500	$500/Semi-Annual
X Full Liquor Off-Sale	$20,000	$3,500/Semi-Annual
____Full Liquor On-Sale	$2,500	$750/Semi-Annual
____Tavern	$12,500	$1,000/Semi-Annual
____Brew Pub	$12,500	$1,000/Semi-Annual
____Non-Restricted/Restricted Gaming	$25,000	$3,500/Semi-Annual
____Wholesale Import	$3,500	$750/Semi-Annual
____Nonprofit Club	$300	$200/Semi-Annual
____Liquor Catering	$1,000	$300/Semi-Annual

(After the issuance of a license, each licensee shall pay, in addition to all other fees, a semiannual license renewal processing fee of $50.00)

TOTAL LICENSE FEES PAID WITH THIS APPLICATION: $ 20,000

INVESTIGATION FEE: $250.00 per person for the first 3 persons and $100.00 each additional person.

Nonprofit Club Liquor License: The investigation fee shall be $100.00. (M.M.C. 2-4-3)

INVESTIGATION FEE PAID: $ $500

I hereby acknowledge and promise to pay all non-refundable investigation fees in an amount equal to the actual cost incurred by the City to complete the necessary investigation, and understand that this is due and payable prior to final action on my application.

Please Print Applicant Name John Rydman Title President/CEO

Signature of Applicant: _____ Date 5/28/26

Office Use Only

License # _____ Date _____ Receipt # _____ Amount _____

City Council Date _____ City Council Approval Date _____

10 E. Mesquite Blvd., Mesquite, NV 89027
702-346-2835 ext 3305, www.mesquitenv.gov

Si necesita asistencia en Espanol, por favor pregunte y alguin le ayudara

2018

MESQUITE POLICE DEPARTMENT
695 Mayan Circle • Mesquite, NV • 89027
702•346•5262

Findings of Suitability for a Privileged Business License Approval

In conformity with the Mesquite Municipal Code, the Mesquite Police Department renders their findings of suitability as it relates to the investigation of the applicant for a Privileged Business License.

After conducting the investigation of suitability for Ryan T. Calsada,
First, M, Last Name

of the Lee's Discount Liquor business with a location of
Business Name

670 W. Pioneer Blvd, Mesquite NV 89027. The Mesquite Police Department finds that
Address of Business

the applicant satisfies the requirements of suitability to proceed with the request of a Liquor license - Key employee.
Type of Business License

Respectfully;

Office of the Chief

Date approved:
06/29/2026

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Development Services

Administrative

Consideration of a Restaurant with Bar Liquor License for Passport Diner located at 570 W Pioneer Boulevard.

- **Public Comment**
- **Discussion and Possible action**

PETITIONER: Jesselyn Leavitt **DEPARTMENT:** Development Services

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RECOMMENDATION:

Approve the liquor license.

Background:

Daniel Cool, owner of FoodService Fixed LLC dba Passport Diner, is opening a new restuarant at 570 West Pioneer Boulevard. He wishes to have a Restaurant with Bar Liquor license. Mesquite Police Department has issued a Findings of Suitability for Mr. Cool. Staff recommends approving the liquor license.

Fiscal Impact: Revenue to 10-32-110

Budgeted Item: No

Attachments:

- Passport Diner Liquor app.pdf
- Daniel Cool Findings of Suitability.pdf

Mesquite
Nevada

CITY OF MESQUITE LIQUOR LICENSE APPLICATION

To: The City Council, City of Mesquite, Nevada:

The Undersigned Hereby Applies for the Following License or Licenses, and if Granted Will Accept Same, Subject to all Terms, Regulations and Provisions of the Ordinance or Regulation Under Which it is Granted.

Please type or print all information. If more space is required, please attach separate sheet.

Daniel L. Cool — Passport Diner

NAME OF APPLICANT — DBA-BUSINESS NAME AS IT SHOULD APPEAR ON LICENSE

570 W. Pioneer Blvd, Suite 101, 89027

BUSINESS PHYSICAL ADDRESS (Number, Street, Zip) — BUSINESS TELEPHONE

570 W. Pioneer Blvd, Mesquite N.V. 89027 Suite 101

BUSINESS MAILING ADDRESS

NAME AND ADDRESS OF PROPERTY OWNER

1. Type of Organization:

Corporation		General Partnership	
Limited Liability Corporation	X	Limited Liability Partnership	
Limited Partnership		Sole Proprietor	

Other Please Describe _____

2. If a Foreign Corporation:
Organized under the Laws of Which State: _____ When? _____

3. Name & Address of Corporate Resident Agent: _____

4. If a Partnership:
   a. Is the Certificate of Partnership Registered with Clark County Recorder? _____
      Date Registered: _____
   b. What is the Term for the Partnership to Exist? _____

5. If a Corporation or Partnership, list each officer and percentage applied for:
If an Individual, complete all applicable Items: (Pleas add additional sheet if necessary).

NAME	TITLE	ADDRESS	PHONE	%	U.S. CITIZEN
Dan Cool	President	9920 29th ST. CT E	253-507-2503	50	X
		Edgewood, WA 98371			
Pedro Cruz	C.O.O	8719 Sattle Surf Dr Las Vegas, NV 89147		50	

6. Please list the Key Employ _____
Name — Address/City/State — Phone

2018

Mesquite
Nevada

7. NUMBER, TYPE & FEE OF LICENSE APPLIED FOR:

	Origination Fee	Renewal Fee
____Beer, Wine, Spirit Based Products Off- Sale	$5,000	$800/Semi-Annual
____Beer, Wine, Spirit Based Products On- Sale	$2,500	$350/Semi-Annual
_X_Restaurant w/ Bar	$3,500	$750/Semi-Annual
____Restaurant w/ Service Bar	$2,500	$500/Semi-Annual
____Full Liquor Off-Sale	$20,000	$3,500/Semi-Annual
____Full Liquor On-Sale	$2,500	$750/Semi-Annual
____Tavern	$12,500	$1,000/Semi-Annual
____Brew Pub	$12,500	$1,000/Semi-Annual
____Non-Restricted/Restricted Gaming	$25,000	$3,500/Semi-Annual
____Wholesale Import	$3,500	$750/Semi-Annual
____Nonprofit Club	$300	$200/Semi-Annual
____Liquor Catering	$1,000	$300/Semi-Annual

(After the issuance of a license, each licensee shall pay, in addition to all other fees, a semiannual license renewal processing fee of $50.00)

TOTAL LICENSE FEES PAID WITH THIS APPLICATION: $ ____

INVESTIGATION FEE: $250.00 per person for the first 3 persons and $100.00 each additional person.

Nonprofit Club Liquor License: The investigation fee shall be $100.00. (M.M.C. 2-4-3)

INVESTIGATION FEE PAID: $ 250

I hereby acknowledge and promise to pay all non-refundable investigation fees in an amount equal to the actual cost incurred by the City to complete the necessary investigation, and understand that this is due and payable prior to final action on my application.

Please Print Applicant Name Daniel L. Cool Title President

Signature of Applicant: [signature] Date 5-3-2026

Office Use Only

License # _____ Date _____ Receipt # _____ Amount _____

City Council Date 7/14/26 City Council Approval Date 7/14/26

10 E. Mesquite Blvd., Mesquite, NV 89027
702-346-2835 ext 3305, www.mesquitenv.gov

Si necesita asistencia en Espanol, por favor pregunte y alguin le ayudara

MESQUITE POLICE DEPARTMENT
695 Mayan Circle • Mesquite, NV • 89027
702•346•5262

Findings of Suitability for a Privileged Business License Approval

In conformity with the Mesquite Municipal Code, the Mesquite Police Department renders their findings of suitability as it relates to the investigation of the applicant for a Privileged Business License.

After conducting the investigation of suitability for Daniel L. Cool (*First, M, Last Name*), of the Passport Diner (*Business Name*) business with a location of 570 W Pioneer Blvd #101, Mesquite, NV (*Address of Business*). The Mesquite Police Department finds that the applicant satisfies the requirements of suitability to proceed with the request of a Liquor License (*Type of Business License*).

Respectfully;

Office of the Chief

Date approved:
06/21/2026

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: Human Resources

Administrative

Consideration of approval of the Contract: FY 2026-27 Insurance Program Renewal and other matters properly related thereto.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Gina Mendez **DEPARTMENT:** Human Resources

RECOMMENDATION:

Accept the renewal premiums submitted by Dixie Leavitt Agency and The Travelers Companies, Inc., and its affiliates for the Commercial Package Program, General Liability, Employee Benefits Liability, Law Enforcement Liability, Workers' Compensation, Public Entity Management Liability, Public Entity Employment Practices Liability, Auto Liability, Auto Physical Damage, and Umbrella Liability coverages, and accept the renewal premium submitted by Risk Placement Services for Cyber Liability coverage.

Background:

In Fiscal Year 2025-2026, the City of Mesquite expended an estimated $1,331,819.37 in insurance premiums to provide coverage for the City's various exposures. The proposed renewal premiums for Fiscal Year 2026-2027 total an estimated $1,476,554.44. Management has reviewed the renewal proposals and recommends approval of the premiums submitted by the current carriers.

Fiscal Impact: $1,476,554.44 is budgeted for the 26-27 fiscal year.

Budgeted Item: Yes

Attachments:

- Insurance Summary.pdf

TRAVELERS

PRESENTED BY

DIXIE LEAVITT AGENCY
115 N MAIN ST
CEDAR CITY, UT 84720

PROPOSED ON 06/12/2026 FOR

CITY OF MESQUITE
10 E. MESQUITE BLVD.
MESQUITE, NV 89027

On behalf of **DIXIE LEAVITT AGENCY** and **The Travelers Companies, Inc. and its affiliates**, we appreciate the opportunity to provide **CITY OF MESQUITE** with the following policy proposal.

https://www.travelers.com/risk-control

https://www.travelers.com/claims

Travelers Risk Control- Our Expertise is Your Advantage

Travelers Risk Control is an innovative provider of cost-effective risk management services and products. As one of the largest Risk Control departments in the industry, our scale allows the right resources at the right time to meet customer needs. For over 110 years, our loss prevention professionals have assisted agents, brokers and customers across the country and around the world.

Claim Services

Travelers has over 11,000 highly trained Claim professionals located across the U.S. Our local field representatives are supported by teams of dedicated customer service, catastrophe response, legal, medical, investigative, engineering, and large loss experts. Claims can be complex and expensive. We'll help you manage claims to control your total risk-related costs.

Account summary

Premium summary

COVERAGE	POLICY NUMBER	PREMIUM
Deluxe	630-7G927090	$134,878
General Liability	ZLP-31M60751	$142,838
Employee Benefits Liability	ZLP-31M60751	$381
Inland Marine	630-7G927090	$24,478
Crime	630-7G927090	$5,575
Workers Compensation	UB-7K672676	$526,167
Law Enforcement Liability	ZLP-31M60751	$58,206
Public Entity Management Liability	ZLP-31M60751	$35,070
Public Entity Employment Related Practices Liability	ZLP-31M60751	$50,054
Auto Liability	810-2C412824	$306,437
Auto Physical Damage	810-2C412824	$52,223
Umbrella Excess Liability	ZUP-15T47366	$105,256
	Total	**$1,441,563**

Note: *The estimated premium shown in the Premium Schedule and Quote Options, if any, may differ from actual premiums shown on the policies and installment bills due to installment charges, estimated taxes and surcharges, as well as rounding. Estimated taxes and surcharges may differ depending on selection of Quote Options, if any.*

IMPORTANT NOTE REGARDING ACCOUNT MINIMUM PREMIUM

The lines of business shown in the *Premium Schedule and Quote Options, if any*, are subject to a $5,000 account minimum premium. If the line(s) of business selected for binding do not total at least $5,000, then the premiums shown for those lines of business will be adjusted to total $5,000.

Payment plan

Agency Bill - Quarterly

Bill Payment Options can be found at: Travelers.com/AutoPay

Note: The amount of each installment will be reflected on your policy invoicing.

RISK PLACEMENT SERVICES

Insurance Quote

Dear: Jennifer Glammeyer, Leavitt Group Insurance - St. George

Date: Jun 25, 2026

Attached please find Carrier quotation RPS has secured on your behalf for the below mentioned risk.
Please review the attached and below carefully as coverage described herein may be different from the original application submitted, or prior policy if applicable.

Insured: City of Mesquite
Insured ID: 74829072

RPS Reference #: 8678480B

Mailing Address: 10 East Mesquite Blvd. Mesquite, NV 89027

Physical Address: 10 East Mesquite Blvd., Mesquite, NV 89027

Carrier: Houston Casualty Company / Non-Admitted

AM Best Rating: A++ XV

Policy Period: 7/1/2026 to 7/1/2027

Coverage: Cyber Liability

Policy Premium:	$33,478.00
Fees (fully earned):	
Broker Fee - RPS	$200.00
Taxes:	**Home State:** NV
Surplus Lines Tax	$1,178.73
Stamping Office Fee	$134.71
TOTAL:	$34,991.44

Conditions/ Subjectivities:
Terms & Conditions are per attached carrier quote

Please note:

- You are responsible for reviewing and explaining the coverage to the client, including any options, available or not from our office. The terms hereon are not fully described and no assumption should be made as to the adequacy of the coverage of the risk to the client.
- You are not an Agent of the insurer, and as such, cannot bind coverage nor make any commitments on behalf of the insurer, nor of us. This policy cannot be assigned to another without the written consent of the insurer or their Agent.
- Insurance companies will not approve binding until all subjectivities (except inspections) have been received and accepted.
- This document is a representation of the Carrier's quotation and is subject to all premiums, limits, terms, conditions and exclusions as set forth by the carrier.
- If this policy is issued on a non-admitted basis, your office is responsible for completing, collecting and delivery to RPS any required surplus lines forms, taxes and fees from the insured at time of Binding. RPS will remit the applicable taxes and forms to the state. If this policy is subject to the surplus lines laws in your state, you should make every effort to comply with any special provisions and regulations of your state.
- You are responsible for the issuance and review of Certificates of Insurance (COI). COIs cannot amend or alter the terms provided herein.

- At binding, you are responsible for billing and collecting from the Insured the premium and fees quoted and remitting to RPS. Accounts with payments that are overdue and are not received within this time frame are subject to cancellation.
- By binding you commit to any provisions contained hereon, such as Minimum Earned Premiums. There are no flat cancellations allowed.

Please advise in writing if you would like to bind coverage per the attached terms and conditions. Should you have any questions please give us a call. Thank you for the opportunity to work on your business!

Sincerely,
Dillon Behr
Underwriter
Risk Placement Services, Inc. - Denver

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

AGENDA ITEM
City Council Meeting
Meeting Date: July 14, 2026
Submitted by: Marco Aguilar
Submitting Department: City Clerk

Adjournment

Adjournment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No