Notice and Agenda

Regular City Council Meeting

City Council Chambers - City Hall
10 E Mesquite Blvd.
TUESDAY, SEPTEMBER 22, 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
*** National Arts and Humanities Month Proclamation; Mary Mathis**
- INVOCATION
- PLEDGE OF ALLEGIANCE

1. Public Comments

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

1.1 Public Comment
Cover Page

2. Consent Agenda

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

2.1 Consideration and approval of the Tuesday, July 21, 2026 Special City Council Meeting Minutes, the Tuesday, July 28, 2026 and Tuesday, August 11, 2026 Regular City Council Meetings Minutes, the Tuesday, September 1, 2026 Technical Review Meeting Minutes, and the Tuesday, September 22, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action
Cover Page

m 7-21-2026 Special.pdf

m 7-28-2026 RCC.pdf

m 8-11-2026 RCC.pdf

m 9-1-2026 TRM.pdf

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- Public Comment
- Discussion and Possible Action
Cover Page

2026-08-26 TO 2026-09-10 - Check Register - City Council Agenda.pdf

2026-09-22 Budget Trsfrs & POs.pdf

2.3 Consideration of Approval of Resolution No. R26-022, adopting Interlocal Contract (No 3299) 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 Regional Big Data Mobility Analytics & Safety Platform

- Public Comments
- Discussion and Possible Action
Cover Page

ResNo_R26022.pdf

RTC_Contract3299.pdf

2.4 Consideration and Approval of the Adjustment for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriations in the General Funds and Governmental Funds.

- Public Comment
- Discussion and Possible Action
Cover Page

R26-027.docx

3. Special Items

3.1 Southern Nevada Transit Coalition quarterly report
Cover Page

3.2
Consideration of a presentation by John Rosen from the Master Plan Committee and Possible Direction to Staff Regarding Revising Title 9, Chapter 7 of Mesquite Municipal Code

- Public Comments
- Discussion and Possible Action
Cover Page

Presentation.pdf

4. Resolutions & Proclamations

4.1 Consideration of Resolution R26-025 approving an Inter-local Agreement between Clark County, NV and the City of Mesquite for Geographic Information Systems (GIS) related data and services.

- Public Comment
- Discussion and Possible Action
Cover Page

2026 GIS_Interlocal Data Sharing Agreement.docx

4.2
Consideration of Approval of Resolution No. R26-023, adopting Interlocal Contract (No. 3306) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for Canyon Crest Boulevard Improvements Phase 2 (Oasis Boulevard to Mesquite Heights Road)

- Public Comments
- Discussion and Possible Action
Cover Page

ResNo_R26023.pdf

RTC_Contract3306.pdf

4.3 Consideration and Approval of Resolution No. R26-024, adopting Interlocal Contract (No. 3305) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for Falcon Ridge Parkway & Bertha Howe Avenue - Traffic Signal

- Public Comments
- Discussion and Possible Action
Cover Page

ResNo_R26024.pdf

RTC_Contract3305.pdf

5. Department Reports

5.1 Mayor's Comments and Reports
Cover Page

5.2 Council and Staff's Comments and Reports
Cover Page

6. Adoption of Bills as Ordinances

6.1 Consideration of adoption of Bill as Ordinance No. B26-007 amending Title 9, Chapter 7, Articles C Through J of the Mesquite Municipal Code regarding Vacation Home Rentals

- Public Hearing
- Discussion and Possible Action
Cover Page

ExhibitA.pdf

BILL_AS_ORDINANCENO_B26-007.pdf

7. Administrative Items

7.1 Application #ZCM-26-002- Consideration of proposal by Mesquite Medical Center, LLC, to change the zoning on 10.82 acres from PUD/ High-Density Multifamily Residential (PUD/MF-4) to PUD/General Commercial (PUD/CR-2). The site is located at 1170 Birdie Lane, east of Falcon Ridge Parkway, between Bertha Howe Avenue and Birdie Lane, Clark County Assessor's Parcel # 001-18-101-031.

- Public Hearing
- Discussion and Possible Action

Cover Page

Smiths Marketplace Resolution Exhibit A.pdf

ZCM 26-002 Smith Marketplace staff memo.pdf

ZCM 26-002 Smiths Marketplace zoning map amendment Resolution R26-026.pdf

ZCM-26-002.pdf

7.2 Consideration of Conditional Use Permit Application No. CUP-26-017 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 935 Valley View Drive. The project site is Clark County Assessor's Parcel # 001-10-310-004, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Cover Page

CUP-26-017 McOmie STR 935 Valley View Drive Staff Report.pdf

CUP-26-017.pdf

7.3 Consideration of the appointment of CPSM or The 65th North Group to perform an Independent Review of the City of Mesquite Police Department.

- Public Comment
- Discussion and Possible Action

Cover Page

65th Group.pdf

CPSM.pdf

Recommendation Memo.docx

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. <u>Suspension and Amendment of These Rules:</u>

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: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Public Comments

Public Comment

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

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Consent Agenda

Consideration and approval of the Tuesday, July 21, 2026 Special City Council Meeting Minutes, the Tuesday, July 28, 2026 and Tuesday, August 11, 2026 Regular City Council Meetings Minutes, the Tuesday, September 1, 2026 Technical Review Meeting Minutes, and the Tuesday, September 22, 2026 Regular City Council Meeting Agenda.

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

PETITIONER: Julie Goodell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Approve the Tuesday, July 21, 2026 Special City Council Meeting Minutes, the Tuesday, July 28, 2026 and Tuesday, August 11, 2026 Regular City Council Meetings Minutes, the Tuesday, September 1, 2026 Technical Review Meeting Minutes, and the Tuesday, September 22, 2026 Regular City Council Meeting Agenda.

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:
- Cover Page
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Mesquite City Council
Special Meeting-Strategic Plan
Veterans Center
840 E Hafen Ln
Tuesday, July 21, 2026 – 9:00 am

Minutes of a scheduled meeting of the City Council held Tuesday, July 21, 2026 at 9:00 A.M. at Mesquite Veteran's Center. 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 25+ 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 to Public Comment. There were no speakers.

2) Administrative Items

2.1 Strategic Plan Overview

- Review Current Strategic Plan goals and priorities
- Updates on Key Initiatives
- Alignment of Departmental Goals with Council Priorities
- Identify Emerging Community Needs and Opportunities
- Discuss future priorties for the next 2-3 years

Minutes;
Becca Schrupp: I can start with that. Back in January 2020 there was a Strategic Plan Session out of that came four top pillars and then two additional items. Based on the sheets you have in your packet the four top pillars were...

Minutes;
Council member Fielding: Okay I am going to start. So, the one that really kind of bothers me, I don't think we can put a cap on the population...

Minutes;
Becca Schrupp: I am not saying we would cap...

Minutes;
Council member Fielding: Well, I am just saying that is what kind of struck me was there is no we could close our doors and say...

Minutes;
Mayor Whipple: Well, the question is we can put a magical cap on it but we are capped at the amount of land we have...

Minutes;
Council member Fielding: So that brings up something else that we can talk to yourself, Becca, and Martine about...

Minutes;
Mayor Whipple: I guess that is the other question is the other land that goes down...

Minutes;
Council member Fielding: But I am sure that will, we will be able to work that out in the future...

Minutes;
Travis Anderson: Also, with that, we have been working with the BLM, we are going to start looking at that...

Minutes;
Council member Wanlass: Looking at the Water Districts records over the last couple of decades...

Minutes;
Travis Anderson: Well not necessarily because the aquafer...

Minutes;
Council member Wanlass: But what I am saying is there are two...

Minutes;
Travis Anderson: Correct

Minutes;
Council member Wanlass: And both of those aquafers will then turn and follow the river underneath.

Minutes;
Travis Anderson: Correct

Minutes;
Council member Wanlass: So, the water once it gets passed Mesquite, basically isn't usable. And I think...

Minutes;
Travis Anderson: Well, we looked at that and one of the things that is awesome about Flat Top Mesa...

Minutes;
Council member Wanlass: Down below would be a tough one.

Minutes;
Travis Anderson: Yeah, and across on the other side you are going to be looking at a...

Minutes;
Council member Wanlass: The Mesa is a lot more valuable than south of the freeway...

Minutes;
Travis Anderson: It would

Minutes;
Martine Green: That is for sure

Minutes;
Travis Anderson: It is really flat so your development costs go down...

Minutes;
Adam Anderson: I remember at some point they were talking about an airport up there...

Minutes;
Travis Anderson: So, the airport was going to be over on the Mormon Mesa, not...

Minutes;
Chief Tracy Fails: That whole white building over...

Minutes;
Council member Wanlass: Didn't that go away when St. George built theirs?

Minutes;

Travis Anderson: So, it was a combination of things. It didn't even get out of the environmental...

Minutes;
Mayor Whipple: Let's move on to the next question...

Minutes;
Council member Wanlass: Small town feel

Minutes;
Council member Ennis: We take on the Mesa and all these places...

Minutes;
Council member Gallo: I think the key word here is community, no matter what size we are...

Minutes;
Mayor Whipple: Sadly, I think a lot of people that have moved into town associate the small-town feel...

Minutes;
Council member Wanlass: With building costs right now, I don't know who is best to answer this? Is it even feasible...

Minutes;
Mayor Whipple: I think building on top of the Mesa like Travis was just saying will help alleviate a fair about of that...

Minutes;
Council member Wanlass: But take the most valuable property and build the cheapest homes...

Minutes;
Mayor Whipple: The stuff on the edge will be extremely valuable...

Minutes;
Chief Tracy Fails: Those are good views...

Minutes;
Mayor Whipple:

Minutes;
Chief Tracy Fails: I was thinking I would rather live on the back.

Minutes;
Mayor Whipple: That is a good point...

Minutes;

Council member Wanlass: I still think at some point some large apartment complexes somewhere...

Minutes;
Mayor Whipple: We have two or three that are online and I don't know...

Minutes;
Travis Anderson: No, they were going and then they just stopped and so I don't know if during...

Minutes;
Mayor Whipple: But we have the one over on Smokey Lane that got approved not so long ago...

Minutes;
Travis Anderson: So, NRC, that is the one you are talking about, so they are looking at...

Minutes;
Martine Green: His partner passed away

Minutes;
Travis Anderson: I got an email from them yesterday...

Minutes;
Chief Tracy Fails: Traditions

Minutes;
Travis Anderson: Yeah, they are. So, when you talk about the characteristics of growth...

Minutes;
Randy Laub: Are you familiar with that neighborhood behind Ace Hardware, where I think it was Nevada Rural Housing...

Minutes;
Travis Anderson: So, it was a great idea and it worked for the few...

Minutes;
Council member Fielding: Part One

Minutes;
Travis Anderson: Part One was there and they could finish the second phase of it...

Minutes;
Randy Laub: So, keep in mind that was when there were eight maybe ten thousand people here...

Minutes;
Council member Fielding: No

Minutes;
Randy Laub: Okay twelve thousand. So, let's just say...

Minutes;
Travis Anderson: To your point, in my mind nothing is off the table...

Minutes;
Randy Laub: Absolutely

Minutes;
Travis Anderson: Nothing is off the table...

Minutes;
Randy Laub: It doesn't work

Minutes;
Travis Anderson: And sometimes that happens with the federal programs...

Minutes;
Council member Gallo: So, what I am hearing with everyone's conversation is...

Minutes;
Martine Green: Do It Best is going to grow by forty percent they said...

Minutes;
Council member Gallo: I think if you build the businesses...

Minutes;
Travis Anderson: Look at how much Crown has done...

Minutes;
Council member Gallo: I think we need more of that...

Minutes;
Chief Tracy Fails: Even then we are in a house war. I have a daughter that is...

Minutes;
Mayor Whipple: We are

Minutes;
Chief Tracy Fails: That is a problem for the entire economy...

Minutes;
Mayor Whipple: Well, my thought is there are single-family lots in town that you can go and buy...

Minutes;

Martine Green: You are right though, all the subdivisions...

Minutes;
Randy Laub: The lots...

Minutes;
Mayor Whipple: But if you could get to the point...

Minutes;
Council member Wanlass: Back to a community feel and working into economic development...

Minutes;
Mayor Whipple: A lot of people even from Moapa Valley do a lot of their shopping here...

Minutes;
Randy Laub: Toll tax...

Minutes;
Chief Tracy Fails: And staying ahead of that keeps us ahead of the curve...

Minutes;
Council member Wanlass: But if we get them here...

Minutes;
Martine Green: I like your point though for marketing...

Minutes;
Council member Wanlass: We should have been doing it for the last ten years to be honest with you, because...

Minutes;
Council member Ennis: We are not going to stop the growth...

Minutes;
Council member Gallo: That was kind of my point earlier...

Minutes;
Council member Ennis: I know...

Minutes;
Council member Gallo: No, no, I agree with you because...

Minutes;
Martine Green: We are definitely on the fore front with the governor’s office now...

Minutes;

Council member Gallo: Oh good

Minutes;
Martine Green: I worked with a company for maybe six weeks...

Minutes;
Council member Gallo: That will help out a lot...

Minutes;
Martine Green: It is

Minutes;
Council member Gallo: It is all about the relationships...

Minutes;
Mayor Whipple: We talked kind of about jobs. Downtown, what is kind of our vision for downtown...

Minutes;
Council member Wanlass: It would be nice if you had one spot that was big enough...

Minutes;
Martine Green: We are a little land locked because we have houses on the south side and you have got houses...

Minutes;
Council member Gallo: To Paul's point maybe like a town square...

Minutes;
Mayor Whipple: I wonder, my thought and this is not something we can pull off anytime soon...

Minutes;
Martine Green: That would be the thing to do

Minutes;
Mayor Whipple: And do it right there and it would connect...

Minutes;
Council member Wanlass: Is that old school on the historical registry?

Minutes;
Martine Green: No

Minutes;
Mayor Whipple: The one building is but we would like to keep that anyway...

Minutes;

Martine Green: And Travis knows it has a flat roof, it is constantly leaking...

Minutes;
Council member Fielding: And then what you are doing is forcing out all of those businesses like CSN...

Minutes;
Mayor Whipple: That is something that I wanted to bring up as well.

Minutes;
Council member Fielding: The theatre, we need an updated theatre...

Minutes;
Mayor Whipple: I talked to the president of CSN also...

Minutes;
Council member Gallo: That is a great spot

Minutes;
Mayor Whipple: A really nice spot that would bring more...

Minutes;
Council member Fielding: But that is also they have been up to Mesquite more in the last years...

Minutes;
Adam Anderson: When you talk about young people coming home, they are not attracted to old, old buildings...

Minutes;
Council member Wanlass: That would be a perfect location.

Minutes;
Martine Green: It would because that building leaks everywhere.

Minutes;
Mayor Whipple: It was cheaply...

Minutes;
Adam Anderson: I did one year of school there too.

Minutes;
Randy Laub: Years ago, where the fire department is currently and the library...

Minutes;
Martine Green: And that would be perfect use of Redevelopment money...

Minutes;
Council member Wanlass: Build it perfectly for what you want, make sure there are roads going around it...

Minutes;
Mayor Whipple: Which would be nice...

Minutes;
Martine Green: Actually, when the new Redevelopment Agency was formed...

Minutes;
Randy Laub: And that ties in...

Minutes;
Council member Fielding: How much do we make from the people who rent out the old campus? I think a lot of them are non-profit...

Minutes;
Randy Laub: We don't make a ton but I don't think it is really about...

Minutes;
Council member Gallo: Exactly

Minutes;
Randy Laub: Absolutely but I think ultimately at the end of the day...

Minutes;
Council member Gallo: They will find...

Minutes;
Randy Laub: I think that is a great idea for a community feel...

Minutes;
Council member Gallo: And then it's not too far from...

Minutes;
Randy Laub: We have the Recreation Center there...

Minutes;
Council member Wanlass: While you are waiting for your restaurants and your businesses...

Minutes;
Randy Laub: Absolutely

Minutes;
Chief Tracy Fails: You know who has a really neat park...

Minutes;
Council member Gallo: Playgrounds

Minutes;
Chief Tracy Fails: It is a really, really neat place...

Minutes;
Randy Laub: Well, you look at Cedar...

Minutes;
Council member Gallo: And the theatre

Minutes;
Randy Laub: Absolutely

Minutes;
Chief Tracy Fails: I am going to throw mine and Jayson's plug in now...

Minutes;
Council member Fielding: You are already...

Minutes;
Chief Tracy Fails: You want a safe town, right?

Minutes;
Council member Gallo: You guys did a great job...

Minutes;
Chief Tracy Fails: I won't tell you what the overtime cost.

Minutes;
Council member Gallo: Everybody likes overtime...

Minutes;
Adam Anderson: How does that happen? How do you get CSN to...

Minutes;
Randy Laub: Well, I think coming back to Jesse's point CSN...

Minutes;
Council member Wanlass: You can wait for them to come to you or...

Minutes;
Mayor Whipple: I definitely think with the CSN thing, if we make a...

Minutes;
Council member Gallo:

Minutes;
Council member Wanlass: That is for

Minutes;
Mayor Whipple: But we don't have any money...

Minutes;
Council member Ennis: Sorry to disrupt I am...

Minutes;
Randy Laub: We are testing their skills...

Minutes;
Council member Gallo: Teaching...

Minutes;
Adam Anderson: I have two kids out of the house...

Minutes;
Council member Ennis: We have got some great programs there...

Minutes;
Adam Anderson: And you think about jobs and economic development...

Minutes;
Council member Gallo: Absolutely

Minutes;
Adam Anderson: With jobs, it is a way to...

Minutes;
Council member Gallo: You know people

Minutes;
Council member Ennis; I teach a Masters class over there right now...

Minutes;
Council member Fielding: But it would not only bring that, it's going to bring dorms...

Minutes;
Council member Gallo: To your point, that also brings additional children...

Minutes;

Mayor Whipple: Well so there are two reasons you go to college, right...

Minutes;
Council member Ennis; Marriage

Minutes;
Mayor Whipple: That's part of it...

Minutes;
Council member Gallo: To meet people

Minutes;
Randy Laub: Did you say more cops...

Minutes;
Council member Wanlass: If you pursue this...

Minutes;
Mayor Whipple: I think they set aside, do you remember, maybe forty acres...

Minutes;
Travis Anderson: From the...

Minutes;
Mayor Whipple: Do you remember John?

Minutes;
Martine Green: It was forty

Minutes;
Mayor Whipple: Which we definitely could do more...

Minutes;
Chief Tracy Fails: It sounds small

Minutes;
Mayor Whipple: It doesn't seem very big but when I talked to...

Minutes;
Adam Anderson: That is a common...

Minutes;
Council member Gallo: You are meeting your neighbor...

Minutes;
Chief Tracy Fails: My daughter won't come back there is a stagnant dating pool...

Minutes;
Mayor Whipple: The other thing I have been talking to them...

Minutes;
Council member Gallo: I think even...

Minutes;
Mayor Whipple: They are very interested in us...

Minutes;
Becca Schrupp: I don't but when I was trying to get all of the financial stuff prepared...

Minutes;
Mayor Whipple: We talked about it, wasn't it like twelve?

Minutes;
Council member Wanlass: Nine point something

Minutes;
Council member Gallo: That is

Minutes;
Becca Schrupp: Is when the State comes in

Minutes;
Council member Wanlass: One thing to remember in the real near future, More Cops is going to help the police department a little bit...

Minutes;
Mayor Whipple: So, we will put that off. I think the services...

Minutes;
Council member Ennis: STRs

Minutes:
Council member Gallo: Now we need more...

Minutes:
Mayor Whipple: I know what Randy and his crews do...

Minutes:
Randy Laub: We have talked about it for years. We need more fields...

Minutes:
Council member Gallo: Can you fill a five plex...

Minutes;
Randy Laub: I think if we market it properly, absolutely...

Minutes;
Council member Gallo: So, let me ask you since you are talking outside...

Minutes;
Randy Laub: I think you potentially could do both. Really what it comes down to...

Minutes;
Council member Gallo: Absolutely

Minutes;
Randy Laub: I think and I don't want to use the word Pickle Ball because Bill gets mad at me...

Minutes;
Council member Gallo: Right, which is why I said indoor.

Minutes;
Council member Ennis: Sorry I knew you were getting ready to talk that is why I cut you off...

Minutes;
Martine Green: I was going to say...

Minutes;
Council member Ennis: As much as I don't like Pickle Ball...

Minutes;
Randy Laub: Well, we have had discussions about that...

Minutes;
Council member Fielding: So is cheerleading

Minutes;
Randy Laub: So, have it here in an indoor facility...

Minutes;
Mayor Whipple: Between rodeo, and soccer, and softball...

Minutes;
Council member Gallo: They have money

Minutes;
Randy Laub: I mean they are driving a two-hundred thousand horse and truck...

Minutes;
Council member Gallo: Look at Cowboy Christmas in Vegas...

Minutes;
Mayor Whipple: I have been approached by three different people that want to do rodeos...

Minutes;
Randy Laub: I think

Minutes;
Mayor Whipple: A rodeo ground...

Minutes;
Council member Wanlass: Put it all together...

Minutes;
Chief Tracy Fails: All I can hear is more public safety...

Minutes;
Randy Laub: We could have some kind of study done...

Minutes;
Council member Gallo: And they will spend money.

Minutes;
Randy Laub: Absolutely, and so you kind of look at those and say...

Minutes;
Chief Tracy Fails: They are spending big money when they come. I talked to the...

Minutes;
Randy Laub: Just for security...

Minutes;
Council member Gallo: That is because they need it.

Minutes;
Randy Laub: To Tracy's point, that is one event that comes twice a year...

Minutes;
Council member Fielding: So just on that note, years ago UNLV's...

Minutes;
Randy Laub: I do. Here we go, I love this, so really if you think back twenty years ago...

Minutes;

Chief Tracy Fails: You go back to the where at though...

Minutes;
Randy Laub: We have a thousand acres up by the soccer complex...

Minutes;
Chief Tracy Fails: Yeah, but you are talking.

Minutes;
Randy Laub: I know we need more cops.

Minutes;
Chief Tracy Fails: You are talking tons of amounts of dirt work...

Minutes;
Randy Laub: So, you think...

Minutes;
Chief Tracy Fails: It's the historical thing, people get mad...

Minutes;
Mayor Whipple: But it is also, if we are going to do up on top...

Minutes;
Council member Wanlass: What Karen talks about UNLV, they do it all over...

Minutes;
Randy Laub: Can I tag onto that real quick. We have a soccer...

Minutes;
Council member Gallo: Upgrade

Minutes;
Randy Laub: Just to build out...

Minutes;
Council member Gallo: That is a beautiful facility too.

Minutes;
Randy Laub: Yeah, it needs a little bit of TLC to it...

Minutes;
Council member Fielding: How booked is that?

Minutes;
Randy Laub: It is pretty busy, usually summertime everybody knows it's hot...

Minutes;
Council member Gallo: Almost every weekend.

Minutes;
Randy Laub: And there are local kids that use it a lot for practicing...

Minutes;
Council member Fielding: Even if we got the Golf Digests Long Drive back again...

Minutes;
Randy Laub: Tracy mentioned Pylon. I will give you a quick example...

Minutes;
Mayor Whipple: Well that lower field has that slant on it already. Kind of like the high school...

Minutes;
Randy Laub: That is why Travis is the wizard.

Minutes;
Chief Tracy Fails: You hit the nail on the head with parking though...

Minutes;
Randy Laub: Right across the street where we shoot the fireworks off...

Minutes;
Chief Tracy Fails: If we don't do parking then we are spinning our wheels...

Minutes;
Randy Laub: Tracy wants more yellow vests...

Minutes;
Martine Green: We need more up there anyway. I went to watch the long drive...

Minutes;
Randy Laub: That is what I say. We need to create that stadium affect...

Minutes;
Council member Fielding: And right next door you could have an amphitheater...

Minutes;
Randy Laub: Right in that same area we looked at, it has been years ago...

Minutes;
Mayor Whipple: The original layout, did you send that to me?

Minutes;
Randy Laub: The Master Plan, yeah

Minutes;
Mayor Whipple: It shows...

Minutes;
Council member Fielding: Twenty years ago

Minutes;
Randy Laub: So, you can curtail that all you want...

Minutes;
Council member Wanlass: We can talk about all these great things...

Minutes;
Randy Laub: Spend money to make money.

Minutes;
Council member Wanlass: That is what is going to happen...

Minutes;
Mayor Whipple: We are going to end with that thought...

2.2 10-Year Capital Improvement Plan
- Current 10-year CIP
- See if there are any gaps we should be focusing on

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Travis Anderson: What you see on the screen up there...

Minutes;
Council member Wanlass: Could this money be used to build a town square?

Minutes;
Travis Anderson: So, there are requirements and it has to be able to show...

Minutes;
Council member Wanlass: If you had a splash pad in the park...

Minutes;
Travis Anderson: We have used it like I said for shade structures or the ground surface...

Minutes;

Mayor Whipple: You know the one we talked about the other day connecting the two...

Minutes;
Randy Laub: Is the council going...

Minutes;
Mayor Whipple: He will...

Minutes;
Travis Anderson: I did look at that and I think that...

Minutes;
Mayor Whipple: Could it be used...

Minutes;
Travis Anderson: No

Minutes;
Council member Wanlass: I don't know who...

Minutes;
Travis Anderson: Right, now one thing when you were talking about, like CSN...

Minutes;
Council member Gallo: Trading

Minutes;
Travis Anderson: Trading that land which then you are maximizing...

Minutes;
Council member Wanlass: That makes a lot more sense than the matrix...

Minutes;
Chief Jayson Andrus: Fire Station 3

Minutes;
Travis Anderson: Yeah, Fire Station 3

Minutes;
Council member Gallo: Can I point out something, I noticed on here...

Minutes;
Council member Fielding: And just keep putting a Band-Aid on it until then.

Minutes;
Travis Anderson: And that money, I showed it on here...

Minutes;
Council member Gallo: So, we really don't have it...

Minutes;
Travis Anderson: No but to your point, there are items on here...

Minutes;
Council member Parrish: This goes back to the previous session, where we were talking about kids staying here in town...

Minutes;
Travis Anderson: Great question. So, I do know that in the NRS it's the 338...

Minutes;
Council member Parrish: But if you could look into maybe tacking on...

Minutes;
Council member Fielding: And without getting in trouble...

Minutes;
Council member Parrish: No, you can't discriminate by any means.

Minutes;
Travis Anderson: That is what we would look at that...

Minutes;
Council member Fielding: Ten

Minutes;
Council member Parrish: Is it ten?

Minutes;
Council member Fielding: No but it should be.

Minutes;
Council member Parrish: There it is in that letter right there; I know it is...

Minutes;
Travis Anderson: So that is with the...

Minutes;
Council member Wanlass: When the city sends out their RFQ's, what percentage...

Minutes;

Travis Anderson: So, for the Fire Station we had oh heavens I don't think that we had anyone come in as General Contractor...

Minutes;
Council member Gallo:

Minutes;
Travis Anderson: A lot of the time...

Minutes;
Chief Tracy Fails: What if your code said...

Minutes;
Council member Parrish:

Minutes;
Council member Wanlass: The general would definitely get the money...

Minutes;
Travis Anderson: He is just tacking on the 10%

Minutes;
Council member Gallo: Not to mention the fact that people if you own your own company...

Minutes;
Council member Ennis: The problem we have here...

Minutes;
Chief Tracy Fails: They are also the only ones that can go over three stories...

Minutes;
Travis Anderson: You have a great point.

Minutes;
Council member Parrish: There's new carpet, new chairs. We've got the Boulevard here and couple of carpet stores...

Minutes;
Travis Anderson: I get it

Minutes;
Council member Parrish: I just use those big ones as an example...

Minutes;
Travis Anderson: And we do when we get bids for these...

Minutes;
Council member Gallo: They are spending their money here.

Minutes;
Travis Anderson: That money cycles through

Minutes;
Adam Anderson: And if there are concerns with the NRS, you can...

Minutes;
Council member Fielding: So, my question was looking at this regarding City Facilities...

Minutes;
Travis Anderson: So great question and that is one we were hoping to talk about...

Minutes;
Martine Green: It's true

Minutes;
Travis Anderson: So, if we have that it makes this list so much easier...

Minutes;
Council member Wanlass: Is the dollar amount we have prevailing wage...

Minutes;
Travis Anderson: It is

Minutes;
Council member Wanlass: So, if you took NRC just hypothetically...

Minutes;
Adam Anderson: There might be some legal issues with that...

Minutes;
Travis Anderson: I do know that just like with...

Minutes;
Adam Anderson: That gets sticky

Minutes;
Council member Wanlass: It's not much of a give

Minutes;
Travis Anderson: Yeah, I mean but the teardown, yes, but those are some of the...

Minutes;

Council member Fielding: Those are newer, it's the building, it was built in...

Minutes;
Travis Anderson: It was actually City Hall...

Minutes;
Council member Fielding: It is sixty to seventy years old.

Minutes;
Travis Anderson: Those are some of the similar things that you will see...

Minutes;
Randy Laub: It is probably one of the highest used facilities that we have next the soccer complex...

Minutes;
Chief Tracy Fails: We need to develop that park because we own...

Minutes;
Council member Wanlass: As long as...

Minutes;
Travis Anderson: So, one thing to keep in mind...

Minutes;
Randy Laub: And really to Tracy's point...

Minutes;
Travis Anderson: I point that out because there are many projects...

Minutes;
Chief Tracy Fails: That would be a great place for like a food truck...

Minutes;
Travis Anderson: It would, yeah it would

Minutes;
Chief Tracy Fails: That would be a great spot for that too...

Minutes;
Travis Anderson: So those are the fields and then we come down to the landfill. One of the things that...

Minutes;
Council member Gallo: Can I ask you a question on the project that is partially done...

Minutes;

Travis Anderson: On Sidewinder?

Minutes;
Council member Gallo: No well I guess...

Minutes;
Travis Anderson: So, no those would be, we are finished with the stuff on Canyon Crest...

Minutes;
Council member Gallo: Up there where it kind of stops...

Minutes;
Travis Anderson: Correct

Minutes;
Council member Gallo: So that is not going to get wider...

Minutes;
Travis Anderson: Correct, so they have plans to continue with those, but until they do that...

Minutes;
Council member Gallo: But would that affect the fire house?...

Minutes;
Travis Anderson: I think the way we could minimize that is with each of these...

Minutes;
Council member Gallo: Okay go around

Minutes;
Travis Anderson: We still have these safe enough...

Minutes;
Council member Wanlass: Is that roundabout going to have to be changed?...

Minutes;
Travis Anderson: Yeah, it will actually make it better because then you will...

Minutes;
Council member Ennis: I have a question, sorry Becca...

Minutes;
Becca Schrupp: So, coming back to the Pattie comment...

Minutes;
Council member Fielding: It is required by the developer, isn't it?

Minutes;
Travis Anderson: It is

Minutes;
Council member Wanlass: It is not required until they develop the property...

Minutes;
Council member Gallo: Because I guess the issue is...

Minutes;
Travis Anderson: No and a great one. Thank you for bringing that up because...

Minutes;
Council member Gallo:

Minutes;
Council member Fielding: Sorry, everyone was talking and I still want to go back...

Minutes;
Travis Anderson: Your question on the first one, we do not lease...

Minutes;
Chief Tracy Fails: Is the firing range an option?...

Minutes;
Travis Anderson: It is not because of the well...

Minutes;
Council member Gallo: But it is interesting that Nye County wants to charge us for that...

Minutes;
Travis Anderson: Absolutely

Minutes;
Council member Gallo: And so that may be some negotiation that...

Minutes;
Travis Anderson: And that was part of the thing when we were discussing this...

Minutes;
Council member Gallo: And not give any

Minutes;
Travis Anderson: Because their tax base is so small...

Minutes;
Council member Gallo: But you are covered...

Minutes;
Adam Anderson: I have had some very small brief conversations...

Minutes;
Martine Green: They have talked with me about it, they met with me and the commissioner...

Minutes;
Council member Fielding: They want our services...

Minutes;
Adam Anderson: And it sounds like they don't make as much off of the solar...

Minutes;
Council member Ennis: So, what is the capacity at the landfill?

Minutes;
Travis Anderson: The new landfill?

Minutes;
Council member Ennis: Any landfill, what...

Minutes;
Travis Anderson: We have certain stipulations on how deep we can go...

Minutes;
Mayor Whipple: Do you have any idea what costs would be...

Minutes;
Travis Anderson: We looked at that for, we tried to, when did we go up there Jayson...

Minutes;
Mayor Whipple: Would green waste, so you did a green waste and you just buried it...

Minutes;
Travis Anderson: It would they consider that the same...

Minutes;
Council member Fielding: So, with that green waste would that enhance our recycling...

Minutes;
Travis Anderson: No, it would absolutely. What they do in Washington County is they have the landfill...

Minutes;
Chief Jayson Andrus: So, they are taking human waste and adding to it and they are rotating it...

Minutes;
Mayor Whipple: I just wonder how much of our landfill is being used up...

Minutes;
Travis Anderson: I do have that number I just don't have it with me...

Minutes;
Mayor Whipple: I have been out there many times...

Minutes;
Travis Anderson: No, absolutely that is a great question...

Minutes;
Council member Fielding: Sorry

Minutes;
Travis Anderson: No that is perfect, its great...

Minutes;
Council member Wanlass: As the City elects bigger people can we get...

Minutes;
Travis Anderson: Yeah, we got that little 302, Mark, I don't know if you guys remember Mark, he was...

Minutes;
Council member Fielding: Almost

Minutes;
Council member Wanlass: That is what I usually get...

Minutes;
Council member Ennis: Not to be the devil's advocate here but...

Minutes;
Travis Anderson: They do, so the vehicles that you are seeing...

Minutes;
Council member Ennis: The reason I was asking...

Minutes;
Travis Anderson: So that would be the building department has one vehicle that they don't use all the time...

Minutes;
Wayne Rasmussen: Daily I drove my own truck over here because the other two are being used.

Minutes;
Council member Ennis: Just wondering

Minutes;
Travis Anderson: The ones...

Minutes;
Council member Fielding: Anything that we can spend money on that will save us...

Minutes;
Mayor Whipple: Save money to make money

Minutes;
Travis Anderson: And to your point, the whole college campus thing...

2.3 Financial Health
- Current financial position of the City
- Trends and Projections
- Enterprise Fund Performance
- Debt Obligations
- Trust Accounts
- Revenue Discussion
  * Existing Structure
  * Property Tax
  * Franchise Fee
  * Sewer Revenue
  * Fee Schedule/Service Fees
  * Grants
  * Public/Private Partnership Opportunities

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Becca Schrupp: Bryce was able to move...

Minutes;
Council member Gallo: Interestingly enough Southern Nevada Health District...

Minutes;
Council member Wanlass: As this city has grown, one of the places that the city has missed...

Minutes;

Chief Tracy Fails: Take it out of...

Minutes;
Council member Ennis: I agree with what Paul says on impact fees...

Minutes;
Council member Wanlass: West of the Atlantic

Minutes;
Council member Ennis: When we have a residential impact fee...

Minutes;
Council member Wanlass: And they are four or five thousand

Minutes;
Council member Ennis: And they are four or five thousand in Vegas...

Minutes;
Council member Parrish: No, it's not that you guys, you are talking out of both sides of your mouth...

Minutes;
Council member Wanlass: As a city you can...

Minutes;
Council member Parrish: You just said...

Minutes;
Council member Wanlass: If a project comes before City Council...

Minutes;
Council member Parrish: So, then you are opening yourself up to a lawsuit...

Minutes;
Council member Wanlass: Ten percent on the dollar...

Minutes;
Council member Parrish: Let's make it simple...

Minutes;
Council member Wanlass: I know what you are talking about.

Minutes;
Council member Parrish: Okay, then let's get that thing here...

Minutes;

Council member Ennis: We do

Minutes;
Mayor Whipple: Can we do graduate impact fees?

Minutes;
Council member Wanlass: I'm sure you could write it up any way you wanted...

Minutes;
Council member Ennis: The impact fees can be something we work on quicker...

Minutes;
Council member Parrish: Well, I know we have got three right now that really want to build here...

Minutes;
Martine Green: I'm working on it.

Minutes;
Council member Parrish: I know but I know we had three...

Minutes;
Council member Fielding: I am okay with impact fees raising...

Minutes;
Mayor Whipple: How many houses a year are built?...

Minutes;
Travis Anderson: So, Pulte is one of the big drivers and it's right around...

Minutes;
Council member Wanlass: So, did Virgin Valley Water

Minutes;
Travis Anderson: Virgin Valley Water District...

Minutes;
Council member Fielding: And I will be honest with you, I would prefer to do impact fees...

Minutes;
Council member Ennis: Taxes don't come back to us...

Minutes;
Council member Parrish: Ten percent Bill comes back to the City.

Minutes;
Council member Ennis: Well, whatever it is...

Minutes;
Council member Wanlass: Over half of it goes to Clark County School District...

Minutes;
Mayor Whipple: So, with what we can legally raise.

Minutes;
Council member Parrish: It is only...

Minutes;
Mayor Whipple: It might be worth doing that...

Minutes;
Council member Wanlass: It all helps.

Minutes;
Chief Tracy Fails: If three hundred houses a year goes up...

Minutes;
Council member Ennis: You are not moving

Minutes;
Chief Tracy Fails: It's my daughter

Minutes;
Council member Ennis: Yep

Minutes;
Chief Tracy Fails: So, if it is a thousand dollar...

Minutes;
Council member Wanlass: The last time they were raised, when home prices were...

Minutes;
Chief Tracy Fails: It's six hundred dollars.

Minutes;
Council member Wanlass: All these houses being built are in those price ranges...

Minutes;
Travis Anderson: It is a tough subject no doubt a but it is one that we honestly...

Minutes;
Council member Wanlass: The only other things you could do besides property taxes would be...

Minutes;
Becca Schrupp: We have other things and I don't know if you want to stop now...

Minutes;
Council member Wanlass: We have...

Minutes;
Becca Schrupp: Safety fees, you have a lot of different fees.

Minutes;
Council member Wanlass: Business licensing fees.

Minutes;
Becca Schrupp: One that I would request being looked at is data requests...

Minutes;
Council member Gallo: What is the fee?

Minutes;
Becca Schrupp: None

Minutes;
Council member Gallo: Nothing?

Minutes;
Becca Schrupp: Nothing

Minutes;
Martine Green: We could spend hours, and hours, and hours

Minutes;
Chief Tracy Fails: I could probably have a full-time person just doing public information requests...

Minutes;
Becca Schrupp: That is why I would request it be looked at.

Minutes;
Mayor Whipple: The problem is...

Minutes;
Adam Anderson: Not that much but it is a bigger issue facing all...

Minutes;
Chief Tracy Fails: I bet there are two full-time salaries a year...

Minutes;

Council member Wanlass: So, when you put it...

Minutes;
Council member Gallo: Can't they get those things online?

Minutes;
Mayor Whipple: The problem is a lot of this stuff...

Minutes;
Council member Gallo: Any time...

Minutes;
Becca Schrupp: That is something I would like to talk about after the break...

Minutes;
Council member Wanlass: I think the city has been so afraid of making...

Minutes;
Mayor Whipple: Well for our residential, for our commercial...

Minutes;
Council member Ennis: Even up in Utah...

Minutes;
Council member Wanlass: Both of them and there was...

Minutes;
Mayor Whipple: Yeah no, for commercial it ended up being about $100 a trip...

Minutes;
Council member Wanlass: Even if it is $5...

Minutes;
Mayor Whipple: Well break?

Minutes;
Mayor Whipple started the meeting

Minutes;
Becca Schrupp: Before we start talking about the ways we can...

Minutes;
Council member Wanlass: What is the debt service on that bond?

Minutes;
Becca Schrupp: I don't know, let me look.

Minutes;
Council member Wanlass: And what was the original bond for...

Minutes;
Becca Schrupp: Yeah, good to know. Our special revenue fund...

Minutes;
Martine Green: So, the City of Mesquite Charitable Trust, which Adam is familiar with as well...

Minutes;
Adam Anderson: There's one for the Arts and the Senior Center.

Minutes;
Martine Green: And the Arts, so at one point...

Minutes;
Adam Anderson: Do you know how much is in them?

Minutes;
Martine Green: I know that the Senior Services one has about five-thousand...

Minutes;
Julie Goodsell: MPAC has about three

Minutes;
Adam Anderson: These are not huge amounts.

Minutes;
Martine Green: No

Minutes;
Julie Goodsell: No, none of them...

Minutes;
Becca Schrupp: Not a ton of money but something to think about...

Minutes;
Adam Anderson: I do have some clients who have named those...

Minutes;
Council member Wanlass: Can you hurry them up?

Minutes;
Michelle Reber: Do many people know about those funds?

Minutes;
Adam Anderson: They were created a long time ago so I don't know if...

Minutes;
Michelle Reber: Sorry I...

Minutes;
Adam Anderson: Well, no, when appropriate...

Minutes;
Martine Green: It helps a bit, like all the new chairs...

Minutes;
Becca Schrupp: The things that I think we should be doing. We should look at our fees...

Minutes;
Council member Wanlass: So, what about...

Minutes;
Randy Laub: As long as it is new

Minutes;
Becca Schrupp: Yeah, as long as it is new...

Minutes;
Adam Anderson: And part of this we found...

Minutes;
Becca Schrupp: My thoughts are, we charge what our costs are...

Minutes;
Council member Wanlass: If someone can't understand why you are doing that...

Minutes;
Chief Tracy Fails: We found that with this, we have been...

Minutes;
Council member Parrish: I was just going to say why don't you charge a $100 flat rate fee...

Minutes;
Adam Anderson: We can definitely...

Minutes;
Chief Tracy Fails: What we do is if we have to print a report for you...

Minutes;

Martine Green: Let’s do it like a lawyer...

Minutes;
Adam Anderson: Six minutes...

Minutes;
Council member Wanlass: Start your meter and start...

Minutes;
Council member Fielding: Tracy, on these fees, only because somebody called me on these a while ago...

Minutes;
Chief Tracy Fails: Yeah

Minutes;
Council member Wanlass: Somebody has got to do it...

Minutes;
Council member Fielding: Well, the report is already done...

Minutes;
Chief Tracy Fails: It's already done, but they have got to...

Minutes;
Council member Fielding: And I know it says on here victims of sexual assault...

Minutes;
Chief Tracy Fails: The thing is, is on a defendant...

Minutes;
Council member Fielding: It was just proposed to me about a week ago...

Minutes;
Chief Tracy Fails: That is the problem we are always going to run into...

Minutes;
Mayor Whipple: Well like I say if it is $500,000 a year...

Minutes;
Chief Tracy Fails: That is my estimation but I am wanting to bet...

Minutes;
Adam Anderson: I was going to mention that as we make decisions...

Minutes;

Council member Wanlass: You always know you are doing good...

Minutes;
Becca Schrupp: Do we have any questions or anything you want me to...

Minutes;
Randy Laub: Really what it comes down to, we have...

Minutes;
Council member Parrish: You have a rate for fields?

Minutes;
Randy Laub: We do

Minutes;
Council member Parrish: So, for every Little League field you have...

Minutes;
Chief Tracy Fails: It sounded good Kevin until the non-profit...

Minutes;
Adam Anderson: From my perspective, it needs to be consistent...

Minutes;
Randy Laub: To Adam's point, what we really tried to do this year...

Minutes;
Council member Gallo: Do we still have City employees for free...

Minutes;
Randy Laub: It is in their contract.

Minutes;
Council member Gallo: Yeah, but we are talking fees, so I didn't know if...

Minutes;
Randy Laub: Yes, this pertains to more of labor and material...

Minutes;
Council member Parrish: So, you mentioned local baseball teams...

Minutes;
Randy Laub: Am I having trouble, nor are we charging them...

Minutes;
Council member Parrish: Why would we charge a local baseball team...

Minutes;
Randy Laub: That is a great question, isn't it?

Minutes;
Council member Parrish: It is

Minutes;
Randy Laub: Well, we are fixing it.

Minutes;
Chief Tracy Fails: Randy and I have...

Minutes;
Council member Parrish: Whether there is local or non-local

Minutes;
Chief Tracy Fails: Well, whether there is content...

Minutes;
Randy Laub: I am right by the way.

Minutes;
Chief Tracy Fails: Not really, ever.

Minutes;
Council member Wanlass: There is a big difference between Pylon Football and six year old girls...

Minutes;
Martine Green: Those parents.

Minutes;
Randy Laub: At the end of the day, all we are trying to do...

Minutes;
Council member Wanlass: Even if it is non-profit...

Minutes;
Chief Tracy Fails: We have the same problem with Special Event Permits...

Minutes;
Council member Gallo:

Minutes;
Martine Green: Randy inherited that...

Minutes;
Chief Tracy Fails: He helped create them, he has been here forever...

Minutes;
Council member Gallo: They got a deal and they want the same deal.

Minutes;
Randy Laub: And along those conversations unfortunately I did have some of those...

Minutes;
Council member Gallo: And I am also going to do the right thing.

Minutes;
Adam Anderson: You can make me the bad guy at any time too

Minutes;
Randy Laub: I do that when possible.

Minutes;
Adam Anderson: The attorney said...

Minutes;
Randy Laub: We aren't trying to make a bunch of money...

Minutes;
Council member Gallo: Above, is the keyword

Minutes;
Randy Laub: And we have more work to do but we are pretty close. I have talked...

Minutes;
Council member Gallo: Favors

Minutes;
Council member Fielding: So are you saying on this, the facility rentals...

Minutes;
Randy Laub: If that is what is approved...

Minutes;
Council member Parrish: That is exactly right.

Minutes;
Randy Laub: And you know they have to be an organization...

Minutes;
Council member Fielding: I am onboard with that.

Minutes;
Randy Laub: If not...

Minutes;
Council member Fielding: And I think we have lost that opportunity...

Minutes;
Randy Laub: And really back to Adam's point, I just want to be consistent...

Minutes;
Council member Gallo: I think it is great and the other thing is...

Minutes;
Randy Laub: You can't be calling...

Minutes;
Becca Schrupp: Do you want to talk about the Rec Center.

Minutes;
Randy Laub: Rec Center fees I put in the packet...

Minutes;
Adam Anderson: One thing that comes to mind with my experience on the water district...

Minutes;
Council member Wanlass: That is where the city has

Minutes;
Adam Anderson: If we could do slow and steady increases

Minutes;
Randy Laub: Well, it is slow...

Minutes;
Adam Anderson: Well, you have to do some of that but then for the long term...

Minutes;
Randy Laub: We did a projection and you may have this, we did a one-year projection...

Minutes;
Chief Tracy Fails: What are you talking about Randy...

Minutes;

Randy Laub: Yeah basically, it's not much...

Minutes;
Council member Wanlass; If you are on an increase for your employees is approximately 5%...

Minutes;
Council member Parrish: I understand government is not like a business. But if you are not...

Minutes;
Randy Laub: I agree

Minutes;
Council member Parrish: Well, let’s break even, I mean do what we need to do to break even...

Minutes;
Chief Tracy Fails: It should be a response fee.

Minutes;
Randy Laub: I have a question for you Kev...

Minutes;
Council member Parrish: I'm going to say maybe sixty-five to seventy thousand...

Minutes;
Randy Laub: Close, one-hundred and six thousand people...

Minutes;
Council member Parrish: That is right, then do it

Minutes;
Council member Gallo: Has the Rec Center been affected...

Minutes;
Randy Laub: I would have to go back to the rate and see how many...

Minutes;
Council member Gallo: Not that many...

Minutes;
Randy Laub: Summertime when the pool is open...

Minutes;
Council member Gallo: Good that is even better

Minutes;
Adam Anderson: That is a financial component too because...

Minutes;
Randy Laub: And it doesn't have a huge impact on the Rec Center...

Minutes;
Mayor Whipple: Which they don't get it for free...

Minutes;
Randy Laub: Yeah, they have to sign up for the program...

Minutes;
Council member Wanlass: So, do you want...

Minutes;
Randy Laub: Well, we have...

Minutes;
Council member Wanlass: I noticed we didn't have...

Minutes;
Randy Laub: I will have to look at that...

Minutes;
Council member Gallo: And you...

Minutes;
Martine Green: And all of this adds up...

Minutes;
Randy Laub: It will impact the general fund too.

Minutes;
Council member Ennis: I think maybe on Kevin's point here...

Minutes;
Martine Green: I mean, the YMCA is a hundred bucks a month.

Minutes;
Council member Ennis: I mean that in a good way...

Minutes;
Randy Laub: Do you want me to dance right now...

Minutes;
Council member Ennis: I think increasing those fees...

Minutes;
Randy Laub: Small business mind set

Minutes;
Chief Jayson Andrus: This gets complicated on different levels...

Minutes;
Randy Laub: A different scenario of course.

Minutes;
Chief Jayson Andrus: A different scenario, but I think that is kind of...

Minutes;
Council member Gallo: That is a big gap...

Minutes;
Chief Jayson Andrus: Well, it is I can tell you...

Minutes;
Council member Gallo: I wouldn't want...

Minutes;
Chief Jayson Andrus: But in healthcare and I don't see a representative from Mesa View...

Minutes;
Council member Fielding: So, billing the 2.4 and receiving...

Minutes;
Chief Jayson Andrus: Great so I pay for ambulance...

Minutes;
Council member Fielding: And then we are talking wages and equipment...

Minutes;
Chief Jayson Andrus: I have a 7.8-million-dollar budget...

Minutes;
Council member Gallo: You have got government funding.

Minutes;
Chief Jayson Andrus: So different context...

Minutes;
Council member Gallo: Yeah, that is a big gap to try to...

Minutes;

Chief Tracy Fails: What Jayson is saying that some of this stuff is human rights that we can't...

Minutes;
Chief Jayson Andrus: I have got a real easy solution...

Minutes;
Council member Fielding: And that is the same with fire, when they are called

Minutes;
Chief Jayson Andrus: So, we are billing for the medical there...

Minutes;
Council member Fielding: You and I have talked about this for so many years...

Minutes;
Chief Jayson Andrus: Yes

Minutes;
Council member Fielding: I mean it is a service...

Minutes;
Chief Jayson Andrus: Sorry Randy I didn't mean to; different service...

Minutes;
Council member Gallo: How many calls, because that is interesting...

Minutes;
Council member Gallo: That is a lot and you guys don't charge for them coming that day.

Minutes;
Chief Jayson Andrus: Not if we don't transport. Now we are going down a rabbit hole...

Minutes;
Council member Gallo: Don't a lot of those people say no I don't want to be transported?

Minutes;
Chief Jayson Andrus: Yeah so, a lot, different context

Minutes;
Council member Gallo: Interesting

Minutes;
Chief Tracy Fails: Tell them where your guys get hurt the most.

Minutes;
Chief Jayson Andrus: So, again where is that bridge...

Minutes;
Council member Ennis: So, Jayson on that what is your...

Minutes;
Chief Jayson Andrus: So, I do think we start billing for fire response...

Minutes;
Council member Gallo: Didn't Marilyn send you...

Minutes;
Chief Jayson Andrus: That is the battery field...

Minutes;
Council member Gallo: This has been interesting because...

Minutes;
Chief Jayson Andrus: Yeah $5 million in the red and so...

Minutes;
Council member Gallo: Interesting...

Minutes;
Council member Ennis: I hate to keep hitting this with contact force...

Minutes;
Chief Jayson Andrus: We charge medical on any of those...

Minutes;
Council member Ennis: But what if you are in the truck or engine?

Minutes;
Chief Jayson Andrus: That is where we are not and that is what Council member Fielding has brought up...

Minutes;
Council member Ennis: So, what is the process of getting that started?

Minutes;
Chief Jayson Andrus: A meeting with Marilyn Kirkpatrick...

Minutes;
Council member Gallo: So, we need to get her here instead...

Minutes;
Council member Wanlass: There are certainly things that are going to take a long time...

Minutes;
Council member Fielding: And it is probably a good time again...

Minutes;
Council member Ennis: I agree with Council member Wanlass here. Let’s get going on...

Minutes;
Council member Wanlass: It is easier to start with low hanging fruit...

Minutes;
Martine Green: Well like the cemetery fees, when I was doing the cemetery...

Minutes;
Chief Tracy Fails: Do you guys know the mechanism we use to change the fees...

Minutes;
Council member Parrish: What is the actual

Minutes;
Adam Anderson: It depends if they are writing an ordinance then we have to amend...

Minutes;
Council member Wanlass: That is the low...

Minutes;
Becca Schrupp: Which is good, it is really easy to do that...

Minutes;
Adam Anderson: Because the public will come...

Minutes;
Council member Ennis: I would much rather...

Minutes;
Becca Schrupp: That is why we are having these conversations...

Minutes;
Martine Green: We have you on record now.

Minutes;
Council member Ennis: Most of them up there know how I feel.

Minutes;
Becca Schrupp: And there are some, the one that you have separate...

Minutes;
Chief Tracy Fails: Our animal shelter fees cost us money...

Minutes;
Council member Wanlass: We can't _____ money just to be nice to everybody...

Minutes;
Chief Tracy Fails: We have people that just think it is hilarious...

Minutes;
Council member Wanlass: But if we have ordinances out there that are specific...

Minutes;
Chief Jayson Andrus: We have amended our ambulance fees probably five years ago...

Minutes;
Council member Wanlass: And that is what we are talking about...

Minutes;
Chief Jayson Andrus: We are probably still under in today's market...

Minutes;
Council member Wanlass: And that is all the ordinance would have to say...

Minutes;
Adam Anderson: Fee schedule adopted by the City Manager...

Minutes;
Martine Green: You are going to be busy...

Minutes;
Mayor Whipple: We have talked about...

Minutes;
Council member Wanlass: Even if you max it out it is such a small amount.

Minutes;
Mayor Whipple: Franchise fee, how are we...

Minutes;
Becca Schrupp: I think I saw something.

Minutes;
Travis Anderson: So, with the trash collection so that is with Virgin Valley Disposal...

Minutes;

Council member Wanlass: Right now, that is about the only way you can bond is if...

Minutes;
Travis Anderson: And so, when we did that, I believe our bond was not quite ten million dollars...

Minutes;
Becca Schrupp: I couldn't remember...

Minutes;
Travis Anderson: That will be paid off for the sewer. I used that as a reference...

Minutes;
Council member Wanlass: So, bonding for stuff like that is doable because your bond service

Minutes;
Martine Green: Right

Minutes;
Council member Wanlass: Or you want a new fire engine...

Minutes;
Mayor Whipple: So, talking about sewer, fee schedule, and service fees...

Minutes;
Council member Wanlass: Just let us know so that when people come to us, we can say we told her to.

Minutes;
Mayor Whipple: Do you want us to put this on the...

Minutes;
Adam Anderson: Staff put on agenda and bring forward...

Minutes;
Mayor Whipple: Grants?

Minutes;
Becca Schrupp: The things I think we should go after; I feel like there is a lot there...

Minutes;
Council member Wanlass: I have had meetings with RTC and they have got this...

Minutes;
Becca Schrupp: Oh nice

Minutes;

Council member Wanlass: So, there are places you can to turn to get help...

Minutes;
Becca Schrupp: There is one that, I hate to go to the audience but John just was telling about...

Minutes;
Council member Wanlass: If you are getting money for the City

Minutes;
Becca Schrupp: Most of those have to go up...

Minutes;
Mayor Whipple: So, the last thing on this section is private and...

Minutes;
Becca Schrupp: I don't think so unless you guys think of other things...

Minutes;
Adam Anderson: Yes...

Minutes;
Becca Schrupp: We will work on the impact fees and bring those to council...

Minutes;
Mayor Whipple: Well, the Senior Center...

Minutes;
Council member Parrish: How close is it to breaking even?

Minutes;
Martine Green: $350,000

Minutes;
Council member Gallo: Well, you guys get grants, do the grants not cover

Minutes;
Martine Green: No

Minutes;
Council member Parrish: So, you are $350,000 in the hole at the Senior Center?

Minutes;
Becca Schrupp: We transfer $350,000...

Minutes;
Martin Green: Plus, a year.

Minutes;
Council member Gallo: And then you get, what $50,000 from the County...

Minutes;
Martine Green: Well it is fifty for homebound and then the...

Minutes;
Council member Gallo: That isn't what we get from Marilyn...

Minutes;
Randy Laub: Either way you are $300,000...

Minutes;
Council member Gallo: Multiple times and I know you have talked to her she says tell me what you need...

Minutes;
Randy Laub: I think this is great to have this meeting...

Minutes;
Council member Parrish: What do you charge for a meal?

Minutes;
Martine Green: It's a donation

Minutes;
Council member Parrish: Are you kidding me?

Minutes;
Martine Green: We cannot make people pay...

Minutes;
Council member Parrish: Who says we can't? Who says you can't?

Minutes;
Becca Schrupp: The Federal Grants

Minutes;
Martine Green: It is because of the grant...

Minutes;
Council member Fielding: And Marilyn Kirkpatrick gives us $30,000?

Minutes;
Council member Gallo: No, she is giving us fifty.

Minutes;
Council member Fielding: She kind of noticed that Bunkerville goes to the Senior Center...

Minutes;
Council member Parrish: We just need to charge for parking.

Minutes;
Martine Green: Well part of it is education too...

Minutes;
Randy Laub: And a lot of people come in there and they have a $4 suggested donation...

Minutes;
Council member Wanlass: If somebody can get something for nothing, they are going to.

Minutes;
Council member Fielding: But that is where they still get the money because...

Minutes;
Randy Laub: It's either through the grant or funding.

Minutes;
Council member Fielding: But we have to account for it

Minutes;
Randy Laub: Yeah but that is all...

Minutes;
Council member Fielding: Right so they have to do it to get that grant...

Minutes;
Randy Laub: Either way you are still short...

Minutes;
Chief Tracy Fails: We should look for a way to get money from our visitors...

Minutes;
Council member Parrish: How many meals do you put out per day?

Minutes;
Randy Laub: Three-hundred homebound...

Minutes;
Council member Parrish: And how many are actually in the facility?

Minutes;
Randy Laub: It varies

Minutes;
Martine Green: Probably about 150

Minutes;
Council member Parrish: So a total of 450

Minutes;
Council member Fielding: 450, a day?

Minutes;
Randy Laub: Roughly, yeah

Minutes;
Council member Fielding: In the building?

Minutes;
Martine Green: With a suggested donation.

Minutes;
Council member Gallo: You get 150 seniors...

Minutes;
Randy Laub: I would say...

Minutes;
Council member Wanlass: A lot of the people that go there are for the social...

Minutes;
Martine Green: Including the homebound

Minutes;
Randy Laub: Some are social but there are a lot that need it...

Minutes;
Council member Gallo: So we definitely need to up it.

Minutes;
Martine Green: Education, so to go to Sun City...

Minutes;
Council member Gallo: Are you delivering meals to Sun City?

Minutes;
Martine Green: A lot

Minutes;
Council member Fielding: And they get meals on Friday to get them through the weekend.

Minutes;
Martine Green: You are right

Minutes;
Council member Fielding: They get frozen...

Minutes;

Randy Laub: You are three-hundred and ninety thousand...

Minutes;
Council member Ennis: If you have a senior

Minutes;
Randy Laub: With the grant, it is my understanding you can't require...

Minutes;
Adam Anderson: Where is the line where it doesn't make sense to have the grant?

Minutes;
Chief Tracy Fails: Yeah how much is the grant?

Minutes;
Council member Gallo: Fifty, so that doesn't cover...

Minutes;
Chief Tracy Fails: Dump it and then charge

Minutes;
Council member Parrish: Is this something that should be on a regular city council meeting agenda so that...

Minutes;
Becca Schrupp: I was going to say I think we need a little more...

Minutes;
Adam Anderson: We can't take any action right now...

Minutes;
Council member Gallo: I think we could also start by talking about...

Minutes;
Martine Green: It was supposed to be for homebound...

Minutes;
Council member Gallo: So the ones that are going to Sun City that you were just talking about...

Minutes;
Martine Green: We get reimbursed a percentage

Minutes;
Randy Laub: Overall it is about a little over...

Minutes;
Council member Gallo: So we just need to up

Minutes;
Randy Laub: If she could help

Minutes;
Council member Fielding: So here is my question because when I was volunteering...

Minutes;
Randy Laub: Pre-requisite what...

Minutes;
Council member Fielding: I am just curious

Minutes;
Randy Laub: There has got to be criteria somewhere...

Minutes;
Council member Fielding: There has got to be because things like...

Minutes;
Martine Green: But Karen a lot of it is, some of them...

Minutes;
Council member Fielding: I understand that

Minutes;
Martine Green: A lot, it is amazing.

Minutes;
Randy Laub: This is something we can discuss...

Minutes;
Council member Parrish: This needs to be dug into...

Minutes;
Council member Fielding: Here is the other thing...

Minutes;
Council member Parrish: Give free meals

Minutes;
Council member Fielding: There are services

Minutes;
Council member Gallo: Hey Kevin we qualify...

Minutes;
Council member Parrish: You can't go to lunch for under $10...

Minutes;
Adam Anderson: I do know some people that it is their only meal...

Minutes;

Council member Parrish: I understand, I get that Adam...

Minutes;
Chief Tracy Fails: The inmates

Minutes;
Martine Green: Oh we do feed the inmates too

Minutes;
Randy Laub: That is something we can dig into...

Minutes;
Council member Fielding: I don't think you can. If you are talking about...

Minutes;
Randy Laub: I understand that but let's get into it.

Minutes;
Council member Fielding: If you are talking fees and fees we have got to charges everybody...

Minutes;
Randy Laub: Let us dig into it a little bit...

Minutes;
Mayor Whipple: Lets move on I'm going to skip 2.4 and come back to that at 2:30...

Minutes;
Martine Green: Be gentle! So in the last five years we have closed...

Minutes;
Council member Wanlass: If the city doesn't get apartment complexes in here that are reasonably priced...

Minutes;
Martine Green: That is true they went up six fifty...

Minutes;
Council member Wanlass: So if you are doing apartments like that you aren't helping the situation at all...

Minutes;
Adam Anderson: The market did that, right. So...

Minutes;
Martine Green: Right because...

Minutes;
Adam Anderson: You would think they would be coming up...

Minutes;

Martine Green: The problem is the Council approves these apartment complexes...

Minutes;
Adam Anderson: But why? We need to figure out why...

Minutes;
Council member Gallo: Because half the time they are coming in expecting...

Minutes;
Chief Tracy Fails: It's not the impact fees.

Minutes;
Council member Gallo: But usually it is a financial...

Minutes;
Adam Anderson: They aren't getting the funding...

Minutes;
Council member Gallo: And they had these big plans...

Minutes;
Martine Green: The push is, so there is another retail store, I can't say what I am so sorry...

Minutes;
Council member Gallo:

Minutes;
Council member Parrish: Is that going off of Oasis?

Minutes;
Martine Green: Yes, I am only allowed to say it is a retail store...

Minutes;
Council member Ennis: This right here goes back to what Paul was just saying...

Minutes;
Martine Green: So we are going to have two big things coming in, big. And the one...

Minutes;
Council member Gallo: I think to Paul...

Minutes;
Martine Green: That is why I said it is a catch twenty-two...

Minutes;
Council member Parrish: Okay so we had Switch Point is that...

Minutes;
Mayor Whipple: So Switch Point has pulled out...

Minutes;
Council member Parrish: That was perfect

Minutes;
Council member Wanlass: Has anyone ever thought...

Minutes;
Martine Green: If we had a housing authority...

Minutes;
Council member Parrish: Maybe that needs to be revisited.

Minutes;
Council member Fielding: That is something that the Rising Star had

Minutes;
Martine Green: So this is what I was talking about, the stuff that I typed up...

Minutes;
Council member Wanlass: All the young people as we talked earlier are moving out...

Minutes;
Chief Tracy Fails: Even Crown has gobs of their work coming in from Vegas...

Minutes;
Council member Ennis: Ninety percent of the hospitals employees come in from St George...

Minutes;
Council member Gallo: And the Casinos

Minutes;
Council member Fielding: And the Casa Blanca...

Minutes;
Martine Green: And the Do it Best said they wanted to increase...

Minutes;
Council member Gallo: So housing sounds like it is the issue...

Minutes;
Council member Ennis: Not Sun City housing...

Minutes;
Council member Wanlass: If the city could control that...

Minutes;
Martine Green: I looked in Palm Desert...

Minutes;
Council member Gallo:

Minutes;
Adam Anderson: Are the business owners saying...

Minutes;
Martine Green: My first meeting with Crown...

Minutes;
Council member Wanlass: And that will be the first comment from everybody...

Minutes;
Adam Anderson: He was going to get water from the ocean

Minutes;
Council member Wanlass: He was going to bring in...

Minutes;
Martine Green: We have the problem solved with the grocery stores...

Minutes;
Council member Wanlass: Either the city does it or...

Minutes;
Mayor Whipple: So one thing is Bill Brewer is coming out...

Minutes;
Martine Green: Nevada Rural Housing Authority

Minutes;
Mayor Whipple: Another thing I have been thinking about is maybe we should start...

Minutes;
Council member Wanlass: This is fluid you almost have to...

Minutes;
Chief Tracy Fails: If we had are own...

Minutes;
Adam Anderson: I think NRS 315 Housing Authority...

Minutes;
Martine Green: To get to twenty-five thousand we have to have housing...

Minutes;
Chief Tracy Fails: You guys deal with housing so often...

Minutes;
Council member Ennis: You are right

Minutes;

Chief Tracy Fails: The Housing Authority...

Minutes; Council member Ennis: It's like we are talking to a brick wall every time...

Minutes; Council member Wanlass: I am going to push around and start talking to the window...

Minutes; Martine Green: And then the Council knows I am working on...

Minutes; Adam Anderson: Be careful on your NDAs we don't want you...

Minutes; Martine Green: An acreage out by, that is all I am going to say...

Minutes; Council member Wanlass:

Minutes; Martine Green: That is all I am going to say...

Minutes; Mayor Whipple: We know.

Minutes; Martine Green: An acreage out at 112 that would require...

Minutes; Council member Wanlass: Every one of these things

Minutes; Martine Green: More people. So I

Minutes; Mayor Whipple: Do we need to have a vote to create a committee...

Minutes; Adam Anderson: I have to look at that...

Minutes; Mayor Whipple: We are going to start on a housing committee.

Minutes; Council member Wanlass: Any volunteers out there...

Minutes; Dominic Oliveto: Yeah right here

Minutes; Council member Ennis: Not you Dominic put your hand down...

Minutes; Dominic Oliveto: If you want housing brought in here at a cheap price...

Minutes; Council member Gallo: So where has he been?...

Minutes; Dominic Oliveto: Where have I been?

Minutes; Council member Gallo: No, where has he been?

Minutes; Dominic Oliveto: I think you guys made him mad last time...

Minutes; Council member Gallo: It wasn't the Australian guy was it?

Minutes; Mayor Whipple: So, lets start that...

Minutes; Martine Green: So here is a good example of what an outsider sees...

Minutes; Council member Wanlass: I think the people that lived there just drive around...

Minutes; Becca Schrupp: I have a question that I just thought of so the gentleman across from City Hall...

Minutes; Council member Parrish: That is exactly what he wanted...

Minutes; Becca Schrupp: Why

Minutes; Council member Wanlass: That whole premise was...

Minutes; Martine Green: Commercial

Minutes; Council member Wanlass: If you take the businesses out of there...

Minutes; Council member Fielding: Not for the community

Minutes; Council member Wanlass: And it was supposed to be for the city with an amphitheater...

Minutes; Martine Green: So one of the issues that I deal with...

Minutes; Council member Wanlass: Sometimes we were looking at two in same meeting...

Minutes; Martine Green: So there has been a lot of different entities that showed small homes...

Minutes; Council member Wanlass: That is where the housing authority if you had one, it would be good...

Minutes; Council member Fielding: So that vacant land over there on Heritage Park over there...

Minutes; Council member Wanlass: We already took a lot of that out when they changed it...

Minutes; Council member Fielding: We did Randy?

Minutes; Martine Green: We still

Minutes; Travis Anderson: We have the parking...

Minutes; Council member Wanlass: We don't have to have a full time person there...

Minutes; Randy Laub: We still maintain the facility there though.

Minutes; Council member Wanlass: But it is not a full time person like they wanted.

Minutes; Council member Fielding: I mean, matter of fact it was Randy that brought that up...

Minutes; Randy Laub: Really the way that I see that we had a conversation months ago...

Minutes; Council member Wanlass: All of them

Minutes; Randy Laub: And we make them do more...

Minutes; Council member Gallo: That is when they gifted us the park.

Minutes; Martine Green: We owned it to begin with...

Minutes; Randy Laub: But it is...

Minutes; Council member Gallo: That would be perfect

Minutes; Randy Laub: Why not ask

Minutes; Becca Schrupp: Especially if you are looking at

Minutes; Council member Wanlass: You will need to talk to Crescent Hardy

Minutes; Becca Schrupp: I think if you are looking at...

Minutes; Council member Gallo: But they aren't really affordable they are like...

Minutes; Chief Tracy Fails: It feels like anywhere you guys want to put it...

Minutes; Council member Fielding: There are no houses right there...

Minutes; Martine Green: They want to make money though. That is why the price per square foot...

Minutes; Randy Laub: But then again this argument has been going on for years...

Minutes; Council member Gallo: Totally agree, totally agree

Minutes; Randy Laub: Unless...

Minutes; Chief Tracy Fails: The term may be the problem...

Minutes; Martine Green: Workforce housing

Minutes; Adam Anderson: People think of it...

Minutes; Martine Green: They do

Minutes; Chief Tracy Fails: Or

Minutes; Martine Green: It is on the website

Minutes; Chief Tracy Fails: Well, I mean

Minutes; Adam Anderson: The way you talk about it

Minutes; Chief Tracy Fails: The way you talk about it

Minutes; Martine Green: Workforce housing

Minutes; Chief Tracy Fails: So the definition of what we are discussing is this one...

Minutes; Council member Wanlass: The units that they are getting the tax credits across from...

Minutes; Council member Gallo: Oh the senior

Minutes; Council member Wanlass: Everyone was up in arms about...

Minutes; Martine Green: It wasn't HUD

Minutes; Council member Wanlass: Affordable housing they think you are going to get...

Minutes; Martine Green: I have tried to tell developers...

Minutes; Chief Tracy Fails: Low cost, I don't know

Minutes; Council member Fielding: Low cost

Minutes; Chief Tracy Fails: Some kind of definition

Minutes; Martine Green: I have tried to tell the developers...

Minutes; Chief Tracy Fails: I don't know but it seems like terminology...

Minutes; Council member Ennis: Like I said earlier affordable housing...

Minutes; Chief Tracy Fails: Maybe we could category one, two and three housing...

Minutes; Adam Anderson:

Minutes; Martine Green: That is a good idea

Minutes; Chief Tracy Fails: And then we aren't...

Minutes; Mayor Whipple: That is a good idea...

Minutes; Council member Wanlass: Surprising you had a good idea...

Minutes; Council member Gallo: That is it for the day

Minutes; Council member Parrish: I think this might of happened up in South Jordan...

Minutes; Martine Green: Multi-family

Minutes; Council member Parrish: And they also can also designate some...

Minutes; Chief Tracy Fails: If you made it...

Minutes; Council member Parrish: Absolutely so anyway...

Minutes; Martine Green: I have truly tried to see myself as a conduit...

Minutes; Mayor Whipple: So lets move on...

Minutes; Martine Green: So I think that in the past, you know we are isolated out here...

2.4 Work Session to Discuss Contents of Upcoming July 28, 2026 City Council Meeting

Cover Page

2.5 Economic Development

- Current Economic Development trends and market conditions
- Business Retention and Expansion Efforts
- Housing Development and Challenges
- Commercial and Industrial growth opportunities
- Downtown Redevelopment Initiatives
- Partnerships
- Infrastructure Investments that support growth

Cover Page

Minutes; Mayor Whipple: The chamber has been on fire

Minutes; Martine Green: And that speaks to the business...

Minutes; Mayor Whipple: The last year it seems like it has gotten...

Minutes; Council member Gallo: It is amazing

Minutes; Martine Green: So I feel like we really are all partners now...

Minutes; Mayor Whipple: I have given Emma and Danielle

Minutes; Council member Wanlass: They could put it right next to Trader Joes...

Minutes; Mayor Whipple: Trader Joes can go wherever they want...

Minutes; Martine Green: For instants yesterday I took the three utilities out to lunch...

Minutes; Council member Gallo: If we didn't have anything else happening right now...

Minutes; Martine Green: Adobe Mesa is going in and they said they have got someone...

Minutes; Mayor Whipple: Adobe Mesa, was it you that told me that they are...

Minutes; Martine Green: Yes it was they are 85% full...

Minutes; Council member Wanlass: We need to figure out how to get...

Minutes; Council member Gallo:

Minutes; Council member Wanlass: I'm not talking the apartments on Smokey Lane I am talking

Minutes; Mayor Whipple: It might be a matter of a couple of us go to St George...

Minutes; Martine Green: When you drive up the back way...

Minutes; Council member Fielding: Short-term rentals

Minutes; Council member Wanlass: People can't afford the houses here...

Minutes: Council member Gallo: Santa Clara, they have those house now...

Minutes; Council member Fielding: So right down that street. So some of those...

Minutes; Council member Gallo: And some of them are homes.

Minutes; Council member Fielding: Back further, yes.

Minutes; Mayor Whipple: I think it might be we just might...

Minutes; Council member Wanlass: There are a lot of things that giving affordable land makes sense...

Minutes; Council member Parrish: We have just got to throw away the matrix...

Minutes; Council member Wanlass: Throw away the matrix is a good idea and then the City Council can say something...

Minutes; Adam Anderson: We do have existing deals in the works. Like NRC...

Minutes; Martine Green: They are putting apartments, I mean not apartments but affordable...

Minutes; Mayor Whipple: Well, we have that. We have the Smoky Lane. We have that one that is right...

Minutes; Council member Gallo: What is going on with those ones that are out by the airport?...

Minutes; Travis Anderson: Two buildings are almost ready to be finalized...

Minutes; Council member Gallo: And they are pretty affordable?

Minutes; Travis Anderson: I have no idea.

Minutes; Council member Wanlass: Have we ever figured out what is going in north of Hardy...

Minutes; Travis Anderson: That is the Preswick Apartments...

Minutes; Council member Wanlass: When they came in and had they had the parking issues and they came back...

Minutes; Council member Gallo: I was going to say it has been a couple of years...

Minutes; Martine Green: That was going to be a lot of apartments...

Minutes; Council member Wanlass: That is exactly what this city needs...

Minutes; Travis Anderson: And the ones that are behind, I always get this wrong...

Minutes; Martine Green: Yea they were going to put a lot of apartments there.

Minutes; Council member Parrish: Those were three stories.

Minutes; Travis Anderson: I am not sure what happened there...

Minutes; Becca Schrupp: Just so we can kind of wrap up before you move on...

Minutes; Council member Wanlass: Both but the right type of business. Not more In and Out Burgers...

Minutes; Mayor Whipple: I agree, I would say Martine you continue the direction you are going...

Minutes; Council member Wanlass: There has got to be investors out there that would love to come in and do it...

Minutes; Chief Tracy Fails: What is Mesquite Entertainment supposed to be doing...

Minutes; Martine Green: They were going to build housing. They were talking...

Minutes; Mayor Whipple: Their property over there. They said they had a plan for it

Minutes; Martine Green: They did. And then the Eureka was going to build housing...

Minutes; Council member Fielding: I think that is still in the works.

Minutes; Martine Green: It is?

Minutes; Chief Tracy Fails: They are spending a million dollars a year...

Minutes; Council member Gallo: Housing has got to be a priority.

Minutes; Mayor Whipple: Does anybody else have any input...

Minutes; Martine Green: Did we want to talk about the Economic Development funds though?

Minutes; Mayor Whipple: Sure

Minutes; Martine Green: And I typed up that whole sheet on how we sale land too...

Minutes; Adam Anderson: We need a special meeting to destroy the matrix.

Minutes; Martine Green: So I have a one page thing on how we sale land...

Minutes; Adam Anderson: I have always thought that each deal is going to be a little different...

Minutes; Council member Wanlass: A lot of times when we get, I am going to say every time...

Minutes; Council member Parrish: That is correct

Minutes; Council member Wanlass: And other times

Minutes; Martine Green: I mean I am old realtor a broker...

Minutes; Council member Wanlass: I want to...

Minutes; Martine Green: I know, anyway, going forward I can take two appraisals and average them...

Minutes; Council member Wanlass: I would really like to know how the hell appraisers are...

Minutes; Martine Green: Do you know how many appraisers we have...

Minutes; Council member Wanlass: It is the same way in Vegas...

Minutes; Martine Green: Four, we only have four appraisers that we can use here...

Minutes; Council member Wanlass: A piece of property they want to sale in Las Vegas...

Minutes; Martine Green: Because appraisers hate vacant land...

Minutes; Chief Tracy Fails: Chat GPT can do better than that.

Minutes; Adam Anderson: We will put that in the charter.

Minutes; Martine Green: We can handle this how ever you want...

Minutes; Council member Parrish: When we sale a piece of property...

Minutes; Martine Green: Well of course

Minutes; Council member Parrish: I think this relates to Paul's point...

Minutes; Council member Wanlass: But if there is a company like Crown...

Minutes; Council member Parrish: Absolutely

Minutes; Adam Anderson: What he is saying the NDA issue...

Minutes; Council member Gallo: It is very hard to move on something...

Minutes; Adam Anderson: It seems like it needs to be a case by case basis...

Minutes; Becca Schrupp: Which then we don't have the matrix

Minutes; Adam Anderson: Yeah and

Minutes; Council member Wanlass: The Council can move...

Minutes; Becca Schrupp: It is hard when Martine already has it...

Minutes; Martine Green: I took that off the website.

Minutes; Council member Wanlass: I have been saying that for three and a half years.

Minutes; Mayor Whipple: We had that...

Minutes; Adam Anderson: I don't know that we need formal council action, it is not...

Minutes; Martine Green: I removed it from the website, it is gone...

Minutes; Adam Anderson: It is something

Minutes; Martine Green: Right

Minutes; Adam Anderson: So I think the response is...

Minutes; Martine Green: ____ paid full price for their parcel because they didn't want to deal with anything...

Minutes; Council member Wanlass: There is a lot of people that will do that

Minutes; Council member Fielding: Well they just don't want the development agreement...

Minutes; Martine Green: What I want to bring up too is that I don't why this happened...

Minutes; Council member Gallo: Well darn you

Minutes; Martine Green: It was going into Fund...

Minutes; Council member Gallo: Why are you protecting that?

Minutes; Martine Green: There are two resolutions right here...

Minutes; Council member Wanlass: How much is in there, those two accounts?

Minutes; Martine Green: One point nine million. It's from the land sales I have been doing...

Minutes; Council member Wanlass: Ten cents

Minutes; Martine Green: Well I mean some was, you know...

Minutes; Council member Ennis: I am with you...

Minutes; Martine Green: Is it a resolution?

Minutes; Council member Ennis: To do it or not to do it.

Minutes; Becca Schrupp: These two accounts...

Minutes; Martine Green: These were the two resolutions that were done...

Minutes; Council member Ennis: Was it a one time resolution or what

Minutes; Martine Green: No, that is why I am bringing it up

Minutes; Becca Schrupp: It is a continuous

Minutes; Council member Ennis: If it is a continuous resolution.

Minutes; Martine Green: You could change it.

Minutes; Travis Anderson: It was a continuous resolution to put it into that...

Minutes; Council member Gallo: What was

Minutes; Martine Green: It used to go into the Capital...

Minutes; Council member Fielding: We should be paying for appraisals

Minutes; Michelle Reber: Because the person

Minutes; Travis Anderson: Exactly

Minutes; Council member Fielding: What is that?

Minutes; Michelle Reber: Because whoever had that idea, is no longer here.
Minutes; Council member Parrish: So this is just a simple resolution...

Minutes; Adam Anderson:

Minutes; Travis Anderson: I love this meeting

Minutes; Council member Parrish: Not that I don't like Travis, but...

Minutes; Becca Schrupp: My thought is it is for economic development...

Minutes; Adam Anderson: It is limited

Minutes; Becca Schrupp: The reason it is there now, is some of it is going...

Minutes; Council member Wanlass: That would make sense.

Minutes; Martine Green: Yes, it would

Minutes; Becca Schrupp: So, I guess I would caution you...

Minutes; Council member Fielding:

Minutes; Becca Schrupp: But if something does go there I think it should be...

Minutes; Martine Green: A percentage as new land sales come in

Minutes; Travis Anderson: That is one of the biggest things we struggle with...

Minutes; Martine Green: I looked at Boulder City and that is what they do...

Minutes; Council member Wanlass: That 5,000 acres of BLM land...

Minutes; Travis Anderson: Absolutely

Minutes; Council member Wanlass: So same some to make sure you get that...

Minutes; Martine Green: We have got RDA money too though, think about that...

2.6 RDA

- Current Policies
- Ideas for the use of Funds

Cover Page

Minutes; Martine Green: Anyway I am very happy we are having these discussions...

Minutes; Mayor Whipple read this item by its title.

Minutes; Martine Green: So we had a thirty year plan...

Minutes; Council member Gallo: But we had to have it to do it initially

Minutes; Martine Green: It can even do housing by the way...

Minutes; Becca Schrupp: I think that is a big question...

Minutes; Council member Gallo: I will

Minutes; Becca Schrupp: It has to

Minutes; Council member Parrish: Are there any of the old house around...

Minutes; Becca Schrupp: That could work

Minutes; Council member Parrish: Maybe we need to buy some of those houses...

Minutes; Martine Green: The RDA if you read the whole thing...

Minutes; Adam Anderson:

Minutes; Council member Parrish: If we need to buy a couple of houses...

Minutes; Council member Wanlass: someone need to look at it and say

Minutes; Becca Schrupp: That is a good idea

Minutes; Council member Wanlass:

Minutes; Martine Green: Anyway it is a wonderful program...

Minutes; Mayor Whipple: So when we...

Minutes; Council member Wanlass: If there are businesses out there that can use the money to build there...

Minutes; Martine Green: So the last one we had fourteen million...

Minutes; Council member Wanlass: But my suggestion would be...

Minutes; Martine Green: I agree

Minutes; Council member Wanlass: And do all of the big projects...

Minutes; Mayor Whipple: Start identifying some businesses down the Boulevard...

Minutes; Council member Wanlass: We would be willing to...

Minutes; Martine Green: So one of the things I was going to do, I went to Karen's office...

Minutes; Becca Schrupp: So it sounded like with you guys...

Minutes; Council member Gallo: Haven't we tried that before...

Minutes; Mayor Whipple: That is what Martine is saying...

Minutes; Martine Green: I have tried to help too, to go...

Minutes; Council member Fielding: I really think that if we are going to start there...

Minutes; Council member Wanlass: Riverside and Hafen

Minutes; Council member Fielding: Those are the ones. But here is the thing...

Minutes; Council member Wanlass: If they do the right type of sign...

Minutes; Travis Anderson: There are stipulations on signage codes...

Minutes; Mayor Whipple: I think that is one step...

Minutes; Martine Green: That is the big thing.

Minutes; Mayor Whipple: And say, is tearing down the big...

Minutes; Council member Wanlass: We have too many projects...

Minutes; Becca Schrupp: The gym

Minutes; Martine Green: The Relief House

Minutes; Travis Anderson: Hunter Park, I mean honestly...

Minutes; Randy Laub: It wouldn't pass right now.

Minutes; Travis Anderson: We have had that...

Minutes; Council member Wanlass: How much is a field? To replace...

Minutes; Travis Anderson: So if you were going to replace the turf...

Minutes; Randy Laub: I had

Minutes; Travis Anderson: For all three and that is infield, outfield...

Minutes; Randy Laub: It is getting to a point...

Minutes; Becca Schrupp: And then once they leave it is going...

Minutes; Council member Wanlass: If you did one a year...

Minutes; Randy Laub: It kind of brings up the question...

Minutes; Travis Anderson: It does so you are going to save of bulk cost...

Minutes; Council member Wanlass: And if you aren't going to be able to use...

Minutes; Travis Anderson: But people like them...

Minutes; Council member Wanlass: I agree with what you are saying.

Minutes; Randy Laub: We had that conversation...

Minutes; Travis Anderson: Me and Randy have gone back and forth on this and I am good with whatever

Minutes; Randy Laub: In the same sense Travis, when

Minutes; Travis Anderson: But we haven't ever been able to do that...

Minutes; Randy Laub:

Minutes; Council member Wanlass: You actually want the city to do something that makes sense?

Minutes; Randy Laub: I think that as far as the field goes...

Minutes; Travis Anderson: And we got bailed out with the COVID money...

Minutes; Council member Wanlass: The city would have gone off of a fiscal...

Minutes; Becca Schrupp: Can I just kind of recap. So I have ideas...

Minutes; Council member Ennis: Is that the one

Minutes; Council member Wanlass: Travis you are never living that one down

Minutes; Travis Anderson: I guess not.

Minutes; Becca Schrupp: Is there any other ideas...

Minutes; Council member Wanlass: Over the coarse of the next year...

Minutes; Council member Fielding: And that housing authority is going to cost us money to start with

Minutes; Mayor Whipple: Well, it is going to start off as a committee...

Minutes; Council member Fielding: Right, and that is going to cost money that is going to come from...

Minutes; Council member Wanlass: But you know probably by 2030...

Minutes; Travis Anderson: So if I can add one. The parking at the SCC...

Minutes; Chief Tracy Fails: I don't know

Minutes; Travis Anderson: Quite a few, right

Minutes; Chief Tracy Fails: It is hard for us...

Minutes; Travis Anderson: I do see that one as when we are talking about what is a payback...

Minutes; Council member Gallo: That is a HOV...

Minutes; Travis Anderson: Yes

Minutes; Council member Gallo: So they are using that...

Minutes; Travis Anderson: We had paved that...

Minutes; Council member Gallo: Would that help, if we don't have a lot of money?

Minutes; Travis Anderson: Anything would help, honestly...

Minutes; Chief Tracy Fails: In of itself we could stripe it...

Minutes; Randy Laub: The biggest issue is having the overflow...

Minutes; Council member Gallo: What would that cost?

Minutes; Travis Anderson: I had a million dollars for that and...

Minutes; Council member Wanlass: Why don't you...

Minutes; Travis Anderson: I can do that.

Minutes; Council member Parrish: Travis...

Minutes; Travis Anderson: That is exactly we already have that up there...

Minutes; Council member Gallo: It's already an open area.

Minutes; Chief Tracy Fails: We have looked at it a few times...

Minutes; Council member Gallo: Between that and utilizing...

Minutes; Mayor Whipple: Could it be used

Minutes; Randy Laub: Want me

Minutes; Travis Anderson: You don't see too much parking up there?

Minutes; Dominic Oliveto: It isn't a very convenient place

Minutes; Travis Anderson:

Minutes; Council member Fielding: Take the fences down too, right

Minutes; Randy Laub: Yeah

Minutes; Mayor Whipple: There is more property...

Minutes; Council member Gallo: Than just what we own...

Minutes; Travis Anderson: That is all BLM...

Minutes; Council member Gallo: So it is at least a start...

Minutes; Travis Anderson: Absolutely and like I said...

Minutes; Mayor Whipple: My thought and it is just a thought...

Minutes; Travis Anderson: For a rodeo arena

Minutes; Chief Tracy Fails: There's not enough room for both I don't think

Minutes; Mayor Whipple: There is...

Minutes; Travis Anderson: Let me look at that...

Minutes; Mayor Whipple: There might be something...

Minutes; Chief Tracy Fails: Is this for any...

Minutes; Mayor Whipple: Anything to do with redevelopment...

Minutes; Becca Schrupp: And for like private...

Minutes; Council member Gallo: I think that would be a start...

Minutes; Becca Schrupp: Oh absolutely

Minutes; Travis Anderson: I will work something up and see if Martine...

Minutes; Chief Tracy Fails: The reason I am asking that...

Minutes; Council member Gallo:

Minutes; Chief Tracy Fails: We don't have a public...

Minutes; Council member Gallo: I know that there are

Minutes; Becca Schrupp: I was going to say...

Minutes; Council member Gallo:

Minutes; Council member Ennis: I have a group here that is willing to come in

Minutes; Becca Schrupp: Groups that will help...

Minutes; Council member Ennis: They have plans for it already

Minutes; Becca Schrupp: So you just need...

Minutes; Chief Tracy Fails: I have the spot picked out at 112...

Minutes; Council member Gallo: They are all going out to Gold Butte...

Minutes; Chief Tracy Fails: Out at my house, it is everyday...

Minutes; Becca Schrupp: Outdoor or indoor

Minutes; Chief Tracy Fails: Outdoor

Minutes; Council member Wanlass: If you are going to do it...

Minutes; Chief Tracy Fails: Just like Rowdy does...

Minutes; Council member Ennis: The group that I am talking to...

Minutes; Council member Gallo: That would be me...

Minutes; Council member Ennis: As far as the land...

Minutes; Chief Tracy Fails: There is a piece on the 112...

Minutes; Council member Wanlass: The guy next to you is pretty good at it.

Minutes; Travis Anderson: I've looked at it you have

Minutes; Chief Tracy Fails: Or there is a little mesa...

Minutes; Travis Anderson: That is awesome but...

Minutes; Chief Tracy Fails: We could I'm sure BLM...

Minutes; Council member Ennis: We have already talked to the BLM

Minutes; Council member Gallo: An indoor

Minutes; Chief Tracy Fails: They will have to build...

Minutes; Council member Wanlass: So how far below the freeway...

Minutes; Chief Tracy Fails: You are on the road...

Minutes; Council member Wanlass: How far...

Minutes; Chief Tracy Fails: Placement matters, if you shoot towards the mesa...

Minutes; Council member Ennis: Plus they have thousand yard targets...

Minutes; Council member Wanlass: We used to go to Camp Williams...

Minutes; Council member Gallo: What is it...

Minutes; Chief Tracy Fails: No twenty

Minutes; Council member Gallo: Twenty,

Minutes; Chief Tracy Fails: The back wall not very far

Minutes; Council member Gallo: That is cheap...

Minutes; Chief Tracy Fails: NRC sold their...

Minutes; Council member Wanlass: Just tell them you are better shots...

Minutes; Chief Tracy Fails: We are...

Minutes; Mary Gleason: I just want to say overall I am so glad I did this today...

Minutes; Ron Shackelford: A while back I stood up in front of this Council and I said we need to hire this person...

Minutes; Dominic Oliveto: Talking about affordable housing...

Minutes; John Rosen: First of all I want to reaffirm what Ron said...

Minutes; Chantelle McAlister, College of Southern Nevada: Just wanted to take a moment...

3) Public Comment

3.1 Public Comment

Cover Page

4) Adjournment

4.1 Adjournment

Cover Page

Minutes; Mayor Whipple adjourned the meeting at 2:39 pm

Minutes Footer

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk

Mesquite City Council
Regular Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, July 28, 2026 – 5:00 P.M.

Minutes of a scheduled meeting of the City Council held Tuesday, July 28, 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 City Manager Becca Schrupp, Interim City Attorney Adam Anderson, and City Clerk Julie Goodsell, other city staff and approximately 65+ 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.

Ceremonial Matters

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

Invocation: Pastor Sue Taber, Mesquite Worship Center

Pledge of Allegiance

Minutes;
Mayor Whipple: I am going to make a couple of changes. We are going to move item 3.2 into just presentation, ceremonial matters, we are going to do that right now; and then we're going to move 6.9 to the beginning of the 6s, but right now we will have a presentation from Eagles Landing on the best of the best first responders' charity golf tournament.

Minutes;
Kenny Hough, General Manager of Eagles Landing: Recently, we had our sixth annual first responder's tournament on June 13th. Had a good tournament. Had 17 teams, great presentation of the colors and singing of the national anthem by Shea Whipple and the highlight was Mercy Airplane over right at the very end of the national anthem, it was really cool. I want to thank our mega sponsors, Conestoga Golf Club, Cardio Miracle, Casablanca, Jim Frump, and Beltran

Construction, and of course the City of Mesquite. We had some many donors or sponsors. Southwest Gas, Crown, Anytime Towing, Mad Landscaping, Reliance Connects, Grease Monkey, Wendy's and Karen Fielding. We had a little, I wouldn't know if it was friendly, but a competition between the Police Department and then the Fire Department, and the Police edged out the Fire and Search and Rescue by three strokes, so that's two years in a row for the Police, so Fire Department has got to step it up next year. We had some awesome food and quite a few beverages so. It is my honor to present a check for $9,250 to each department. That puts our total over six years for over 65,000.

Minutes;
Chief Tracy Fails: We just want to give these guys a little bit of a plug; they have done so much for us. This is like goes into our wellness program usually every year. Last year we did a wellness app that we utilized for both Police and Fire that we shared, because of the health and fitness things and stuff and this is just like a great plus. I know exactly where my guys want this to go. They love their health and wellness, so we're appreciative of it every time.

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Jay Gardner: I just have a couple of things I wanted to present to you folks. The first one is that we've been noticing that a lot of the developments in town are taking down the hills quite a bit, and one I'm thinking of in particular is outside of my neighborhood and I find out that they're calling it Majestic Hills, but anyway I was hoping that the council would give consideration how they're approving developing the lands. I know that there's a lot of people that would like to see some of those hills, which are pretty scenic, so we'd like to see some of those deals stay in place. Anyway, the second thing I was hoping to talk about is the 12.5% that short-term rentals pay in tax. I went up and looked at what the allocation is and I noticed that ultimately the city of Mesquite gets 2% of that 12.5% and whether or not it goes to helping the departments that do enforcement for short term rentals or not that's unclear or unknown, so I would hope that the council would take up the idea of maybe reallocating some of those funds to where that Jesselyn and her crew could help enforce some of the things that the committee had come up with to help out the neighborhood and help out just everybody be a neighbor. Anyway, that's all I wanted to bring, thank you.

Minutes;
Becky Peterson: Last month, I brought to the attention in a real quick manner the fact that there is a company that are going to have an option for drilling. The drilling information was provided through the Salt Lake Tribune and it was also posted on the St. George News and it was June 2nd and 4th. I know that there's a possibility that it won't happen here, but there is a possibility that it will. One of the things that I was thankful for as far as being a part of the City Council and the meetings is I did get a chance to attend only an hour and a half of your special meeting last week, and I was really happy and encouraged to hear the bantering as to what everybody wanted to do, as far as letting our community grow and keeping it a community, and I was really happy to hear Travis as he spoke about the water issues. Everybody I'm sure is plenty aware of the fact that we don't have good wet winters, summers, or monsoon season, who got sprinkled on. I am

from Salt Lake area born and raised, was there until I moved down here. I am accustomed to seeing lake-effect snow. Those of you that are from Salt Lake, Great Salt Lake is at a minimum now. Lake Powell is at a minimum. Lake Tahoe, I'm not really sure about, but Lake Mead of course, we're only about two feet above record lows. Without the water in the lakes, we are not going to get the snows in the mountain, which is going to trickle down to us as our aquifers and our streams and everything fills up and provides us for the water that we're going to need to grow. I appreciate what Mr. Bundy did last week or last meeting, his example, his information that he provided for us as far as what is available. What we hope to be able to reach getting that 20,000 acre feet, but please be aware that there is a possibility that we may have drilling that will take place along the Utah, Nevada border, and if that happens how is that going to affect our aquifer? They are looking more towards the north portion of the Grand Canyon area in Arizona, and the Arizona strip was brought up, but even at that how is that going to affect what we have here. So, please be aware, please keep your ears and eyes open, as I will, because I am concerned. That's one of the reasons why I moved out of Salt Lake City, is because the infrastructure and the overgrown building was just impacting everybody too much. So, thank you for your time.

Minutes;
Ron Shackleford: I just want to touch up a little bit on that last meeting we had. Long meeting, but I think it was a great meeting. When I heard the figures for the Senior Center, I was a little shocked and I thought what the heck is this all about. So, I went and did some research. I went to the Senior Center last week and then I went again today, and I tell you what, if you have not had a chance to go in there and see what they do there and what that Senior Center means to the citizens of this community, I encourage you, I know you have, and I know you have as well, they did mention that, but I encourage you to go look at that Senior Center. I've been so touched and moved by what it does for the people of our community that I'm actually going to sign up to be a volunteer and hopefully that's approved through the city. Just as you have your compassion for your, the shelter and your kitty cats and what have you, I felt that same passion last week and I really encourage you go look and see what that does for our seniors, and I've talked to a lot of them last week and this week, just one little thing, just to ease this, and make a little fun out of it. Whatever you do don't go on fish day they don't like the fish. Thank you for your time.

Minutes;
Mary Mathis, President Mesquite Fine Arts Center: I am here to update you on what we have got going on over there. We are currently at 255 members. The gallery is totally run by amazing volunteers. We are always looking for new members and interested volunteers. We have a wide range of volunteer opportunities. Membership is only $40 a year and you can come and join in the art gallery or online. We are currently in our July exhibit, Desert Treasures through August 1st. We invite you to come in and enjoy the new exhibit, Abandoned Places starting on August 4th. Our August exhibit sponsor will be the Eureka casino resort. We change our exhibits over every month at the end of the month, so there's always something fun and new to see. Besides the two different galleries, we also have a gift shop and everything in the gallery is for sale. We also invite you to attend our awards receptions on the third Thursday of the month. Next month, it will be August 20th from 4:00 to 6:00, and we also have our special showcase feature exhibition going on in the Mesa Gallery right now. It's going to go through the end of August and it is artwork by our classroom instructors and the class students, and it includes glass, pottery, watercolor, drawing, wood burning, painting and more. Come and celebrate the talent that we have in the community and this exhibit will go through August 29th. Also remember we're closed on Mondays through Labor Day and start up again Labor Day, so we recently launched a fun new program that supports our scholarship and educational programs for the kids, and the artists are being asked to give back and donate their artwork, and then it's raffled off every month at the reception.

You can come in anytime during the month and purchase raffle tickets. They are $1 for a ticket or $6 for five. We have also announced our August Palette and Pour events. It's a fun instructor-led event. You come in and all of the materials are provided. You get a little treat, a meal snack and some drinks and bring some friends or come and meet some new friends, one of my favorite things to do at the Art Gallery. We always announce the upcoming month selections on the 15th of the previous month and tickets are $35 and you can sign up online and select the picture that you want to do. Remember that our second Saturday community art walk will start again on October 10th. We will be holding them during the day from 11:00 to 3:00 hoping that more families will come this time, but it's really become quite community gathering and we're going to have vendors, a band, food trucks, and a fun opportunity to hang out with your friends. Also, a great opportunity to do some shopping. There's also the gallery will be open, and of course we continue to hold our classes in the gallery and I've run out of time. We also got our studio. Also remember that the Heritage Museum is next door in case some of you haven't had a chance to see that. They are also closed on Sundays and Mondays. Invite you to go to the website at mesquitefineartscenter.com. Thank you for your time.

Minutes;
Donna Vonita: July 1st has come and gone and I see that our MPOA officers still do not have a contract. They still serve our city without a glitch, so I'm asking you, listen to the residents of Mesquite, because I've been watching and they're talking and saying they need to have a raise, so do the right thing and settle their contract with them. I know you have a meeting with them on Thursday, do the right thing.

Minutes;
Mike Crowley: I live in Sierra Ridge; my concern is that wash behind us. My understanding from months ago was that that Majestic Hills behind us, I agree with the gentleman who talked about the hills being completely just carved up and we've lost all the natural sites back there, but the wash is what concerns me. My understanding was that they needed to stay 100 feet away from the center of that wash. I don't know if that's been changed or not, but that wash has been condensed considerably with big equipment operations. My concern is that eventually, not if but when, we get a cloudburst up above us, there's going to be four or five maybe more feet of water come down through that. Not only is it going to endanger some of the houses, the new houses that are built in there, but it's going to affect some of the houses that already exist. I would like to see that wash armored well enough that some of that isn't going to affect people that own property next to that. I have my doubts that some of that on the other side is going to be very secure with sandy soils that hopefully they're compacted well enough, but who knows. But my concern is that with that wash and the effect both sides of it when we get high water and we will. I am retired forest service person and I spend a lot of time on fires. Fire happening in wild lands is when not if. Floods in the desert land is the same thing. It's are you prepared for when it happens not if. Thank you.

Minutes;
Nick Alfonsetti: Something I just want to touch on, that we can hear from the City Manager during the reports of how we're doing on getting a full-time attorney, and also how we are doing with replacing Simon, and some of the other things that need to be addressed. I think we have gone quite a while with that and we need to make some changes here. We have got a lot of things going on obviously, and needs to be addressed, so I hope that we can get a good report on that today. Something that I wanted to bring up, I guess some place along the way, something of the hateful eight and, you know, I really have to laugh at that. Simple fact is the new change is the

honest eight and the honest eight, for those folks that think it's the hateful eight, they hate the truth, and we are truthful. Thank you.

2) Consent Agenda

2.1 Consideration and approval of the Tuesday, July 7, 2026 Technical Review Meeting Minutes and the Tuesday, July 28, 2026 Regular City Council Agenda.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple recused himself from the Consent Agenda as his company does business with the City.

Minutes;
Mayor Whipple read this item by its title.

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders
c) Monthly Financial Statements

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

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

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

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

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

3) Special Items

3.1 Southern Nevada Transit Coalition quarterly report

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mike Jackson, Southern Nevada Transit Coalition Executive Director: I am here today to mainly discuss our free fare pilot program that we've been doing. It started in May and it will be ending July 31st. The ridership in your handouts don't show what I was hoping for. The ridership did not increase as I was hoping, but that does not mean it's needed. The ridership has been trending lower than the year before as it is and it did improve in June and it did improve in July. In your report it shows May and June, May dropped, but that was the very beginning of the program and it took a while to get the word out, but all in all, it's the worst time to do a pilot program like this. It's hot, the population in Mesquite is less than it is in the wintertime, so we're putting together a report for NDOT and FTA on this pilot program, and it's not necessarily going to be based on ridership. It's based on economic impact and how it helps the people to be able to have free rides on public transit. So, we are hopeful that with our report, we are able to give some good information to FTA and NDOT, and I would think at bare minimum, they would allow us to run this program again in the wintertime or we are able to move forward and implement it for good. Of course, that would all rely on how successful we are with sponsorship, which I think that we would be very successful on that. So, we are putting out a survey, it's on all the buses, we're already starting to get some good feedback from the riders, and I am going to put some copies in the back for anyone that's interested and leave us some comments in regards to the free ride program, feel free to do so. Other than that, we are moving forward. Our workforce has stabilized pretty well. You know, that was a real, real problem there for quite some time and we are still accepting applications, but our workforce is strong. We got approval from NDOT to move forward again on our CDL training to where we can bring in non-CDL drivers and if they qualify send them to a class in Vegas to get their CDL license, that of course needs to be approved. For every class that we want to do on somebody, NDOT has to approve it. Other than that, I would like to thank the sponsors that we did have for this program, Three Bears Air Conditioning, Desert Pain Specialists, the Eureka Casino, Juniper Outpost, Reliance Connect for their support on our free ride program. Any questions?

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

Minutes;
Council member Gallo: The free rides; how much longer is that? I don't know that everybody is completely aware, so that goes on until the end of this month?

Minutes;
Mike Jackson: The end of this month.

Minutes;
Council member Gallo: So, we are just about done?

Minutes;
Mike Jackson: We are just about done, yes.

Minutes;
Council member Gallo: Could you share a little bit about your capability, what you're all doing with the Para-Transit?

Minutes;
Mike Jackson: The Para-Transit ridership increased more than the fixed route. Para-Transit is a more expensive service, it's a door-to-door service, but service is very necessary. As I see implementing this free ride program, we will have to expand the service in Para-Transit and to offer free rides to those riders is very important. They are on a fixed income, the majority of them. So, that's something that through this pilot program we learned that the need is more there, than on fixed route. It is just in public transit, we always try to put the riders on fixed route because it's cheaper to run, and we get more bang for our buck, so it was a good lesson on that very much though.

Minutes;
Council member Gallo: Thank you for all that you guys do. Especially for our Para-Transit because otherwise these people would people would be homebound, so thank you for what you guys are doing.

Minutes;
Mike Jackson: I did want to mention, Gabriella will be our first person to go to our CDL training in Vegas. She is going to be going next month and she will be getting her CDL license.

Minutes;
Council member Gallo: And she is also the supervisor?

Minutes;
Mike Jackson: Yes.

Minutes;
Council member Gallo: Congratulations

Minutes;
Mike Jackson: She will be able to do it all.

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

Council member Gallo moved to approve the Southern Nevada Transit Coalition quarterly report presentation. Council member Ennis seconded the motion.

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

3.2 Presentation from Eagles Landing regarding the 6th Annual "Best of the Best" First Responders Charity Golf Tournament.

- Public Comment
- Discussion and Possible Action

This item was moved to Ceremonial Matters by Mayor Whipple

4) Department Reports

4.1 Mayor's Comments and Reports

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mayor Whipple: I don't have anything.

4.2 Council and Staff's Comments and Reports

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Becca Schrupp: Just for the public's sake since not everyone who is here was at the last meeting that we had. We did a work session last Tuesday. We discussed a lot of things like you heard in a couple public comments, some of those I will kind of go through not in-depth, but just kind of quickly. We talked about future growth of the city with BLM land, with making sure that as we grow, we keep our small-town safe-community feel with things to do for our citizens. Workforce housing would was discussed and ideas for apartments and smaller lots. The Mayor talked about forming a housing committee. We want to focus on industrial growth. Our downtown district was discussed, so a lot of discussion on how we see that, do we want to embrace the historical downtown. Talked about finding a place for a town square, which could be, something that was talked about was in the future taking down the old school and putting it there. Sports tourism was talked about, talking about we need more fields, our facilities and how we're going to upkeep them, because some of them are in need of being kept up. We talked about our capital improvement plan, our ten-year plan went through all of that, and then kind of discussed some things that weren't on there, such as shop for the Public Works and the parks, and then the landfill was discussed, it is at 60% capacity. Thinking it will be filled by 2040, so trying right now to find where we're going to do that and next steps for that. Our finances were discussed. As we learned in our budget talks, our revenues are under our expenses, so looking at ways to increase revenues, so talks about impact fees, increasing property taxes, other fees, how things like that would look. At the moment, staff is going to be looking at changing some of the fees we can, putting them into a fee schedule and then those in ordinances will be brought to council. We had economic development talks on getting rid of the matrix and taking incentives on a case-by-case

basis for any new developments that come into the city, and then it was recommended that staff go and talk to developers in St. George to see how they have done housing, as they brought in businesses. And then, last was the RDA, talking about identifying businesses in the RDA district and talking to them about the program, to see if they're interested, and then identifying projects that could be used for public purchase purposes such as Hunter Park, the old gym, the Relief House, town square, the Welcome Center, and parking lot and expansion at SEC. So, none of those are approved besides the Relief House. I had went to the RDA, but those are just some ideas that floated through. Some other things to note, we do have interviews for Development Services director tomorrow, interviews for the Finance Director on August 10th. Just to answer your question, the City Manager's office doesn't hire the City Attorney, so that one is not in here, and then just to note, August 5th, we will be shooting a promotional video of the city that will be shown at the ICMA conference and on their website, so for those who don't know, that's the International City County Management Association. When I first started, the city was looking at revamping the current video that they have on their website. During that time, I was asked if we would want to be one of the featured cities for the ICMA conference, and looking at the cost to do the videos, it was very comparable from just upgrading the one we had versus having someone come out and shoot a different promotional video. So, we will at the end of the day get a five-minute video, one- to two-minute video and then the raw footage. So, the focus that we have looked at are focusing on economic development friendliness, our infrastructure, tourism, and being the safest and fastest growing city in Nevada.

Minutes;
Chief Jayson Andrus: Really quick, I am not going to tell you anything you don't already know. It is hot outside! I had the opportunity to listen in on a conference call this morning with the national weather service based out of Las Vegas. It's summer, it's going to be August at the end of the weekend. We are looking at an extreme weather warning for heat on Saturday and Sunday, and so we appreciate, Mr. Randy Laub, will be opening up as is normal hours, the Recreation Center, as a cooling center for anyone in the general public that needs to get out of the heat, and when I say heat we are looking at about 116 degrees on Saturday and Sunday, and so the Rec Center will be open, water will be made available, restrooms will be available. Most importantly, air conditioning will be available. For Sunday, the Rec Center is closed and so working with Mr. Laub and the CERT team volunteers, we will be opening the Senior Center on this Sunday from 10:00 a.m. until 5:00 p.m. Hours do have the ability to be expanded, but those are the hours right now as recommended per the National Weather Service and so as you can see on the matrix, there's a lot of cities and areas. Mesquite is the third city with Moapa Valley and August 1st and August 2nd. As you can see, there's four major warnings from the National Weather Service, and this will be an extreme for those two days. We are going to communicate this information on social media. We will do it on the website, the city's website. We will also communicate this before the weekend on our FM radio station 105.3 on hours and accessibility. If you have any questions, I would be happy to answer them. Other than that, that's end of report, that's it.

Minutes;
Council member Fielding: I know I call you every year when it gets to 105 and go, what are we doing, what are we doing? And so, thank you for seeing this through every year, because it really is detrimental to the residents.

Minutes;
Chief Tracy Fails: We have had a big rash again of some scams. We don't ever lately, so we don't ever call and ask you to come to the Police Department for a subpoena, we will just come and knock on your door. I have had the – well, the scammer had the unfortunate occurrence to talk to me twice on the phone today and he got a little bit of a redhead, so we've had a bunch of them, they have actually called one of the one of the police officers, one of my friends, both called me and put on speakerphone, so I could talk to Deputy Wilson of the Mesquite Police Department, which I don't have a Deputy Wilson, I don't have any deputies. So, anyway, we do not ask people to do crypto, we don't ask them to do Google cards or any of those kind of things or cash apps or anything, so if anything like that pops up, I just want anybody listening to, please, this has been a little bit of a rash over the last couple of days. We also had our PIO do a six-day scam and fraud campaign on our Facebook site, so there's six days of the recent scams and the things that we are experiencing, please go look at that on our Facebook page, have those looked over, but if Deputy Wilson calls you, tell him to call me.

5) Adoption of Bills as Ordinances

5.1 Consideration of adoption of Bill as Ordinance No. 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 Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Adam Anderson: We had this before the Council during our last meeting and so it is back now for the public hearing, and so I know there's been different discussion in the interim, maybe particularly about helmets, if we want to make that for minors only or for all, all riders in the community, but this is just back to the council now and we are asking for the public hearing to take place and then if we need to make changes that there be a motion for those changes and if not, then we would move forward on adopting this ordinance.

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

Minutes;
Council member Fielding: I keep going back and forth about the helmets with adults. So, I drive to St. George quite a bit and around St. George they have those scooters, they're like hop on hop off and then somebody could come pick them up late. I saw them in Washington, D.C. I see them down in Newport last week. So, I don't know how, if in the event, a company comes to town to one of the casinos and they just want to hop on a scooter, go around town, they leave it wherever, I don't know how we're going to dictate to them you have to wear a helmet, because those scooters don't come with helmets. Have you seen the scooters that I'm talking about? They are

scooters, yeah, and you just put your credit card in and you pay them and then wherever you leave it, they track it and they come pick it up So, that's something really big around universities and I'd actually like to see that sometime with some of the casinos around Mesquite for them. So, I don't really think helmets is a question. We have gotten a lot of emails, council, we all have gotten emails from people about they're adults they can do what they want, and I really think that it comes to being smart and taking advantage of a helmet, but if you don't, how do we dictate you have to wear a helmet. I do believe that kids and even in high school age maybe up till 18 should require wearing a helmet, so that's my 2 cents on the helmet. I don't know how we're going to make adults wear helmets when, unfortunately if they get hurt, they have that option to wear a helmet, so that's my 2 cents.

Minutes;
Council member Gallo: I am in agreement with that. I just find it really difficult to tell an adult that you have to wear a helmet in order to ride your bicycle down the street, especially in this heat, and with these temperatures I think wearing a helmet does not make a whole lot of sense. We do want to protect our children. Adults should be smart enough to know they need to wear a helmet, especially if they're on a motorized bike, but I know that Mayor talked about this last week and I had time to think about it and I thought, you know, that's not our job to tell adults how to dress or what to wear, so I'm in total agreement with that, I don't think helmets for adults should be mandatory. We would hope that people, especially on a motorized bike, would wear one, but a bicycle, I really have a problem with that so I'm in agreement no helmets for adults.

Minutes;
Council member Wanlass: I am indifferent to this topic. I truly am, I don't ride a bike, so it doesn't matter to me, but I've said this once before about six months ago, probably ten years ago, I went in for my annual checkup and everything was fine. My doctor told me he had a computer printout that he put in everything, all of my stats and everything, and I told him the number one way I would die over the course of next year, and it was getting in a crash on my bicycle without a helmet. So, like I say, I told him at that time I don't ride a bike so I'm good, and he said Well that's up to you. but I don't care if we tell adults they should ride them or not, but if medical people are telling you, that's the easiest way you can die over the course of next year, and I see people riding all the time I go for my walks in the morning and there's people riding all the time, and half of them have helmets and half of them if they crash they'll die, but it's their choice, I really don't care I'm indifferent to it.

Minutes;
Mayor Whipple: I made my opinion known on our last meeting is I don't think I should be told if I want to wear a helmet. One of the leading causes of death, accidental death, for men over 50 is falling off ladders. I put up the Christmas lights last year and then for the first time in my life I was truly afraid and I turn 50 in a month, and so I probably won't get on the ladder as much, but if somebody comes and tells me I have to wear a helmet while I'm on a ladder, I'm going to climb down and punch them in the face. So, anyway, maybe because of my pride is hurt, but yeah, I got really nervous. Anyway, I'm against the helmets as well. The other thing I don't like about this Bill is the fine structure, I think it's excessive, I think if it's a $25 fine and it's a $25 fine each time you get pulled over, then it's a $25 fine for whatever you're being, I mean there's a bunch of different things on here I guess you get fined for. But I don't think a young family should be forced to pay $600, which could be a third to a quarter of their monthly income, on a fine, because they didn't force their kid to wear a helmet or the kid didn't listen and I would hope that the Judge would not inflict such a fine, but I don't think it should even be on the books as an option, because maybe

some Judge would. I, years ago, got a ticket going through the gorge and I was doing 75 and a 55, which I don't know if all of you drive like I do, but I would be willing to bet most of you speed through the gorge, because everybody speeds through the gorge. I mean I drive them through there a thousand times and everybody does and the people that do cause congestion. At the time, that was more than my car payment, about double what my car payment was, it was a $250 fine, and it strapped me for that month, and I don't think we should be strapping families or individuals that maybe the bike is their mode of transportation on a fine. So, my 2 cents.

Minutes;
Council member Ennis: I basically agree. Now the retired Police Officer in me is coming out and the last thing that I want to do, if I was working for a chief back there, is stop adults on bicycles for not wearing a helmet. You're adults, if you're not going to wear a helmet, you want to crash into a light pole, go for it. I know you don't want to, but I'm just saying, and I also agree and hope I don't regret this Mr. Mayor, but I agree with the penalty thing that he is talking about. $600 is a lot of money for a fine and so I'm not going to belabor it. I'm just wanting to get my opinions out there on the helmets and the monetary punishment.

Minutes;
Council member Parrish: I think one thing you need to bear in mind is, is that the maximum penalty is $600, majority of these e-bikes and motorcycles are over $600, so if they came up with $600 to buy the bike, why can't we charge them $600 if they are not wearing a helmet? That's my problem, I'm sorry, but I think the fee schedule is proper and just, and it will curtail kids running around without helmets on, so I'm sticking with this fee schedule. I'm sorry, Mayor, but...

Minutes;
Mayor Whipple: So, my question to you council member is, I believe this includes pedal bikes as well, is that not the case?

Minutes;
Council member Parrish: That is correct and there's pedal bikes out there for $1,500 to $2,000 also.

Minutes;
Mayor Whipple: But there is also pedal bikes out there for $50.

Minutes;
Council member Parrish: I understand that Mayor, but $150 nowadays is not the same as a $150 was when you were a kid. I'm sorry. So, I think our fee schedule is proper and fair and I will be voting to keep it.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Ron Shackelford: Just 2023 National Safety Council report, 440 accidents occurred, which include falls, striking fixed objects, medical events and other non-motor vehicle causes, those are 440 deaths, and whether they were wearing a helmet or not is not recorded in the safety council report. I have rode, like I said when this all came up, I told you I'd be happy to be on that committee, I've

rode my bike, pedal bicycle, thousands of miles. I've been in the STP Seattle to Portland ride six times 208 miles in two days. I was a medical person for that event as well and I've seen what happens if, with riders, at that event they're required to wear a helmet and I've seen what happened with those riders that have smashed their head into the ground, that helmet is smashed. Falling from a bicycle 10 to 15 miles per hour, hitting the head on the pavement can cause a skull fracture or severe brain injury, particularly without a helmet. At higher speeds the risk increases substantially. I don't think we should be telling adults, but we should be very much encouraging them and giving the information that I've just given as well, whether or not we should be wearing a helmet. I know for my personal use, I'll always wear a helmet and I always have a rearview mirror, always have the flashing lights and everything on my bike, and I'm high vis. So, I encourage our seniors to do that. I mean it takes just one spill and you've lost a loved one or you've now are a caregiver for somebody that's totally disabled and cannot do anything for themselves, so I encourage it, but I don't think we need to tell adults what they need to do. I agree with that, but I highly encourage it. Thank you

Minutes;
Dominic Oliveto: I hate to agree with you Mayor, it is bad for my image. The helmet deal I agree with. What I don't agree with is putting a 10-year-old kid on a motorized bike and turning him a loose in traffic, and expecting him to be able to handle traffic as well as an adult with a driver's license. I still say it and I say it again, if it's motorized, they ought to have to have a driver's license just for safety's sake. Thank you.

Minutes;
Nick Alfonsetti: Anybody been on a cruise ship? Gone to Bermuda? Rented a moped? About 10% of those that do, wind up coming back with either broken bones, whatever, and they're all adults. They are told to wear helmets, you do have to wear a helmet on a moped. As far as motorcycles, yeah, the state does have DMV, it's a law in Nevada, you do have to wear a helmet. I've been cross country, I wear it no matter where. I believe in helmets and I was told by a doctor that once you get over 30 miles an hour it's a death experience if you fall, okay? So, whether or not parents want to take the responsibility to take in and tell their children look you got to wear a helmet to save yourself and save the family from a lot of headaches, a lot of sorrows with falling. I believe that a helmet would save someone, and again like Mr. Wanlass said you know some people do choose to wear them some people on bikes do choose not to wear them, that's their decision, but I think as far as education and kids, parents should educate their kids. As far as the fines go, I would say this, this is the way I feel, take, and the first one should be a warning, a warning that the parents are told, okay, your child did this, this, or this or whatever okay? And their name is put on a file, second time I would say this a low fine but with community service, now again, Dan does all the picking up along the freeway edges and that on the inside. Okay, he's going to be retiring and leaving us and we could use a lot of help out there, it would be useful that they would be in the parks picking up after the games, whether it be under the bleachers whatever. Give them so many hours of community service and to me that would work. I say divide it in half whatever, but it works. As far as the $600 fine, I think that's pretty extreme, the one that just wants to ignore the fact, and I that's my feeling on it, so do the best. Thank you.

Minutes;
Mayor Whipple: And I don't want to ruin my reputation by agreeing with Nick. I'd love that idea Nick. Community service versus a monetary. The one thing about life is we're not all equal with how much money we make, but we are equal with our time, right? We all have 24 hours in a day, so whether I have to go spend an hour or whether, I won't point out something in here with a lot

of money, but whether they have to go spend an hour we still have to spend an hour, but the monetary fine is not going to affect us equally, so. I agree with that.

Minutes;
Peter Erwin: This is my first council meeting. Bike riding is near and dear to my heart and the helmet thing I agree as far as being a choice, but you need to consider what's really more dangerous, a 10-year-old on an e-bike or a 70-year-old on an e-bike. Because more than likely, in my experience out there from riding around town, let's just use my age 70, that a lot of them have never been on a bike and with the advent of e-bikes it gives them the chance to get around town, easier than they would if they were bicycle riding. What I would think is a good idea for the council to consider is to be sure that people are obeying the rules of the road, just because the shoulder is this wide on one side of the road and the same on the other side of the road, be on your side, ride with the traffic, don't ride against it on the other side. People are not looking for a bike rider on, let's say, the wrong side of the road. And this is what I see out there, because the e-bikers, more than likely, are new riders. They're not experienced like this gentleman over here that spoke earlier, so that's what I would think is - the helmets, okay, if you don't want to wear one, you know the consequences hopefully, but at least obey the rules of the road. Thank you.

Minutes;
John Rosen: This is a topic that has a lot of opinions by a lot of people and I'd say almost all of the opinions, most of the opinions that we've heard today, I consider to be quite reasonable. I would bring up one, however, and that is that the fines themselves are not intended to be punishment, they're intended to be deterrents, so that's where you want to set a fine structure, whatever you decide to be one that is appropriate for deterrent. And when we are talking about protecting our children and yes it's the adults, it's the parents' responsibility to protect their children, but when we are talking about something as important as protecting our children responsibly, I would encourage you to consider your fine structure for not wearing a helmet or riding a bicycle inappropriately, about the same way you would consider your deterrent for a parent that would leave a child in a car in the temperatures that we have here in Mesquite. Thank you.

Minutes;
Rick McIntire: I may have started this two weeks ago when I suggested that the mandatory wearing of helmets was probably government overreach and we've had a great opportunity in the last two weeks here to listen to many people about what they think, me as well. I've had an opportunity to talk to lots of people about this particular topic. Education is clear. Everybody thinks it's a great idea to educate our children, to educate adults, to educate everybody on the value of wearing a helmet, it's clear that that's a good idea, but in the end, I would suggest to you that about maybe not even a quarter of the people that I speak to would even come close to suggesting that it should be mandatory to wear a helmet, and I think your discussion is appropriate here, so we should educate people all day long about the safety issues, about helmets and everything, but in the end, it really needs to be an adult's choice of whether they wear a helmet or not. Thank you very much.

Minutes;
Mike Crowley: I agree with what has been said about wearing helmets. I am a bicyclist; I wear a helmet, I use a mirror, I got flashing lights because if there's an issue between me and a vehicle or me and the road, guess who is going to get hurt, you know? It ain't the road and it ain't the vehicle, so that's smart for an adult. For kids, I think at the very least there should be some public

information, some public statements made that kids ought to be wearing them. Now there's a lot of people that understand that already, I know. The other issue that I want to point out though is, I ride by on Hafen quite often when I make my big loop of the town and I don't see any pedal bikes at those schools anymore. I see scooters and riding, I mean, automotive stuff. My concern right now is that's only going to get worse and some of those things are going to get more powerful and more powerful as time goes on. Is there any licensing that needs to be done for that and are there any requirements for people with their kids, because it's mostly kids that are on those things. I think we owe it to children; to try and make them as safe as possible, they're kids. They're not going to have the judgment that most of us do, because they haven't had any experience yet and it's going to be a while before they do, but these kids riding to school in the mornings they're just screaming down the sidewalks and some of them are crossing the streets and most of them most of them do a pretty good job, most of them are safe, and obviously they've been educated, but there's always that fringe element. So, I just thought I'd point that out.

Minutes;
Mayor Whipple: There are, so on e-motorcycles they are treated like regular motorcycles and they'll do 50-60 miles an hour some of them, but I think that'd be the only ones, correct chief?

Minutes;
Ken Harter: I am going to be short and sweet. If I look out here in the audience, I don't see many people out here that probably have young kids, maybe instead of us talking about it here, we need to make some kind of a coalition that can work with the schools to teach these young kids how to ride their bicycles and what those rules are. If we can take time out to do gender studies in school, why can't we actually teach them something they need to know? I mean that is my feeling, let's get the kids to know the rules. I got that way back when I rode, you know, if you get hit by a car, a helmet is not going to help you. I mean I've seen a couple of accidents where you know chances of you hitting your head are pretty slim, your whole body is going to get hit. I've been riding for many years, I've never run into a tree, I've never run into a post. Accidents happen I get that. I also rode horses, you would never catch me with a helmet on because, you know, it's just not what you do. I mean, a lot of people do that and superman got hurt because of it, but there's always that chance, but that's it.t

Minutes;
Mayor Whipple: I do believe that the PD has done classes at the Middle and Elementary schools, right Chief?

Minutes;
Chief Tracy Fails: Yeah, in fact we did individual classes with every single class at the middle school this year, we've done work with the, the county to the traffic safety study we were the safest pedestrian and child group in the county, of course, you know, the bigger places have bigger traffic, so whatever, but yeah we've done training, we've done flyers, we've done classes with the kids on how to ride his bikes. Randy just did one with the RTC, big safety ride whatever, we handed out helmets, I don't know how many helmets we've given away, I mean, we've done all of the things that everybody's talking about, we're very proactive, push forward, we'll do it again next year. The SROs will take care of it and will teach the kids about helmet safety and that kind of thing. The middle school kids are the biggest group that ride bikes, high school kids are too cool, the elementary kids probably get driven home, given there mostly, so the middle school age group is the biggest group that rides the scooters and stuff like that, and we monitor it pretty close, bunch of respectful kids I got to say, I hardly see any problems there, they're just good kids so. Oh, fine-

wise, I did want to mention something. So, citations work in stacks, right? So, the fine might be $25 for the helmet, but if they're doing something else, just riding a wheelie or something that $600 or a $1000 reckless driving fine is going to be what hurts. There might be not turning, there might be a travel lane violation, those things all, you know, I don't know how many people got tickets in here, but you usually don't get one it's one, so the fines are great with me, the community service thing that's, an issue strictly for the Judge. He is the one that gets to decide that, not big on juvenile community service, I got to admit, that's a huge liability for our city, so I am not a big fan of that, but that would be up to the Judge anyway, but there's, yeah, fines are all over the board, there's other fees that go along with this fine, this fine is not a stand-alone thing, it's not just the $25 or whatever for the ticket, there's a service fees and court fees and whatever. By the time it gets done, a $25 fine is probably 75, so I'm not exaggerating, but it's a little bit more. Anyway, things to think about.

Minutes;
Council member Wanlass: I am not from Nevada, I'm from Utah, and I used to ride motorcycles in Utah. Is there an age where you don't have to wear a helmet riding a motorcycle on the freeway in Nevada and if so, what is it?

Minutes;
Chief Tracy Fails: Nevada has some of the most complicated helmet laws ever. So, a motorcycle, so the electric motorcycles, regular motorcycles, anything driven on the roadway over 50 cc, so 49 out of 50 cc, you are required to wear a helmet no matter who you are or where you. The scooters, the vespas, that kind of thing, right? The ones that are under 49 ccs? They do not require a helmet, So, a motorcycle that will go over 35 miles an hour basically there's a brake horsepower issue that goes into the law, but you have to wear a helmet regardless of age or anything in Nevada. Trikes like a Harley Trike, you don't have to wear a helmet, go figure, I don't know. OHVs, and ATVs all require a helmet, anytime they're on a roadway they have to have a helmet, so the RZRs, and all the side-by-sides and stuff like that are all required helmets. It's sort of a back and forth thing with the Nevada legislature and the state laws, I wish it was a little bit more consistent just across the board. Like Utah, is under 18 you wear a helmet, over 18 you get to choose, and that's not the way it is here, there's a little bit different law for each kind of category.

Minutes;
Council member Wanlass: It would be a lot more helpful if it was a pretty even law across the board.

Minutes;
Chief Tracy Fails: Yeah, Utah is better at that than us, I have got to admit.

Minutes;
Council member Gallo: I was just thinking, do we have any videos of some really gross accidents that happened? Kind of like when you were in high school and they used to do the drunk driving videos and it would like scare the heck out of all the kids in there hopefully. So, I'm thinking that maybe something like that on the bikes, maybe somebody's brains laying on the sidewalk or, you know, just, I mean, they would scare, I mean, they worked, seeing some of the really traumatic things that can happen to people, so maybe sometimes talking to kids is one thing, but actually seeing it could be a little bit different, so.

Minutes;
Chief Tracy Fails: You are right and on a personal level I agree, but PTSD is a big thing these days.

Minutes;
Council member Gallo: I think it is better than being hurt.

Minutes;
Chief Tracy Fails: Yes, it is. I am one of those people that has been affected deeply by a bicycle accident. My father was killed riding a bicycle. He'd called me earlier that week and asked me about some laws and how to follow those laws and as a cop, gave him the directions on how to write those laws and those directions like, in my opinion, led to his death. He got hit from behind riding with traffic on the right-hand side of the road as the law requires when he couldn't see behind him. He was wearing a helmet, it didn't help, but this is an important code for me. I really believe that we should regulate these things because the e-bikes and the electric motorcycles and that are just going to, it's going to expel, it's just going to rotate, it's just going to be snowballing for years. What we're going to do here today is going to be one thing and the state is going to catch up with something next year and every legislative session the state is going to have to follow suit, so this is a good start for us and I think what we have in place is going to be adequate for our needs as a community right now. I really believe that. I mean, Adam did a great job finishing up. I gave him like a pile of rubble and he turned it into a beautiful thing, so he did a great job with it. The helmets, up to you guys, the fines, up to you guys, but I think the basics nuts and bolts of the code that he's finished up is really good.

Minutes;
Mayor Whipple closed Public Hearing

Council member Ennis motioned to approve Bill as Ordinance B26-006 with the following amendments. No helmets required if you are over 18 years of age and we go back and look at the fine structure. Council member Gallo seconded the motion.

Minutes;
Council member Parrish: I have a question, which I think I have the right to ask. Do have a right to ask a question about the motion? What was your actual motion concerning the fee schedule please?

Minutes;
Council member Ennis: To go back and adjust the fee schedule.

Minutes;
Council member Parrish: Can we adjust it before we vote?

Minutes;
Adam Anderson: I would encourage you, if we want to make changes that we decide what those changes are now and then that can be something that can be part of this public hearing and it wouldn’t have to come back to the council again.

Minutes;
Council member Ennis: Okay. on that portion of the motion, I would amend the fee schedule first is a warning, second as some type of a community service, small fine, and the third violation is cut the $600 in half.

Minutes;
Mayor Whipple: Could we, what do you think about the idea of saying the fee schedule is 25 to no more than 600?

Minutes;
Council member Ennis: I am fine with that.

Minutes;
Adam Anderson: Let me just jump in with that again. There's a first violation, second violation, and a third.

Minutes;
Mayor Whipple: What if instead of doing that, Adam we basically just said 25 to no more than 600 at the discretion of the Judge?

Minutes;
Adam Anderson: Let me just think through that a little bit. Then any person who would have a fine would have to go in front of a Judge at some point. So, it might be easier if we just provide, like, clear 25 for the first, 50 for the second, or whatever number we come up with. If we provide those details and clarity, it will be easier to communicate to the public, to enforce and I guess not have people needing to be brought in front of the Judge often.

Minutes;
Council member Parrish: Mayor, could we just say that we are going cut the fee schedule into thirds, so in other words that would be 50, 100, and 200. I think that's more in line with what you want.

Minutes;
Mayor Whipple: I would be fine with that.

Minutes;
Council member Parrish: Council member Ennis is shaking his head too. I think all we got to do is say we're going to cut the fee schedule into thirds.

Minutes;
Chief Tracy Fails: 25 and 50 sounds good to me, because of the added fees that will go into it so.

Minutes;
Council member Ennis: So, 25, 50 and 200. First, second, and third violation, does that sound correct, Adam?

Minutes;
Adam Anderson: Yeah, do you want to make that part of your motion? I think council member Parrish had said 50, 100 and then 200, but really if you want it, it can be 25, 100, and whatever numbers you decide.

Minutes;
Council member Parrish: I will go along with Council member Ennis', but I was just trying to make it simple and clear to get this thing passed tonight.

Council member Ennis amended his motion; anybody under the age of 18 is required to wear a helmet, over 18 is their choice. The fee schedule will be; first violation will be $25, second $50, and third $150. Council member Gallo seconded the amendments.

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

6) Administrative Items

6.9 Consideration and approval of Resolution R26-020 providing for the transfer of the City's 2026 private activity bond volume cap to the Nevada Rural Housing Authority.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Bill Brewer, Nevada Rural Housing Authority: I appreciate this opportunity to visit with you this evening. Just to be brief, you know, we've been around for a little over 50 years. Over that time, we've invested a couple 100,000,000 in developing housing around rural Nevada, including 35,000,000 in your community, in the last couple of years. We administer about 1,300 rental housing vouchers around rural Nevada and over the last 20 years, when we've had our single-family housing program, we've created about 2,500,000,000 in mortgages for 11,000 families across rural Nevada. Here in Mesquite, over the past year, we have done, where is that number, five loans for 1,700,000. So, we're doing a little better in Mesquite. We have struggled for some years to get the lenders here to pick up on that, but the last couple of years we have done better on that, so I'm hopeful that we continue to improve in that regard. We are asking the city to transfer that cap to us, so we can aggregate that with other communities and have a program to work with. Just as a matter of information, I will remind the council that although bond cap is stated in terms of dollars, it's not really dollars, it doesn't come out of your budget, it's just the opportunity to issue tax exempt debt. So, I would be happy to answer any questions you might have.

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

Minutes;
Council member Fielding: Bill, I am just happy to hear that you have had five loans for 1,700,000, because we went so long with nobody even knowing that they could access these loans, so thank you for getting that out there and hopefully we can see somebody use more of these with the programs that you offer, So, thank you for keep coming back.

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

6.1 Consideration of Conditional Use Permit Application No. CUP-25-007 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 460 Cholla Way. The project site is Clark County Assessor's Parcel # 00108614021, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and possible action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This item and the next several items are all for Conditional Use Permits for Short-Term Rentals, all located in the single-family residential zone and most all of them are surrounded by single family zoning as well. The Conditional Use Permit is being required for short-term rentals because the subdivision regulations, the CC&Rs, they do not prohibit them, but they do not allow them either. If they allowed them explicitly in the CC&Rs, we would not be requiring Conditional Use Permit, and likewise if they were prohibited by the CC&Rs or subdivision regulations, we would not entertain a Conditional Use Permit, but at least for the next for the next several agenda items the subdivision regulations are silent, so they require a Conditional Use Permit. Conditional uses are generally considered compatible with the permitted land uses; however, because of their nature they may require a little bit higher level of scrutiny and the council has the discretion to impose design and operational parameters to protect the neighborhood, and generally for all of these next several agenda items, what I'm looking at primarily is, is there any special circumstances that apply to these residences, and the answer for all of them is no. And then I looked at, is there a solid wall that surrounds the property, so that's mainly the information that I'm going to give you, is whether or not there is or is not a solid wall. On this first one, which is on Cholla way, which is up off of Turtleback, there is not a solid wall on the rear or the right-hand side as you're looking at the property, so staff is recommending that that be included in the approval. Staff is recommending that the council hold the public hearing and approve this Conditional Use Permit. What we will be expecting is that the licensing requirements, that you just passed a couple months ago, that they will do most of the heavy lifting for preventing or mitigating impacts on neighbors, so that's where we're going to rely.

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

Minutes;
Council member Ennis: Dan, just a couple of questions. STRs are killing me. So, do we have a local 24-hour contact for this STR?

Minutes;
Dan Catron: Yes, don't ask me who that is right now, but they will be required to document that when they apply for the license.

Minutes;
Council member Ennis: But it is local? It is not an out of state owner?

Minutes;
Dan Catron: It is a requirement.

Minutes;
Council member Ennis: It is a requirement, that is why I am asking. Very well, good to go there then. Never mind. I won't ask my second questions yet.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Dominic Oliveto: Boy, I am trying really, really hard to control it. You're going to not fix this problem and every time this comes up, you're going to get a whole bunch of us up here saying, hey, we bought a house and it said single family residence zoning. It didn't say that you could turn around and get a special permit until 2019, when you changed the rules, and I was here then, and nobody called me up, sent me a letter saying we're changing the rules on where you live, and who is going to enforce all these laws? We got a part-time code enforcer. Now, do you expect me as a citizen to go down the street and knock on the door and start counting the number of people that are out there yelling and screaming before I call the PD to come and arrest somebody? I'm 77 years old. I don't need another butt whipping. I got enough of them growing up. If you guys don't do something with zoning, like a million other cities have done, and I should have brought all that with me, but nobody listens anyway. This is the problem that is not going to go away until you make it so that people can look at what they buy and know what they can have there. If I would have known that I could have a vacation rental next door to me, I would not have bought that house, I would have bought somewhere else. Thank you.

Minutes;
Jay Gardner: We will be that particular property's local contact, 24-hour contact, and we will be the next two properties' local contact, for 24 hours also. The thing I wanted to make sure I pointed out was the fact that as a local contact and what we've been doing since 2018, is taking care of the situations that happen with the neighbors. We have given our contact information out to the neighbors and I have responded to a lot of different little things that maybe a guest has to do with the property or something like that on a regular basis, but the actual disturbances that I have had to respond to, we have had to ask three guests to leave in the eight years that we've been doing this. And anytime a neighbor calls us, we do respond and we are usually out there within ten minutes. I want to make sure that you understand that, so we are the local contact, we are going to make sure that this property is neighborly and, that's really all I wanted to say. Thank you.

Minutes;
Nick Alfonsetti: We keep going over this and over this and over this. Putting a wall up, it just creates an echo chamber. Wall doesn't mean anything. Size doesn't mean anything. Got an eight-footer around the ones next door to me, people across the street question me, how do I put up with all the noise, and I am next door to it. Noise moves noise, parties are parties. People come here to party. They come here to drink, they come here to have a good time, and just act crazy. It goes on and it goes on and it goes on. 10 o'clock means nothing. I can call somebody. Yeah, I called the number for the PD, they respond, what's it taking them away from? Something else that they're trying to do? It isn't fair. Why should we put that on someone else? The fellow that was just up here previously to me, for him to have to get up at 3 o'clock in the morning and go talk to someone that's intoxicated, that's ridiculous. All this stuff is just brewing and brewing and brewing, and if this continues on, there's going to be problems and the problems just keep growing and growing and growing, because nobody's doing anything about it. They give them a license, temporary, whatever you want to call it, the bottom line is, it still keeps going. The complaints roll in, part-time person comes up, does what he can do, and again part-time, can you get him at 2 o'clock in the morning? No? So, the PD shows up again. How many times do they have to keep coming before finally that license pulled? Okay? This just keeps on going and going and going. and you know what? It's not showing any respect to those other houses that are all around that and I don't care if it's the one in the back, the one on the side, or the one that's across the street on the other side of that development, they can hear this stuff going on, they can see it going on. They come in with trucks and trailers, ATVs, all the stuff, and then you got them the whole weekend running around the neighborhood with them. They aren't licensed, they aren't helmets, all this stuff going on. For what reason? Straighten it out now, please, stop. Thank you.

Minutes;
Corbin Van Nest: I am glad to see some of the same faces here and I intend to come every time you have one of these to approve to remind you that you have not solved this issue. The modifications you made at chapter 13 really just created the perfect storm now. You have the moratorium. Now it's open, now we have a deadline of possible counting the census, and thus now we have like five of these on the agenda tonight, and I don't think the main issue, and it was discussed so many times that the main issue was density and proliferation of these in the neighborhoods of how many there are. Not that there's one or two or none. I'm not against them entirely, just how many are we going to have on one street, and that has not been addressed and this is an issue that's not going to go away, it's going to keep coming back. I'm looking very forward to some new council members to maybe reinvigorate this issue. One of them has some really good points and that one is probably going to get my vote. Somebody did mention enforcement here, that we have a part-time enforcer, and please correct me if I am wrong, but the research I have done, it appears to me that licensing fees in Henderson, Nevada, are $848 annually, Las Vegas of 500, and Mesquite is like 50. Shouldn't this at least support itself and the fees that are collected here? That's all I have right now, but I'm going to get up and speak again because I do have an issue with one of my street, that makes it a little outstanding from the others, but again I'm going to come every time there's one of these. I understand you really can't turn them down unless they've met all the conditions that you put upon them, you can't turn them down, but this is the storm that did not get addressed. This is the issue that just got procrastinated on, it's going to come back and haunt all of us. Thank you.

Minutes;
John Rosen: I agree that the problem has not been solved. I certainly agree that all of the enforcement changes that were made were very, very helpful, and I appreciate the work that the committee did to do this, but I just wanted to let you know that as a member of the Master Plan Committee, I will be submitting a proposal that does in fact address and solve the problem, and that committee meeting is scheduled for August 3rd or 4th, I can't remember which one it is, but the regular scheduled meeting for the Master Plan Committee. I will be making a specific proposal for changes to the zoning requirements. The Master Plan Committee will either approve my idea or reject my idea or modify my idea to make it better, but if they approve it or they modify it, then that proposal on behalf of the Master Plan Committee would come before the council for their consideration. Thank you.

Minutes;
Nancy Cowlishaw: I live across the street from the house that you were talking about this evening. When we moved into this house, it was a joke that we moved there because it was single family houses and my husband wanted to live on a street with children. Unfortunately, we're all seniors and we are 20 years older, and the people that come here, I see things you wouldn't believe. There's one family that comes back, they have three teen children. Their fun is going in front of the ring doorbells and waving after they set them off and running away. Few months ago, we had some that kicked the garage door. Did you ever hear your garage door kicked? I thought my vehicle exploded, and I ran out with my little old senior walker. We don't know who is coming in. Yes, they come in, hey great, you know, this neighborhood is all seniors. Let's come back and we can hit their houses or their vehicles or whatever. Couple of weeks ago, I saw someone at the house in that house stand in the middle of their driveway and watch me come back from the mailbox to see what house I went to. He stood there until I went into my house. We don't know these people. We practically know everybody on our section of street, and now there are so many of these houses it's something like 20% of the houses in our subdivision are short-term rentals. We purchased our house because it was single family. Changing the rules, I never received the notice telling me that it's been changed, these houses can go to single family, they just need a permit, a cheap one too. I just want to say, really what I've seen being across the street, and I don't run out and look through the window, you have to consider, these are family homes. We bought our home. I don't know what these houses are doing to the value of my home. And really, that's what our seniors have, is our homes, that's all we have. You're cheating us most likely out of money, by allowing so many of these houses going up on the same street. There should at least be a ruling of the distance between them. We have them back-to-back. So, please consider that and I thank you.

Minutes;
Mayor Whipple closed Public Hearing.

Minutes;
Council member Ennis: Chief Fails, I am going to put you on the spot here for a second. Yeah, I did that on purpose. So, really quick if and I don't know if you have the numbers or how you might be able to get them this quick, but over the course of let's say the past six months, how many calls have you received concerning short-term rentals problems?

Minutes;
Chief Tracy Fails: If I am going to guess, this is a complete guess, but I would say two to four.

Minutes;
Nate Grimshaw: I have four.

Minutes;
Council member Ennis: Okay, so over the past six months we have received four complaint calls. John, I'm looking forward – Mr. Rosen I'm looking forward to that that report from you. As you all know, this is one of my nemesis, I guess you could say, or whatever you want to call it, and if the criterions are met as per the ordinance and with the gentleman that said it earlier, you're right, we do have to approve them, and I think that the company that is going to take care of these next three, they're well known and they do a fantastic job, and they have a great track record, and so that's all I'm going to say, unless there's other comments I will make a motion.

Council member Fielding moved to approve Conditional Use Permit Case No. CUP-25-007, to allow the residence at 460 Cholla Way to be utilized as a short-term rental. Council member Ennis seconded the motion.

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

6.2 Consideration of Conditional Use Permit Application No. CUP-25-008 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 80 Sage Way. The project site is Clark County Assessor's Parcel # 00116611049, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: Similar to the last agenda item, this project site is surrounded on all sides by single family zoning, and this site does have a solid wall around the perimeter of the property, except for the front yard, and staff recommends that we hold a public hearing and approve the Conditional Use Permit for the short-term rental.

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

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
John Rosen: I just wanted to clarify. I should have done this at the last comment, but I do understand and it is correct, that City Council cannot reject these proposals without having some valid basis for doing so, and that right now no such valid basis exists. So, the proposal that I am presenting to the Master Plan Committee, if adopted, will in fact give the City Council the tools necessary to make the appropriate decision. Thank you.

Council Member Council member Wanlass moved to approve Conditional Use Permit Case No. CUP-25-008, to allow the residence at 80 Sage Way to be utilized as a short-term rental. Council member Ennis seconded the motion.

Passed For: 4 Parrish, Ennis, Fielding, Wanlass; Against: 0; Abstain: 1 Gallo; Absent: 0

6.3 Consideration of Conditional Use Permit Application No. CUP-25-010 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 564 Desert Tortoise Way. The project site is Clark County Assessor's Parcel # 00108514013, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: Again, this one is in the single-family zone and surrounded by other single-family zoning and uses. This one's a little bit different in that it has a large slope up to Turtleback Road in the rear yard. They do have walls on the two sides, but I don't believe that there's a wall in the back, but I don't know that it's necessary, because there's not a whole lot back. So, staff is recommending that we hold the public hearing and approve the Conditional Use Permit.

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

Minutes;
Council member Wanlass: Could Lot 574 have a house built there?

Minutes;
Mayor Whipple: It does have a house. There's like an extreme slope behind all of those houses right there.

Minutes;
Council member Wanlass: There is a Lot right behind it, 574.

Minutes;
Mayor Whipple: That is next door, but that's the same lot as the house that's up on the street, so there's already a house right there. It's just covered by the thing right there.

Minutes;
Council member Wanlass: I was just saying, if someone can build behind them, we should have a wall behind it too, but if not, that's fine.

Minutes;
Mayor Whipple: Those are all just really big lots, the half of it is just unusable so.

Minutes;
Dan Catron: It's sloped there.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Jay Gardner: Just real quick about the wall behind the house. He is going to put a wall back there. He actually had to tear down the wall to do some remodeling and so forth, but it kind of got delayed since we had all of going on with the STR situation. He didn't know whether or not it was going to be allowed, so now that we are in the process, he is taking care of that. He is going to take care of that. Let's put it that way.

Minutes;
Erika Hansen: I live east of this house particularly. To see who is the owner of this house, eight months have gone by, and I didn't know who bought this property. I knew it was going to be used as a short-term rental and I guess that it's not my issue, but it will be nice to see who to contact if something was to go wrong. I don't care if the person is in China and whatever they are, I just need somebody to answer. I am not the one. Eight months later I know, I was reading, sorry, first time standing here. From the senior planner. It says that it's for 12 people, I was reading the City Code and it is two persons, two guests per room, plus two; it's a four bedroom that's eight plus two is 10, it says it's for 12 guests, so my math is just not matching in my head. It does not have a six feet high solid block, it does have it on the west, it has a regular fence on the east. There is no wall on the back. It does have a pool. So, I have a pool myself and we were told that per city coding it has to have protection if it has a pool. I know that it's a big hill, because I have the big hill, so I know there will be nobody else as a neighbor, but I do have an SRT to my east, I have an SRT to the north, and I have an SRT two houses down to the east, and I have an SRT three houses off to the west. I am not here to shut it down. I am really not. I use SRTs myself, as a family. I know who to contact on my house to my east directly, most of the times they're golfers. I know that they're here to leave the money in the city. I have family who works in the casinos. I work myself providing for the seniors of Mesquite. So, I see both sides really. It’s just nice to have some direction from the city of who to contact or where to go. I'm not the one who is going to be calling 911 every time that somebody just is drunk, but yeah there is just some discrepancy here and I just would like some clarity on this, if it is possible. But like I say neither yay or nay, everybody has the right to do whatever they want to do with the house, I think. Thank you.

Minutes;
Dan Catron: I will clarify that we can require a solid wall on the two side lot lines and a fence that complies with the pool code along the back.

Minutes;
Mayor Whipple closed Pubic Hearing.

Minutes;
Adam Anderson: Can I jump in real quick? I like you looking up. It is like the voice from above. I just wanted to address something just really quickly. On these Conditional Use Permits, there is different criteria and if it doesn't match the criteria, the council could vote differently. You know, one of the criteria is whether or not the specific location is consistent with the master plan. I am guessing the when Mr. Rosen is addressing if the master plan and changes, then maybe there would be a different consistency there. But the reason I wanted to just bring this up quickly, I want to encourage the council to be consistent with the decisions that have been made in the past, but a new rule that I recently became aware of is that if someone is going to abstain from a vote, there is an ethical rule that requires you to state the ethical conflict that would require the extension and that is a rule I wasn't aware of previously, but I thought I would just mention that for council member Gallo, she mentioned during the last item, that it would be more appropriate to vote unless there is a real ethical conflict that would require extension, so just throwing that out there.

Minutes;
Council member Gallo: So, Adam you are telling me I have to vote, yes?

Minutes;
Adam Anderson: I am definitely not telling you that, you could definitely vote your heart, but I am encouraging the council to be consistent with what they did in the past.

Minutes;
Council member Gallo: I am not really understanding, So, I can't say no, and I should not abstain. But I was following what John was saying and that's why I - yes please I'm -

Minutes;
John Rosen: Sorry, there is already plenty of confusion here, I didn't mean to add more to it. What I was really saying Pattie, is that if you guys voted no without having a valid legitimate reason for doing so, then that would be subject to challenge. I wasn't saying that you couldn't vote no. But the actual decision that is made, if it was no, would have to have some basis, some defensible basis to continue.

Minutes;
Council member Gallo: Which is why I elected to abstain and not vote either way.

Minutes;
John Rosen: You can vote no. The problem would occur if everybody voted no, or if the majority voted no.

Minutes;
Council member Fielding: I was going to make a motion with Dan looking into the wall and Jay you said that they were going to put a wall on the side in the back of that property? Okay. Because I do feel like if there is a pool, although there's nothing going up that hill, that there should be a wall required, so I am going to make a motion.

Council member Fielding motioned to approve CUP-25-010 with a requirement of a wall. Council member Ennis seconded the motion.

Passed For: 4 Parrish, Ennis, Fielding, Wanlass; Against: 1 Gallo; Abstain: 0; Absent: 0

6.4 Consideration of Conditional Use Permit Application No. CUP-26-008 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 537 Palos Verdes. The project site is Clark County Assessor's Parcel # 00109512016, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This one is a little different in that the property to the west. is not in the SF zone, I think it's in the MF-2 zone, and that is a condominium complex back there, and I am not sure about the wall on the left side, it looked to me like it was maybe only five feet high, and not six feet high, but otherwise, yeah, the property is zoned single family and staff is recommending that we hold the public hearing and approve the CUP.

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

Minutes;
Council member Parrish: I might as well get it right out in the open right now. There is no local contact for this one or the next one and that is one of our conditions, it's not on the application, unless you have information that we are not aware of, but as far as I am concerned that's an automatic table or denial, so that's one of my sticking points, I need to have a local contact, so unless you can provide me with that, it's going to be a no on my part also.

Inaudible

Minutes;
Council member Parrish: Are you local? And you're the managers of that property? Are you licensed, bonded, and insured?

Inaudible

Minutes;
Council member Parrish: Okay I don't think that meets the ordinance. I am just trying to get to the bottom of how come we don't have a local contact on the application and that person is responsible. Yes, you may come up.

Minutes:
Tyler Madrigal: The owner of this property. I purchased this property last spring and did a bunch of renovation work and actually submitted my application before the moratorium and was told at

that time that it was considered a completed application, and then after the moratorium was lifted, I worked with Jesselyn and team who had confirmed that the application was complete. I do have a local contact, he does live two doors down, he is my father-in-law. So, if there's something that's missing there must have been a miscommunication between the time that my application was submitted eight months ago, and to the time it actually made it in front of the council.

Minutes;
Council member Parrish: I would encourage you to get the new ordinance and to follow along. Your father-in-law's phone number needs to be given out to neighbors, so that they have a contact. Whatever the ordinance says, let's just make sure all the t's are crossed and the i's are dotted, but I'm sorry for the miscommunication, but there was no - I didn't realize you've done this six months ago, so anyway that's what's going on. We did create a new ordinance after you filled out this application, but you are still bound by those new ordinances, I'm sorry to say.

Minutes;
Tyler Madrigal: Understood, I connected and paid the fee for the application after the ordinance was passed, so it was my understanding, through the communication of the Business Licensing Department, that all application requirements have been met.

Minutes;
Dan Catron: Yeah, I think that the matter of a local agent, that's something we would pin down with the business license.

Minutes;
Becca Schrupp: I just kind of wanted to verify that too. It sounded like from Jesselyn that this is the first step and once this does, when they get their license, that's when she gets all the local contact information. She does not give the license until all of those steps that you guys just approved come back to her done.

Minutes;
Mayor Whipple opened the meeting to Public Hearing

Minutes;
Corbin Van Nest: So, we just discussed that if they meet all the conditions, you have to approve that. I mean that's actually fair, if they've met all that criteria as I stated when I got up last time, but now I'm seeing, now you're saying, well, if they add this wall or if they come into code with a swimming pool that requires a fence, those ones didn't meet the criteria, so there should be a no vote, and once they do, they need to meet that criteria when they fill out their application, not fill out their application and then wait, at least for your approval. That should be when every conditions are met, because now I see you bending the rules and saying, well, if they put up a wall, then we will approve it. So, I would say those should be a no vote. Thank you.

Minutes;
Nick Alfonsetti: I agree with the previous speaker. When these types of things come in, you should check the update, and obviously there was no update, no name, and Mr. Kevin, I agree with you, Ms. Pattie, you could say no, you can say abstain, just give a reason why, and then you're set. I don't like this, I don't agree with it, you know, too bad it doesn't fit my style, you know, whatever the case is, but as long as you give a reason it's legal, but going back, look at what's around that

place. my gosh, it's incredible. I just can't believe that looking on the map, it is unheard of, to see these places getting popped in there and these families have been there, I know someone that lives on that street been there for over 30 years and boy what an experience. Anyways, I just say does anyone here that's on the council live next door to one of these? You do? How is it? Fine? You're probably not home all the time, I know you like to golf. Okay, thank you very much sir.

Minutes;
Mayor Whipple closed Public Hearing.

Minutes;
Council member Parrish: Do we have any conditions that need to go on this one?

Minutes;
Dan Catron: I wasn't planning any special conditions on this one.

Minutes;
Council member Parrish: You mentioned something about a fence?

Minutes;
Dan Catron: I believe there is the fence, on the right-hand side may only be five feet high or on the left side, excuse me. Well, there's no specific rule that says you have to have a fence. We are just putting that in as…

Council member Fielding moved to approve Conditional Use Permit Case No. CUP-26-008, to allow the residence at 537 Palos Verdes Circle to be utilized as a short-term rental. Council member Ennis seconded the motion.

Passed For: 4 Parrish, Ennis, Fielding, Wanlass; Against: 1 Gallo; Abstain: 0; Absent: 0

6.5 Consideration of Conditional Use Permit Application No. CUP-26-009 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 160 Quail Run Street. The project site is Clark County Assessor's Parcel # 001-17-714-007, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This one is in the middle of a residential area and it does have a block wall around the perimeter. There is some, I guess some civil issues going on with the ownership of the property, but I don't know that that's a germane here, and I also note that they were operating without a permit for a while. I don't know all the details about that, maybe our code enforcement

officer can fill that in, but they're trying to get licensed now. So, we're recommending hold a public hearing and approve the Conditional Use Permit.

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

Minutes;
Council member Parrish: Same questions as the last gentleman that I called out on the carpet. I don't see a local contact, that's very important, so can we get that? Do we have a local contact on the application or any other or - it's not on the application. Is there any other document that it might be there?

Minutes;
Dan Catron: Like I said that is something I would think will be flushed out with the business license.

Minutes;
Council member Parrish: So, we are relying on our approval and then the local contacts gets given to Jesselyn. Is that what you're saying yes?

Minutes;
Dan Catron: Yes.

Minutes;
Council member Parrish: Okay, fair enough.

Minutes;
Council member Ennis: I am not agreeing with that. I think we should have local contact prior to prior to and be part of that application. And going back on what we said before and I apologize to the folks out here, I agree that all of the requirements should be met as part of the CUP before it go – yeah, it is Jesselyn's duty to make sure that everything's met getting to the license portion of it, but that takes a lot of load off of her feet and off of the code enforcement officer's feet. If this stuff is done and completed, if they do their due diligence, if they want this to be a short-term rental for them, then they need to do their due diligence to get all that stuff taken care of prior to even coming in and filling out a CUP, that's my opinion on this, just my opinion and so Adam, if you could chime in on this when we talked about this earlier and do you want to add anything or you want me to go forth on it or what?

Minutes;
Adam Anderson: Well, Dan, you mentioned that there is a civil issue related to that, so I am just curious of what that is specifically. My concern is that if it is owned by two different people, and there is a dispute among the owners, that it may be appropriate to table something like this until the dispute gets resolved, because we can't be playing judge on what happens to the property if only one owner would want to move forward on this and the second owner would not.

Minutes;
Council member Parrish: Are both of them on title?

Minutes;
Council member Ennis: Are both names on title?

Minutes;
Adam Anderson: Well, you can find a deed pretty easily in ____ it says Austin Mortenson an unmarried man and Cami Jensen an unmarried woman _____

Minutes;
Council member Ennis: We have one of the owners here, them would it be appropriate for us to let her talk. Do we have both of them or just one? We have both the owners here.

Minutes;
Adam Anderson: Yes, during public comment, if they wanted to address that as well.

Minutes;
Mayor Whipple: We will have you come during public comment.

Minutes;
Council member Fielding: I think Dan kind of said something that kind of struck me that they were actually operating without a license prior to getting this coming here, is that what you said?

Minutes;
Dan Catron: That is what I have been told, yes.

Minutes;
Council member Fielding: That's what you have been told, second hand, you don't have any 100%.

Minutes;
Dan Catron: No, that is coming from Jesselyn.

Minutes;
Council member Fielding: Okay, just so you know, that concerns me, because that's what we're trying to do here, is to make sure everybody using or having an STR is licensed, goes through the process and so that kind of hit me a little bit because we still want everybody to go by the rules, so all right, thank you.

Minutes;
Nate Grimshaw: Jesselyn and I discussed this, one thing about when they were operating illegal, they did do everything that the Judge wanted them to do to rectify what they had done. They stopped renting it, they pulled it off the websites, and they're sustained from using it as a vacation rental per what happened in the courts. So, they did do what they were supposed to do when they were told to stop, so I don't know if that is a factor, but I do agree that they did the right thing.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Dominic Oliveto: I was being nice I didn't comment on all of these just two. The gentleman that was up here a minute ago, I forget his name, but he had a valid point. If I come to the city and want to do something and I say here's this pipe dream, are you going to give me a permit for it until I have everything in order? No, you're not. So, why should you give out approval for a business license to somebody that hasn't met all the rules. I mean, to me that's simple. I mean if somebody comes to me and says, hey, I want to buy your car, but I don't want to give you any money, I'm not giving them the car till they give me money. It should be the same way with the city. I mean it's ridiculous, sorry, I promised I would not be rude tonight, quit shaking your head there, council member, and by the way, you hurt my feelings when you called Nick, Dominic, by the way.

Minutes;
Corbin Van Nest: Nick just verified for you that that house was in fact in violation, not just in violation, they were ignoring the laws. I live on that street. That house was ignoring laws for a couple of years. I would like to know where is the room tax? Where was the city's expenses in going after these people? What kind of fines? What public money was recovered from this lot? And they ignored our rules for a couple of years, now they want to come back and play nice and ask to get their license, and I suppose if they met all the conditions once again, we will have to do it, but there's a history with this home and it's not appreciated on our street. Thank you.

Minutes;
Cami Jensen: I am the owner of the property that we are referring to. Everything that needed to be met to get the Conditional Use Permit has been done. Also, I would just like to state that I have been trying to get the licensing taken care of for quite some time. My local contact information has already been given to Jesselyn before the shutdown had happened, so if she doesn't have that already in the file, it is there, my local contact is two blocks away from the house. I am also available all the time. I have given my phone number to both of the neighbors and I have spoken to my neighbors and neither one of them had an issue with me running this as an Airbnb, never directly to me when I've spoken to them. If there ever was any concerns, I was unaware. The licensing issue was a civil issue going on in Utah, it's being addressed. It's not an ownership issue. It's my ex-husband and I are both listed on title. His concern was, all of a sudden, after our separation, that it was being ran without a license, that he wasn't even aware of he claims until the separation and there was some criminal charges brought against him, so then he decided to do whatever has happened. I just want to make it clear that I want to be compliant. I want to follow every single ordinance and rule that's in place. I don't want to be a stressor to any of my neighbors. If I had any record that any of my guests were causing disturbances, I would have immediately taken care of it. I have had one in the two years that it was operating. Anything that needs to be done or addressed, I am more than willing and would gladly accommodate. So, if there is any other questions or anything that I need to provide to the neighbors or the council I gladly will. Also, other than that, like I said, everything, as far as all the applications and the licensing on my end has been taken care of when I did find out that there was an actual citation issued and a violation, it was regarding the licensing, I had that license two days later and that's when I was told that I couldn't rectify it because of the moratorium. So, I just want everybody to know that I would gladly follow through with whatever restrictions are in place. Any questions for me?

Minutes;
Sandra Combs: I live directly next door to 160. I had an issue, I called her at 2:30 in the morning. She took care of it right then, and she came over. Next time she was down, she apologized for it.

We have not had an issue. I know some of my neighbors across the street have, but we've had no issues at all, so, thank you.

Minutes;
Austin Mortenson: I am the owner of this property and it is in a civil lawsuit currently. Ms. Jensen has blatantly been in contempt of court, allowing me access to this property, and is now trying to put renters in this property without my consent. She has been in violation many times and doesn't care what anybody really says, it's whatever she wants to do. So, I would look to the board to deny this Conditional Use Permit. I don't want it to happen. Thank you.

Minutes;
Mayor Whipple closed Public Hearing.

Minutes;
Council member Fielding: I am going to lean on caution, per Adam, as well, tabling this item. I don't think the City of Mesquite needs to get in between a civil lawsuit with the two owners of the property, so I think I want to request that we table this until everything has been taken care of between the two parties.

Council member Fielding moved table this item. Council Member Parrish seconded the motion.

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

6.6 Tentative Map TM 26-003, Sierra Ridge Phase 2, to approve the creation of 35 single-family residential parcels as part of a 73-unit single-family residential development on 8.43 acres (31.8 acres total) located generally in the southeast quadrant of the intersection of Oasis Boulevard and Wingate Drive. The parcel is currently zoned Single-Family/ PUD, and is Village 13 in the Wolf Creek Estates (Mesquite Estates) PUD. Clark County Assessor's Parcel #001-05-501-005.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This is essentially filling in the phase that was bypassed 20 years ago, I'm thinking, and it's essentially the same as what was previously approved with the exception of some landscaping that was removed along these three lots there and then now they're just part of the lot, instead of the common area landscaping, but the lot sizes are all generally the same as what was approved previously and this would fulfill what was planned for this subdivision. So, staff is recommending that you open a public hearing and approve the tentative map.

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

Minutes;
Council member Parrish: I am pretty familiar with this project. But this is right next to the wash that this gentleman talked about. I would like to… I don't know what I want to do, but I think we need to get Travis up there and look at this wash situation. Wow, I didn't realize I was so popular, thank you. This doesn't really abut the wash, because the houses around the outside are already built, but the wash I think has been affected, and I don't really want to hang the developer up because of the wash, but I think the wash is important that we take care of it, because it is a vital part of Mesquite and we need to make sure that nothing happens to the homes, existing and new, so I would recommend to council that we get some further studies done on this before we even look at it.

Minutes;
Council member Fielding: So, Dan when you say this is the same design as the existing homes, they're all single level, no two stories, correct?

Minutes;
Dan Catron: I don't know about the homes; I am talking about the subdivision…

Minutes;
Council member Fielding: Right and all the existing homes, the design is all one level, there is no two stories in there. So, I just wanted to make sure that the existing, the permit that expired that's going back, it's the same design, single level.

Minutes;
Dan Catron: No, the height limit will be whatever is assigned by the PUD, which I am thinking it's 35 feet, but…

Minutes;
Council member Fielding: And I know that is probably some concerns of the residents already in Sierra Ridge, that they don't come in and start building two stories around single level homes, so that's why I was just wondering that design plan for the original homes is all single level, so when you say the same design, in my head, I am thinking single story.

Minutes;
Dan Catron: I am not speaking to the structures. I am speaking to the lots.

Minutes;
Council member Fielding: Okay. So, would that be a different review where we would go over them to make sure they are single family? I mean, one level?

Minutes;
Dan Catron: If you want to change the terms of the PUD, we would have to open up the PUD.

Minutes;
Council member Fielding: I am just curious if you knew, but you said same design as before.

Minutes;
Dan Catron: I meant the subdivision.

Minutes;
Council member Wanlass: I agree that this wash needs to be viewed and if we need riprap in there or boulders or something to concentrate the flow and make sure we don't have wash out I'm fine with that, but these properties, you're right when you say the properties along the wash are already there. These properties are just filling in the interior of the subdivision. I don't know how they have anything to do with the wash, but I do agree the wash needs to be looked at.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Cheryl Greenhaul: I have been in Sierra Ridge since 2007. All of our homes are single level homes. That's the way the original plan was. I have the original work from the beginning. So, that's a concern. But the wash, the wash is very concerning to us. Even if they put a wall up, was it **Mystic** Hills that they're putting it on? They built, they brought dirt in from the wash, so half of the wash that is on the Mystic Hill side has been building and created new property, didn't exist. So, they dug down, so half the wash that remains is on our side. Now, I don't know about you, but I think water flows the path of least resistance. Well at this point, the path of least resistance is our property. So, we're very concerned, we've got it on film, about four times we have had water come down that wash, white caps, and it came right up to almost the backyard of the homes that are there along the wash. So, it's a very concern, when they're taking half that wash and their comment was, well, we're digging it down deep. Well, as the water comes down from Lincoln County with the boulders and the trees and the tree stumps, the city has had to come in and actually clear that out because once the water goes under Oasis Boulevard, it doesn't go under when those boulders and whatnot come down. So, if that blocks up, it's all on our property. And I would just assume the same with my neighbors, not lose their homes, so please look at that wash, we're desperate. Thank you so much.

Minutes;
Kurt Hircshinger, 400 Wild Horse Lane: I am right on the corner up there. Is the builder here? They can describe to us what's - are you going to come up and - what'd she say?

Minutes;
Mayor Whipple: She is not the builder, but she knows the projects apparently.

Minutes;
Kurt Hircshinger: Okay. So, you're going to come up and describe what's going to be built?

Minutes;
Mayor Whipple: Well, go ahead and tell us and then if the council has questions for her after.

Minutes;
Kurt Hircshinger: Okay. My question is who is the builder? What's going to be built? What's the price point? Are they going to be part of the Sierra Ridge HOA? And second comment is they

have diverted the path of the wash behind my house, so I know that's a concern to me. Thank you.

Minutes;
Bob Thompson, 464 Wild Horse Lane: I am also concerned about what kind of houses are going to be built in there next to us. And my other concern is the wash. I pretty much got a bird's eye view of the whole thing that's gone on there, and I think I got it in pictures in detail of what they've done, and it scares the hell out of me, honestly. My house may not be there in a few years. So, I have concerns about, you know, we don't know anything about what type of homes and stuff they're going to build in this new subdivision or the phase two of the subdivision I'm living in right now, and I have got a real high concern about the stability of the rock wall, the plastic, all the stuff they've been putting on the edge of this wash. There was some concern about compaction, I heard here earlier. Well, I saw the compaction and it's a track hole sitting up on top patting it with his bucket. I've been involved in mining in the oil industry all my life and if that's compaction, I'm being sincerely mistaken about what it is. So, I think it needs to be looked at on both sides of it, and that's all I got to say.

Minutes;
Tom Wildhagen, 460 Wild Horse Lane: I am concerned about the wash. I have talked to Travis several times and they actually are changing the direction of the wash, which I thought they couldn't do, unless they got approval from the Corps of Engineers, but I was told they had their permits and stuff. But if they change the direction of the wash and it affects our houses, they should be liable somehow. That's my guestimate like if they change the direction of wash, the water is going to find the path of least resistance, so I don't know how they can change the wash and expect it not to **f**ollow where it was. And on the second point, the houses going in between the second phase of our HOA, are they going to be part of our subdivision or our part of HOA, and is there any guarantee they could be single story homes like we have now? You know, you could apply for a permit and then change? Is that possible? That's my question. Do you have an answer for that? If they get permit for single family, can they change it to two stories?

Minutes;
Mayor Whipple: Well, the PUD would govern what is allowed to be built there. I don't know if you know the detail. I am assuming you don't know the details for the PUD?

Minutes;
Dan Catron: No, I don't have the PUD with me, no, I would have to…

Minutes;
Mayor Whipple: So, that is something you could get and look at, but the PUD would govern what's able to be built there. After the public hearing, if the council would like the young lady to come up and answer some of those questions, then they can request her to come up and answer those questions for you.

Minutes;
Tom Wildhagen: That would be great. And I also talked to Travis about the walls he put up, you know, and I asked if there's going to be a wall behind my house or a slant up the rocks, he goes, well, they can apply for the permit and they do what they want, and I didn't understand that.

Minutes;
Mayor Whipple: I can't tell you that. You would have to ask Travis again, I'm not sure, I'm sorry.

Minutes;
Tom Wildhagen: Well, who is in charge of that? Who makes the decision on it?

Minutes;
Mayor Whipple: Travis is the engineer, so he would be the one and then Regional Flood Control, I think, would be -

Minutes;
Tom Wildhagen: I just don't understand approving something and letting them do what they want to do. They should have a set plan and follow that plan, I would think.

Minutes;
Mayor Whipple: I would imagine that is within conjunction with Regional Flood Control, but that again would be a question for Travis.

Minutes;
Kim Horseman, 440 Wildhorse Lane: I too have a problem with the wash. I have talked to Travis and he told me that this was approved like 20 years ago, and my concern 20 years ago, well there's a lot of erosion, there's a lot of water going down, we've seen water flow, it's torn off the backside of the wash. They have altered the wash, like you heard earlier, but they had to change the flow and they have moved it closer to our houses. I can tell you for sure that from the walkway on the backside of our house, the backside of their wash or the front side, was 330 feet away. Now, we are only 139 feet from the wash, that's a lot to come back when we see a wash that used to be wide, full of water moving, constantly moving. And Travis is saying the water, oh, we all know it goes back and forth. When the water comes down the wash, when they have a heavy rain from Clark County, it does not go back and forth through the wash. They have covered the holes where the water goes under the road to the other side, down to the other side of the wash. Now, I don't know what you guys think, but somebody who comes along and tells somebody like that, why? Because Travis says okay. He said they had the permits. This is 20 years ago. Why are we still looking at permits from 20 years ago, that's what I would like to know. And if the same owner is going to do this in middle**,** then what's going to stop him from doing things like this? We see water trucks on the other side getting water out of the tanks. The tanks are constantly leaking. Is that going to happen in the middle over here too? We are going to have mud washing down our sidewalks into our street? Into other neighbors' homes? I mean, Mesquite has got a shortage of water, why is that a place that's over there in **Hidden** Hills, Phase A, Phase 2, having this water just run all the time? Is that same kind of thing going to happen, somebody builds from this _____ that's what I would like to know. Thank you.

Minutes;
Lori Wildhagen, 416 Wild Horse Lane: Obviously, our concern is the wash, but tonight we are talking about the _____ being approved and I do have some concerns. One is, will they be part of our HOA and follow our rules? Will they use our roads? And also there, right now, every lot has walls brick walls that have deteriorated, are those going to be taken care of and get out of there and make it look like a normal residential parcel? Right now, it looks like a big piece of mess. So, my concern is I want the aesthetics to stay the same into our neighborhood. We all have very nice homes, we all are very great neighbors, and we just want it to be the way it was, it should

be. Again, the wash is one of my concerns and I guess we've maybe missed those meetings about the wash. I don't know. I kind of follow you guys along online, but it hasn't really been talked about, it's just been approved. So, I wonder if something can be done and give us some notice on when things are happening back there, because I don't know if anybody has gone back there and looked at. It is scary, and we see it every day. At 5:00 a.m. in the morning, they're pushing dirt to our home. The reason they are doing that is because they're creating more homes. I don't know how it went from 120 to 170, but it got approved, and that's how come there that wash is being eliminated. It is because they're creating more homes on the outside. That's all I have to say. Thank you.

Minutes;
Mayor Whipple closed Public Hearing.

Minutes;
Council member Wanlass: Can I get you to come up here, please?

Minutes;
Brandi Walker, Civil Science: I am here tonight representing the applicant.

Minutes;
Council member Wanlass: Is the applicant planning on being a part of the PUD that surrounds it and a part of that HOA?

Minutes;
Brandi Walker: Yes, correct. A lot of the reason this subdivision has set, call it defunct for so long is due to HOA issues, concerns, private streets and all that. We have met with the HOA. We have walked the property with the HOA, and these guys will be part of paid dues maintained as the HOA.

Minutes;
Council member Wanlass: And you will follow their building styles, single level?

Minutes;
Brandi Walker: Same documents will apply.

Minutes;
Council member Wanlass: I don't have a problem with approving the inside. I am almost ready to table this until we take a good look at the wash when Travis gets back.

Minutes;
Mayor Whipple: It doesn't really relate to that.

Minutes;
Council member Wanlass: I know it doesn't have anything to do with the interior, because that doesn't change, but on our next meeting I would really like to have this wash brought into play and before that other subdivision starts actually building, along the wash...

Minutes;
Mayor Whipple: They haven't started building, they are just moving dirt still. Are they building houses?

Minutes;
Council member Wanlass: I live right next to it. I am in Royal Vista, I am on the other side. I would make a motion to approve the interior of the subdivision as long as you follow their HOAs, their PUDs, and their building styles, but we need to take a look at this wash and make sure whatever has to do, so there's no erosion or these people's homes aren't threatened, takes place, and that needs to be sooner rather than later, especially if buildings started.

Council member Wanlass motioned to approve the interior of the subdivision following the HOAs and PUDs and their building styles.

Minutes;
Council member Parrish: More questions. So, when the houses are ready to be built, do these folks have to come back before council to be approved or is it just automatically done?

Minutes;
Dan Catron: No, they are automatically done once the lots are created, subject to the provisions of the PUD.

Minutes;
Council member Gallo: I have a concern that the builder is actually changing the landscape of water flow and neighborhoods. I really have a problem with that, it's not just building the interior, but…

Minutes;
Council member Parrish: It is not this builder Pattie.

Minutes;
Mayor Whipple: It’s a different builder that is doing that.

Minutes;
Council member Parrish: It’s a different builder.

Minutes;
Council member Gallo: A different builder?

Minutes;
Brandi Walker: We are not associated, sorry.

Minutes;
Council member Gallo: Okay. So, it is completely separate. So, when we're talking about the center part it has nothing to do – so, people's concern about the wash tonight really has nothing to do with what's going on?

Minutes;
Brandi Walker: I understand the concerns with the wash and erosion. As the subdivision lies today, we are strictly interior to none of our, we're on the inside, call it a donut, we are the hole. So, the developer, the applicant tonight that now has acquired it and is trying to pull it out of the current state, it's dilapidated, is not the prior developer and has nothing to do with that wash. As the site lays today, with the grading, we are not even altering it. It will be, as you see it, we just have to go into walls, conditions obviously is a concern, and put utilities and go. There won't be additional grade change.

Minutes;
Council member Gallo: Then who is doing this?

Minutes;
Mayor Whipple: It's a different developer across the road.

Minutes;
Council member Parrish: We approved that six months ago, Pattie, I'm sorry to say.

Minutes;
Council member Gallo: But did we approve knowing? No.

Minutes;
Mayor Whipple: I am assuming Travis knew.

Council member Fielding seconded the motion.

Minutes;
Council member Fielding: I was going to second that and also tell Brandi, thank you for being here. I do have all of the letters from the HOAs, the utilities approving this subdivision for the interior or as you call it the donut, the hole. So, I was just going to second that.

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

6.7 Consideration of Approval of a 5% Increase in Salary for the Deputy City Attorney

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Becca Schrupp: With the Deputy City Attorney's contract, it needs to come here for a raise, so unlike all of the other department heads, his is brought here, so I am asking for a 5% raise for him. That's for Kyle Waite.

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

Minutes;
Council member Ennis: Becca, I don't know this and I should. How long has he been employed with us?

Minutes;
Becca Schrupp: That I don't know off the top of my head.

Minutes;
Council member Fielding: His contract is 11/4/2025.

Minutes;
Council member Ennis: So, he has only been with us since November and we're going to give him a pay raise?

Minutes;
Becca Schrupp: No.

Minutes;
Council member Ennis: Oh, I'm sorry, I miss understood.

Minutes;
Council member Fielding: Well, I have to tell you, they want this to be effective July 1st, 2026 and we are still waiting for the MPOA to be approved with negotiations, so I just have to put this out there. I have a little bit of heartburn that he hasn't been here a year, he's getting a COLA, and we have been waiting for so long for the MPOA.

Minutes;
Becca Schrupp: I think he has been here longer than a year, and negotiations are a two-way street. We are working with the MPOA. We do have negotiations on Thursday. It is not just a city management thing that is causing - we are working together, so I'm just going to say that.

Minutes;
Council member Ennis: Was his pay raise in our budget?

Minutes;
Becca Schrupp: Yes.

Minutes;
Council member Fielding: Okay, that was just my question. I know he has taken on double duties and he took this a while ago, which we're grateful to have him doing all of this work, but I just wanted to put that out there. Thank you.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Cheryl Greenhaul: My question is, are you going to put on the agenda something having to do with the wash?

Minutes;
Mayor Whipple: Cheryl, if you want to come and ask this question at final public comment, feel free, but you need to stick to the subject of what this item is about, I'm sorry.

Minutes;
Donna Vonita: According to this 5% raise for this person, $100,000. Do you know how long it takes an officer to get 5% to $5,000 raise? They cap out at 92,000. It would take them nine years to get the same 5%.

Council member Ennis moved to approve a 5% increase in salary for the Deputy City Attorney effective July 1, 2026. Council member Wanlass seconded the motion.

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

6.8 Consideration and Discussion of four proposed Iron Cactus Sculpture locations

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Rich Sorrem: I have been involved with this project for the last eight or ten months. Thomas Stark who is the founder of the project is out of town up north, up in Idaho. Any questions? I know that you've gone around with Randy, right?

Minutes;
Mayor Whipple: Tell us for the record, which locations you guys are suggesting.

Minutes;
Dave Hubbard: We are looking at the Rec Center. We had a spot picked out there, unfortunately I don't have any of the pictures and stuff with me. Yeah.

Minutes;
Council member Wanlass: So, it is not the Rec Center, it is the pickleball court across the street, the Justice Center, and I agree with those two, Travis, everyone in the city agrees with those two. The third spot is cemetery. There's a lot of heartburn over that. I agree with that, and the fourth spot is the Welcome Center, which we don't have approval from NDOT yet. So, I think if I was going to make a motion right now, it would be to approve the first two sites, the Rec Center or the pickleball courts across from Rec Center and the Justice Center, say no to the other two, the one

until we can get NDOT to sign off on it, then we can say yes to that. But the other one, I know this all started out - if this is a geocaching, you come to the Welcome Center, you come to City Hall, and you take whatever the hell you do with your phone and it tells you where to go next, yeah, exactly. To spread this out all around Mesquite and take people to places where they normally wouldn't see it in Mesquite if they were just driving down the main boulevards. And the original thought for the one by the cemetery was the Sport Event Complex, because unless you are going right there you never know it was there. Randy had some questions on that one. Travis has questions on the cemetery, actually so do I. People should not be stopping by and taking pictures at the cemetery when people are there grieving loved ones. So, I am fine with saying no to that one. We can always find another place or we can work something out with Randy, like, we can twist his arm and tie him up or something until he says yes to the Sport Event Complex or somewhere that makes sense, but my feelings tonight is we approve the two that makes sense, we would say no to the other two until we have the blessing of NDOT and the blessing of the city. Because one thing we don't want to do while we are doing this is make either one of them angry.

Minutes;
Council member Gallo: I am in agreement with Council member Wanlass. Especially the cemetery. I don't think a cemetery is the right spot and we did hear from several residents that it's a solemn place and that's probably to council member Wanlass' point. People taking pictures and other people are grieving at the same time, so I agree, just the two spots for now.

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

Minutes;
Randy Laub: So, I did take Dave around for about an hour a couple of weeks ago and we picked out a few sites that I thought was pertinent for this project. Soccer complex is not one of those, and the reason being that we have a lot of golfers that try to go up there on our soccer fields that make divots in our synthetic turf and whatnot, and so the other side of that was simply, it is out of the way a little bit, and I was concerned about vandalism that's going to be happening to that statue, if you will, and so I just kind of directed him that it was probably not a good fit for us. The other side obviously is the cemetery. I basically told him that was not a good site. Pickleball makes me nervous, because it's not a golf area, it's a pickleball court, and I know it sounds a little bit different; however, when you see those types of things, it kind of gives you the illusion of, well, maybe I can go just like they do with soccer complex and everything else, and so that makes me a little bit nervous for that facility. I did take Mr. Hubbard down to the Fine Arts area with the theater and I showed him a couple of spots in the Art District where I thought would be pertinent for these statues to be placed, it is in the art district, it's downtown, City Hall has one, Art District could have could have one, you could put one by the theater. I did show him the Justice Facility. He kind of wanted one by the softball fields. I didn't really like the softball fields, but I thought maybe the Justice Facility may work for that, but just a couple of my thoughts, and so pickleball, I'm not happy about, but that's kind of your guys' call. Any questions?

Minutes;
Council member Wanlass: I think the pickleball courts are fine, people aren't going to go and play golf on a pickleball court and it's right next to the Rec Center, where a lot of people who go there are golfers.

Council member Wanlass motioned to approve the Justice Center and the Pickleball Courts. Taking the other two out until we get approval from NDOT on the Visitor's Center and find a suitable spot for the other. Council member Fielding 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;
Rick McIntire: This may be more for Rebecca than anybody, but we have had an opportunity to hear from Nate tonight a little bit, just a little bit. So, I serve as the president of the board of the Falcon Ridge Community Association from Wedgies to the Deep Roots Harvest from the freeway to Birdie Lane. A great deal of that is the commercial area, Walmart and all of the commercial area through there, and we occasionally have issues that we need to deal with and Nate has been absolutely fantastic in terms of his support in our efforts to maintain standards within the community, and I just want to commend to you the great work that Nate has been doing, not just for parts of the city that are outside of our HOAs, but even inside of our HOAs where we need him, and he has been terrific for us, and I wanted to commend him to you. Thank you very much.

Minutes;
John Rosen: I didn't make this comment before you took your vote for this last issue because I was uncertain of what I am about to say, but I was interested in Paul your comment that NDOT hadn't given the approval, and I am not sure that that's exactly right, so I just want to make sure that I check with you. I do know that when we submitted our tourism grant before Travel Nevada would allow us or give us the grant, we had to give them documentation that we had received approval from NDOT to do interior and exterior refurbishment to that property. Is that what you were talking about or is there something else?

Minutes;
Council member Wanlass: I will talk to NDOT personally next month. I will meet with the director of NDOT and ask these questions. Right now, the city leases the property but NDOT owns it and for us to put something permanent on it without their blessing, rather we're redoing everything, but to put a permanent structure on there, Travis feels and I agree, we need to get their support.

Minutes;
John Rosen: Again, I didn't want to take issue or argue with you. Just to let you know that they had given us documentation that they were giving - first of all we could lease the property and that they had given us permission to do the refurbishments that we want to do to the outside and there's a whole lot of changes being done to that property in part of that.

Minutes;
Nick Alfonsetti: Thank you very much.

Minutes;
Dominic Oliveto: The visitors center, do we have plans to open that back up? I am sorry. I can't pronounce Alfonsetti, so I have to leave that out. I wonder why we ever closed it down.

Minutes;
Mayor Whipple: Yeah, we are going to open that back up.

Minutes;
Dominic Oliveto: Because it was free to the city as far as manpower, because we personally manned it one day a week and other organizations did, and I know a lot of people say that there was no bang for the buck, but the donkey museum should love us, because every time we told them we have the world's only donkey museum, we had to draw it on the map, so they could go down and look at it, but no, there was a lot of people that spent time here after stopping in there and finding out what we had to offer. Thank you.

Minutes;
Mayor Whipple: I think we are going to give them some bang for their buck. It's going to look good.

8) Adjournment

8.1 Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 7:45 P.M.

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

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Mesquite City Council
Regular Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, August 11, 2026 – 5:00 pm

Minutes of a scheduled meeting of the City Council held Tuesday, August 11, 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 City Manager Becca Schrupp, Interim City Attorney Adam Anderson, and City Clerk Julie Goodsell, other city staff and approximately 75+ 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

Ceremonial Matters

- INVOCATION; Father Joji, La Virgen de Guadalupe Catholic Church
- PLEDGE OF ALLEGIANCE

Minutes;
Mayor Whipple: I'm going to turn the time over to Randy Laub.

Minutes;
Randy Laub: An unfortunate incident happened about a week ago. There was a house fire over at Sunset Greens. That particular family, John and Marcia, they do a lot of volunteer service for us at the Senior Center. They come prep the meals to get all the food ready. They show up every day, they do a great job. It was unfortunate to hear that that has impacted our Senior Center services. In doing so, we asked if it would be okay if we did a fundraising dinner for that family. So, this Saturday night, we're going to do a spaghetti dinner. All the proceeds will go to their family to help with that house fire. There's some flyers out on the table. It's going to be this Saturday from 4:00 to 6:00, you're welcome to come. I invite the Mayor, council, the public to come and help this family. Community always steps up when there's a family in need and then we ask to do

the same this weekend. If you have any questions, call the Senior Center. We will be more than happy to give you more information or you can contact myself at the Rec Center, but I appreciate it. Thank you.

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Dean Gallo: Since I never come here and I don't speak, I do have an important thing to talk about. I timed it, it takes four and a half minutes. I'm asking you for an additional minute and a half, so I can complete the presentation without interrupting. Will you allow me that?

Minutes;
Mayor Whipple: We will start off with the three minutes, and if it's worthwhile, then we'll…

Minutes;
Dean Gallo: Well, it is important. You are allowed to give that time. I am just asking politely for it. Okay? Since I tried to file my complaint discreetly, I am here to voice my complaint publicly. In May, I filed two requests, to City Manager and City Attorney, requesting an outside investigation into a serious issue involving captains Averett and Bundy, making false claims about me. Since Averett and Bundy are the Internal Affairs investigators as well as police officers, I felt this was a reasonable request. Internal Affairs officers investigating themselves does not make sense. I was turned down both times. Because I found out about these false statements months later and only because these statements are attached to a court case in Las Vegas, they are now available to anyone, because they are public information, available even to the press. I am going to read some of the reasons for my complaint from sworn testimony from Averett and Bundy in a deposition taken February 3rd of this year. Both of them stated under oath, that I was heard on a 911 call, along with another person, reporting that council member Wanlass was driving erratically and was possibly intoxicated. Let's stop right there. That means a tape recording exists of that 911 call, because it recorded and I would be heard on that call. That's a lie, because no 911 tape exists, because I was never on any 911 tape, ever. They also claim I was at an establishment in the same sign deposition doing surveillance on Wanlass. This establishment has CCTV cameras, so they must have a video of me doing that. That's a lie. Because the video would show an empty chair, because I was never at any establishment. They also claim I was in a vehicle following Wanlass. This city has high-tech cameras throughout the city, that means they must have video of me in a vehicle. That's a lie. Because the only thing a video would show is an empty seat, because I was never in a vehicle following Wanlass. In addition, they make other statements like suggesting myself even, council member Gallo as using mafia-style tactics. Like what, Everett and Bundy? They also stated I didn't know, when answering a question, he answered, I don't know if she is committing them, but she is part of that group, meaning council member Gallo, committing what? Nevada state law, under Nevada state law it is a gross misdemeanor for a public officer to make false statements in an official capacity. These violations give me significant leverage to pursue civil damages under Nevada state constitution. False statements, this is also under 197.130. A public officer knowingly makes false statements in an official capacity commits a gross misdemeanor, punishable by up to 364 days of jail and a $1000 fine and termination.

There's also civil defamation. I can sue civilly, because the burden is lower for me than a public official under Nevada defamation law. A civilian with primary need to prove this statement was false. In addition, one of the letters I wrote to both City Manager and City Attorney explaining I was pulled over after registering my complaints, and I was only cited for not wearing a seat belt. That was a lie, because I was wearing my seat belt and I had the actual officer's video and audio cam to prove it. The Judge dismissed the case. I think the timing of this raises serious concerns about possible targeting. Is this something I need to worry about? Averett and Bundy went out of their way to lie and perjure themselves for the sole purpose to defame a citizen in a duly elected highly respected council member, who by the way, had no one run against her in this last election. That shows how much people respect her. This should be a concern of all citizens, that this can happen to any of us and to city council members. This is what a weaponized rogue department looks like, with incompetent leadership. Tell Averett and Bundy I have the financial resources to pursue all the legal options and I intend to do so. I am sure neither one of them expected these signed depositions and affidavits would ever see the light of day. They have. To the press that is watching and monitoring the City Council meetings, including newspapers, Channel 8 News and others, even Las Vegas Journal has two people covering Mesquite. I am available for interviews and I will bring all affidavits to you and much more. Where's my time at?

Minutes;
Mayor Whipple: So, Dean, this is the deal I am going to make with you, if you come back at the end, I'll give you one more minute if you want to come back, out of your six-minute total you've used let's say five.

Minutes;
Dean Gallo: You are only going to give me two at the end?

Minutes;
Mayor Whipple: One.

Minutes;
Dean Gallo: You don't like what I am saying, do you?

Minutes;
Mayor Whipple: Whether I like it or not, everybody gets three minutes.

Minutes;
Dean Gallo: In fairness and the seriousness of this stuff, I should be allowed that extra time. You are on public record denying me that, when I can _____

Minutes;
Dominic Oliveto: I was sure I dared walk up after all of that. Candidate for City Council. First of all, I'm going to start off with something pleasant. I'd like to thank you Mayor and council member Fielding and Ennis for showing up to support the pre golf tournament party put on by the Chamber and I'd like to give a big shout out to the city workers that went out there and sat all day long and handed out water. I mean Martine and Larry deserve whatever the best metal you can give them because they had to be heard. Now that I am done being nice, I challenge you guys. I came up here on the short-term rental deal and kept bringing up things like zoning and it went nowhere. We are behind from general math by $1,000,000 on our budget. Our impact fees are the lowest

around and part of the council already agrees with that. I challenge this council before the next City Council meeting to bring our impact fees up to equal the St. George and Henderson, those areas. With the amount of building that's going on, that would help our budget. It would also give us enough money to put on a full-time code enforcement officer, so that they were there and it would also give us some change that maybe the police chief could put on a traffic officer and that traffic officer in two weeks he would write out enough tickets that he could probably pay his wages for two years. Thank you.

Minutes;
Mike Benham: One of the hateful eight, depending on which side you are on. The Hatfields or the McCoy's. I am very disappointed in the City Manager. She got an email on August 4th, from Congressman Horsford's office, and the reason I bought this paper, I just want to make sure I was in August and not in July. I would like the City Manager to explain why she hasn't responded to me or a council member. It's not appropriate. In fact, it's pretty rude not to respond to a congressman, don't you think? No comment, right. Didn't think there would be. But don't worry, there's other agencies going to be involved in this and it's not going to be pleasant. You had your chance, you blew it. Thank you.

2) Consent Agenda

2.1 Consideration of approval of the Tuesday, June 23, 2026 Regular City Council Meeting Minutes, and the Tuesday August 11, 2026 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

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

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

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

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

3) Special Items

3.1 Presentation by Rise Development Group for the proposed development of approximately 920 homes on approximately 246 acres of city-owned land located on a portion of Parcel #002-12-301-011.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Martine Green: We have a certain process to sell land in Mesquite. We have the first resolution, do you want to sell the land, yes or no, and we have basically covered that already in prior meetings. Yes, you want to sell that parcel. And then, the second parcel, do you want to sell to a to a certain party A, B, C and then a contract. But before all that, this is purely a presentation, so I've been approached by the developer who has an idea and originally it was larger, so I tried to talk him down, because it was a couple thousand acres. So, anyway, this is a presentation for you to listen to and direct me as to how to move forward from there, so thank you.

Minutes;
Brady Breinholt: Thank you so much for your time tonight and I appreciate the opportunity to speak to you this evening. As our team so kindly introduced us, this is my third time here in Mesquite, actually my fourth, talking with her and then now the first time speaking with many of you. Realistically, it's a pretty simple explanation, a pretty simple ask. We are looking to help with workforce and attainable housing here in the Virgin River Valley. I am one of the partners in Rise Development, I come from St. George, Utah. And my last name is spelled b r e i n h o l t, just reading the name, I've got to read the directions, I always had trouble with that in school too so. See, I got one city council member that understands that. All right, so basically this is a five-year plan, over 246 acres. I can give you guys more breakdown. It essentially breaks down into roughly two-tenths of an acre per house and I'll jump into this presentation here. We are going to see if I can get this a little clicker to work for me or not. Maybe.

Presentation

Minutes;
Brady Breinholt: So, that is a house we built in Stillwater Oklahoma in six weeks and two days. That is one of the houses we build out of structurally insulated panels, perhaps some of you have heard of it, some of you haven't. It has been around since the 1940s. It is a military technology that we are integrating into modern construction. As most of you know, there is a 7,000,000-home deficit here in the United States, and many of those that are affected are those who are workforce and those who are getting started as well as those who are retiring. So, ideally right now – well, not ideally, right now, within the City of Mesquite, there are zero attainable housing and workforce housing projects that are currently on the market as far as we're able to find out. So, our target market specifically is 60% to 120% of the average median income here in Mesquite, which our products tend to fall into. As you guys know, this is a very fast-growing town, it's on the corridor

between Las Vegas and Zion, Las Vegas and Lake Powell and many other attractions here in the area. Many of your people are now traveling in from out of city or are struggling to find places to work here. The last conversation I had here was there was roughly 1,800 people that were on the list of the housing authority without a place to live. Therefore, some of those are moving out into, we have the same challenge in St. George, they're actually moving out into RVs, onto the desert, and are living with families out there. So, here's a couple of different things that we're looking at. We're looking at 920 homes here in the Mesquite area, over approximately 246 acres. As Martine mentioned earlier, we were looking at 2,000 acres originally and we pared it down and decided to give you guys basically the same impact, with a much smaller footprint where the infrastructure is already in place, where the city has already spent the money and it's kind of been sitting waiting for this to come back around. It is a five-year plan with $389,000,000 spend here in the City of Mesquite. We do have four house plans, they range from a 1024 to 2,500 square feet, 2,300 square feet, and they start at roughly 350,000 and go to 510,000, sorry, too many numbers in my head. What we are looking for from the city is a contribution of the property and then we actually are going to help you guys prepare and apply for some bonds and some funding from the Federal Government. However, the way that the project is structured is, it does not need the funding from the Federal Government to move forward. Just wanted to make sure that's clear right up front. So, we already kind of discovered a little bit of this, what it is that's going on in Mesquite, that it is a growth corridor, that there are a lot of resorts and service jobs here and that kind of falls into that 60% to 100% AMI. This is where kind of everything comes together. There's roughly 492 acres in the parcel that was up on the screen earlier, that we have kind of worked through and went down to 246 acres as you can see in the plan footprint there, with 62 of that being used for roads, utilities, drainage, parks, etc. and 194 acres to be utilized as residential land. So, that's going to be deeded property out to other homeowners. Majority of our projects are always homeownership based. We feel like wealth in the US is based and created through homeownership, so we try to create a path for that. Why it pencils because of where you guys are already in control of the land basis and that you guys have the ability to pull different levers, along with us, giving you the support to make that opportunity to help. And we are happy to carry the application as well as put the proforma as well as the phasing at no cost to the city. We are pretty open and transparent. You can see what our numbers are here on the screen, as can everybody in the audience. We are not going to hide anything. We do make money on each one of our projects. Unfortunately, and fortunately, we have to, in order to stay in business, but as you can see the average income on each one of those is $52,000. It seems like a lot of money up front. You will see by the time we get done paying the banks the real estate agents and the mortgage companies, there's not a lot left on the bone. In fact, most people make more than us at the end of this. Here's one of the reasons we choose SIP. First of all, it's quick, it's efficient, it's already in your building codes It has a very tight envelope. It's got R-23 walls and R-52 ceilings. They can be built into any kind of standard construction that you see, so any of the homes that you're living in now could be SIP built, it's faster. As we mentioned before, I don't know how many of you guys have seen a home that you can commercially or federally financed with the USDA, FHA, or VA loan or even a conventional loan built in six and a half weeks. Usually, we're between depending on the builder six months to eighteen months depending on the size of the house. They are cost efficient so apart from being cost efficient on the materials and the construction side of things, they are also energy efficient. They save about 30% to 60% of the standard energy that you use in a standard house. Most of that is done through the heating and cooling systems and the fact that they are so well insulated. All of our products come in move in ready that includes the fridge and the washer and dryer, so it's literally bring your family, bring your bedding, bring your dishes and move into the house, which is a little bit different than what you've seen in some of these other developers where you're going to move in and you're missing a fridge or you're missing - you don't have the washer and dryer now. These younger families and these retirees are

struggling to find a pull that together. There are energy credits that do go along with this from the federal government that are available and that gives you our base price of what our materials cost is a $174,000 for about an 1,800 square foot home. This is how we would lay the development out. It would be over a five-year plan. The majority of the infrastructure, roughly 20% of that's going in in year one, that's why the housing is a little bit delayed and you see a jump so high in year two, and then taper off in year four and five. Kind of how that works as far as how the budget comes together it's a $366,000,000 budget, average all in per home is $397,996. I don't know the last time you guys saw numbers like that. For me it was back in 2020. That's about what I paid for my house in Southern Utah at that point in time, which now is a little over double that. You can see that a lot of the money is going into fill or land lot and fills. The horizontal infrastructure is $46,000,000, the actual vertical bill is 283,000,000. There's about $8,500,000 in soft cost and about $17,000,000 in contingency, because flat out we don't know what we are going to find when we start digging. Here is how we're laying this all out, how it fits together, the debt actually recycles back in. We are paying down our loans as we're going through them, which makes the project more sustainable than perhaps some of the projects you've seen in the past. Our construction interest rates are at 7%, our preferred rate of return for our investors are 5%, free cash flow is $22,900,000. Again, as we get to the end of this, you're going find out that $22,900,000 is cash flow it's not income. That just allows us to continue to move forward with our projects. This is what we are going to be talking with the City Council and the city as we go through this, but Mesquite can qualify for a rural opportunity zone, although it does have some encumbrances, because you are considered part of the Las Vegas greater metro area, so we have to figure out how to move some of those funds around. There is also $1,600,000 in private bond funding that's available to the City of Mesquite to be able to help people purchase and rent houses, and finally then there's the infrastructure fund. There's a $50,000,000 infrastructure fund out there that helps you build what are considered to be green greenfield cities or green homes, and the city is a prime candidate for that. We can get into those more and more as we go through the different discussions. The other part of this is, is that a lot of these homes fall under the USDA rural development homes for the end consumer, which means they can build as well as finance, they do a construction and finance in one term, but it's also 100% financing. It allows them to help move things forward more effectively and efficiently. We do have some rental components in our properties because unfortunately we do know that some people aren't going to take advantage of the homeownership or they're in a position where they're unable to at this time. But our whole goal and whole principle behind all of this is essentially to be able to help people get back into their homes and get into homeownership and have that for, not only their family, but to build that generational wealth. As you can tell, it's laid out here on the slide that there's an opportunity zone that gives us some funding, but also the AB 1040 infrastructure buy down that's also that helps us lower the cost of those homes as we go through. One of the unique pledges that we always give to the cities that we work with is that we are willing to cap what we're willing to make and redeploy that back either through a nonprofit back into homeownership assets or back into the schools in the community, because we understand that 920 homes is a strain on infrastructure. It is a strain on your EMS, it is a strain on your school systems, it is a strain on your hospital systems. So, we want to make sure that the city has the funding that it needs to move things forward, not to mention water treatment plants and sewer plants that come along with this. Here is how the economics come in and this is kind of where our blended margin comes out. As you can see, we are paying 7% to the bank. For all the risk that we get to take, we get 4.1% at the end of it. It seems like they are big numbers, it is a five-year project, but again it's one those pieces that we're interested in working with the city to see how we can solve workforce and attainable housing, giving people homes that they can live into, have for a long time, and that aren't going to degrade over time. We have a little over $500,000,000 in capital. We have over 20 self-performing trades. We are end-to-end, so we are development all the way through, finalization including the

mortgage companies and real estate agents if needed. We do have a national reach; and wanted to say thank you for your time on behalf of myself, Brady Breinholt and my business partner Chad Hansen. Any questions?

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

Minutes;
Council member Fielding: I have some questions. Thank you for your presentation. I am just going to start off and tell you that $349,000 for 1024 is not workforce housing. I don't even think it's affordable for that. So, I'll just start off with saying that, as you mentioned a project in Stillwater, Oklahoma, do you have any other local projects that you've done?

Minutes;
Brady Breinholt: We have some projects getting started in Milford right now.

Minutes;
Council member Fielding: Milford, Utah?

Minutes;
Brady Breinholt: Yes ma'am.

Minutes;
Council member Fielding: Perfect. The other thing is, the funding window, looking at the backup that we have, the funding window application was due August 3rd. So, you missed that window for that, so what will you do later? Just apply for it next year?

Minutes;
Brady Breinholt: So, there were some additional opportunities that came up. One was the opportunity zone grant, that one continues through to August. Don't have my notes. August 28th. There is the 504 AB grant, which is also in place and that one is a continual grant as well and then the infrastructure is also a continuous grant. So, many of the grants and options are opportunities that continue forward. We anticipate and don't have any confirmation of this, that we will see another additional rural development grant come out similar to the infrastructure build-up as mentioned in our previous presentation, roughly in the next three to six months.

Minutes;
Council member Fielding: Also in your screen, one of the screenshots that you had, it says you were requesting a city partnership of 50% with the City of Mesquite?

Minutes;
Brady Breinholt: Yes, that is a fantastic question and one of the pieces that we are looking for specifically is the contribution of the land. I don't have the financials here with me in front of me to share with you, but I'm happy to share those within the council and with the Mayor. It is about $77,000 per lot in excavation and I am going to call it horizontal lift as we are going to build the house itself, which gives us the base price of our lots. You mentioned the 359,000, a lot of that has to do with the infrastructure cost itself. Those houses cost us roughly $125,000 in the cost, over and above the cost of land.

Minutes;
Council member Fielding: Thank you and the other question that I have is. There have been bond funds available, which we know, because we've given away our bond cap to the rural housing development several years, so they can help with purchases and rentals. So, what you said in one of your presentations was that these homes are going to be for purchase and/or rental? And that's the thing is, I just would be curious later on if this goes through, the percentage of rental versus purchase, because that's going to determine how many loans they can get if you're going to have more investors buy them. So, that's just a whole another set of questions that I have.

Minutes;
Brady Breinholt: That is a great question Karen, and if it is okay can I respond to that? We have currently planned about 189 rentals. The rest of those we want to move over, whether that's through a seller financing program or through traditional mortgage means to the long-term owners, and over time give up those 189 units. Again, for us, it's getting about to the homeowners and so very similar to other developers. We will actually put a two-year holding period where somebody can't come in and flip the houses. One of the other things that's unique is, again we will cap what our income is and that's one of the reasons we are so open with our numbers, is we can make an agreement with the city of, hey, this is what our numbers are going to look like, they're not going to go over this as far as, and what we are able to generate as far as revenue for ourselves, take home gross revenue. So, should we get a $50,000,000 grant that takes out the $48,000,000 worth of infrastructure, and the city chooses to award that to us, that needs to translate back into those housing prices and go down.

Minutes;
Council member Fielding: And that is what I think we are all looking at and I don't know if everybody else has looked at this, but 349,000 is still not workforce housing in the City of Mesquite, and that's what it comes down to is, I really feel like we need to help our residents stay here, so people aren't being bused in to work here. I would like our residents to live and work here, so anyhow. Thank you, sir, for your time and presentation.

Minutes;
Council member Wanlass: I guess I'm not going to ask a question, but I am going to tell you how I feel. Karen is absolutely right. $350,000 to $510,000, there's already houses in Mesquite that could be bought for that, and they're not quick setups, they're nice homes. You want the city to give you 246 acres. If you wanted to buy 246 acres from the city right now and pay full market value, I would still probably say why don't we cut that in half or into fours, and see how your first phase goes, because none of it would work. And the city has given enough property away and we have talked about this, we have talked about the matrix, we have talked about everything. I am not going to be here much longer and I'm fine with that, but I would like the city, all of you, before someone like this comes and speaks to us in front of this many people, give us an opportunity to speak to them in two by twos, prior to this meeting, so our questions can be asked there and they can give the responses there, and we don't turn this into a mayhem and into everybody all upset about the city giving property away again. This is wrong. What you're doing to this council is wrong, it's wrong to all of us. And my vote is no because if you have someone making from $19 to $26 an hour, and I'm being generous, in the City of Mesquite as an average salary, even if there's two of them. If there's two of them, they have two car payments; one, one car payment, they're paying rent, they might even have kids, they have phones, they have utilities, they don't have savings. How are they going to be able to afford a down payment on these homes?

And if it's FHA and they get in at 7% what's their monthly payment going to be? They can't afford it. Your price point is - and we have talked about this before too, maybe we need to look at other avenues, the price point of affordable housing for the workforce of Mesquite right now, if it's $350,000 to $510,000, it's unreasonable. The workforce can't afford that and if this City Council approves this and they approve to give you the money or to accept this presentation and pretend to give you the money, I would be blown away, because it's not affordable for the workforce in this city, and we need to look at other avenues, and we need to stop giving our property away.

Minutes;
Brady Breinholt: May I ask a few questions to the Council members? Is that okay? What would you consider to be an affordable home?

Minutes
Council member Wanlass: For this workforce, somewhere around $250,000 and below.

Minutes;
Brady Breinholt: Appreciate that.

Minutes;
Council member Ennis: Great presentation. It was a good presentation; however, I am going to side with what council member Wanlass said and I don't like to sit up here and chide our city folks, but I'm disappointed in the fact that we could have avoided a lot of this if we had had a chance to sit down with you and do two by twos and ask you these questions, so you could just go back and forth between us before it got to this forum here, and so I would like to go back and sit down with you personally with another City Council member and ask these hard questions. And again, agreeing with council member Wanlass and council member Fielding, that is not affordable housing. We are looking at the low 200s, in this city with our wage base, and this has been something that I have been on board with for as long as I have been up here and even before I was up here, and it's hard to get somebody to come in here and build good housing for that price, and so me, personally, I would like to sit down with you and talk to you more about what we're going to see here and again agreeing with council member Wanlass, I am tired of giving away city land. It is not directed towards you, but I am tired of giving away city property, and so I think that we need to put this on maybe on a side burner not a back burner but a side burner, where we can sit down with you and talk two by twos with you and get a little bit more wrapped around this. Again, great presentation, but I think we need to get more info from you and to you and from you before we move forward with this.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Rick McIntire: Thank you very much for the opportunity to speak. Just a couple of comments on this project. Thank you, Frank. This is a map. I might be more of an expert about opportunity zones than anybody in the room. I have spent some time with the governor's office and learned about this, actually quite some time ago, before this ever came up. But opportunity zones have nothing to do with vacant land. Vacant land does not qualify at all to be used in an opportunity zone or for opportunity zone designation. The only opportunity that exists in the City of Mesquite is what you're seeing in green on this map right here, and it has to do with the economic condition of that particular area. There are two schools, there's a number of things in here, but it is the only

designated opportunity zone that's even available for us to apply, if we chose to, to go after opportunity zone designation, that's it. Vacant land is not included, nowhere else in the city is included, and so when you're hearing a presentation that is suggesting that they would get into partnership with you to apply for opportunity zone status, I think you need to ask a few more questions about that. At a minimum, find out what the facts are that they're offering to support that, because I do not think it applies. Secondarily, when the question was asked, what do you consider workforce housing, it's amazing, I'm sitting there, I said $250,000 or less and that's exactly what you said. We have been messing around with this for quite a while now and quite clearly, if it's not $250,000 or less, it's not workforce housing, and we are going to have to figure out how to get there at some. So, I totally agree and I appreciate the comments that all of you made. Thank you very much.

Minutes;
Doris Christolear: It was a great presentation. Thank you very much. My main concern would be rental versus owner, and I have read articles where developers come in and buy the rental properties and they get a discounted purchase price. My second concern would be the one car garage. So, in my thinking, you're going to buy a five-bedroom house if I was a developer and then go down that sticky road that we're going to talk about VRBOs. So, you are building a five-bedroom house and you figure, in theory, there's going to be a husband and wife, that's two cars, that leaves three bedrooms with a team, that's evidently going to drive. So, now you have three cars in theory in a one car garage home, which means they're all going to be parking on the street. So, that's mainly my concern, is the parking issue and a five-bedroom home with developers being able to come in and buy, as I stated, a five-bedroom home and turn it into a rental property. Thank you.

Minutes;
Mayor Whipple: He is the last one folks. But please, in the future, if you're going to comment, as that person is -

Minutes;
Guy Acosta: Sorry about that, a little bit of an indecision on whether to come up or not. I live on Stonewall Bend, just in that area before the parcels that are up for sale, are being considered. My concern is, I think everybody recognizes the need for low-income housing and our workforce staying in the area. I think where to do that, it needs to really be considered and everything, because those of us that have spent a lot of money to be here, love the city, our homes cost a lot, and to be able to maintain those values, I can tell you, I just sold a home and I lost probably about $70,000 because of the current environment and the over-availability now of homes, and that hurts, that's a lot of money, and I'm concerned about putting low-income housing there in neither of those parcels and the impact on the other surrounding homes, you know, if we were to try to achieve 200-250 anywhere in that range. That's all I wanted to say, is that I hope that we always consider existing people here that live here first, and the money spent there. That's all. Thank you.

Minutes;
Council member Fielding: If Martine wants to work with them on doing two by twos, then I would welcome that as well.

Council member Fielding moved to approve the presentation. Council member Ennis seconded the motion.

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

4) Department Reports

4.1 Mayor's Comments and Reports

Minutes;
Mayor had no comments or reports.

4.2 Council and Staff's Comments and Reports

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Council member Ennis: Just really quick, I am putting on my veteran's hat here. Just want to remind everybody that our VA mobile clinic will be here on the 20th of this month from 10:00 to noon. Last month, and thank you very much, it was a huge success. In fact, they had to hang over a little bit longer, so they decided to come back out this month also. And so, please get the word out. They will be down at the Veterans Center from 10:00 to noon on the 20th of this month. Thank you.

Minutes;
Council member Wanlass: I found out today that the transit portion of RTC has done away with all negotiations with Teamsters or anyway there's a chance the bus drivers will go on strike tonight. I don't know how that will affect the bus drivers in Mesquite. I have no idea, I know they're all affiliated a little bit, but they're trying to negotiate to keep everything running in Las Vegas and all the surrounding areas. If it affects Mesquite, I probably would find out more on Thursday, but I want everyone to have a heads up that there's a huge labor negotiation going on there and it's not going well at this point.

Minutes;
Travis Anderson: We have got a project going on right now, we titled it the 2025 Mesquite Roadway Project. This is a project which includes Pioneer Boulevard, Old Mill Road, Hafen Lane, 2nd South, Dairy Lane, and a portion of Grapevine. In this particular, all of these roadways are what we call sawtooth applications, so when I say sawtooth, it goes from a full width roadway to a half width and then back to a full width, and so this project will widen out those portions of those roadways giving us the full width of the road for travel lanes, the shoulder for bicyclists, the sidewalks for pedestrians. This is extremely critical in the areas of Old Mill, 2nd South, and Hafen Lane, as those are areas for safe routes for schools, for our children to be able to walk to the school. The work is happening right now on Pioneer Boulevard and they've started working on Old Mill this week as well. Then they will head down to 2nd South and then Hafen Lane, so they are trying to get these in these pieces to where they will finish the section and move on, but Old Mill is a pretty small section right there, so they started moving over into that. This project is a six-month project that started in July. So, this project will be completed by the 1st of the year on all

of those elements unless we hit any major snags along the way. There is another item that I wanted to bring up. Recently, in this last month of July, we had two individuals retire and I wanted to give them a big shout-out. The first one was our part-time safety officer Bruce Whisenhunt, which many of you may know he is the pastor at, oh now I'm in trouble, the church on Sandfield just south of KFC, I think it's Community - he's going to hate me forever because I'm doing that, but I can't remember, but he has been with us for I believe eight to ten years, working as our safety officer and I wanted to thank him for all of his hard work and dedication. He has really brought a great safety program that we are going to be able to continue on. The other individual has been working in a volunteer capacity with our Regional Flood Citizens Advisory Committee, this is Mr. Norm Ashford, and he has been working on that committee as a volunteer citizen for almost ten years now. Unfortunately, they are moving back to Colorado and so he had to resign his position, but I really wanted to thank him for all of his hard work that he did with Regional Flood for and in behalf of the City of Mesquite, so thank you for letting me do that.

Minutes;
Council member Fielding: If I might, I believe it is called the Christian Community Church.

Minutes;
Travis Anderson: Thank you very much.

Minutes;
Council member Fielding: You are so welcome.

Minutes;
Travis Anderson: He won't hate me so much.

Minutes;
Council member Fielding: I hated to interrupt you, but I think he needs me credit too.

Minutes;
Travis Anderson: I appreciate that.

Minutes;
Council member Fielding: You are welcome.

Minutes;
Mayor Whipple: Thank you, Travis, and that roadway stuff is really exciting, that's long overdue, so that's great.

Minutes;
Council member Gallo: I just heard from Anna Talemo from Silver Rider, it says no, local, we are not being affected Silver Rider will not be affected, they're nonunion and they're not part of the RTC, so everything's fine here, yeah thank you, I didn't know anything about this.

5) Administrative Items

5.1 Consideration of Tentative Map Case No. TM-26-005 (Mesquite East Mesa Subdivision- Anthem at Mesquite PUD) to subdivide 95.48 acres into 307 single-family residential lots plus common open space areas. The property is zoned Single-Family Housing (SF1) and is within the Anthem at Mesquite PUD. The site is located on the west side of Mesquite Heights Road, north of the intersection with Canyon Crest Boulevard, and is Clark County Assessor's Parcel No. 001-05-201-003.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This is a request from Pulte Homes to subdivide 95.5 acres into 307 single family residential lots plus a generous amount of open space. As you noted, the site is located on the west side of Mesquite Heights Road, north of Canyon Crest Boulevard - that the subdivision - 35 acres of which are proposed to be open space for a density of 3.22 dwelling units per acre. Common open space is provided along Mesquite Heights Road for landscaping and then a larger portion in the rear of the site, along the base of the escarpment there. The roadway system will include 51-foot-wide public rights of way with five-foot wide sidewalks on both sides of the street. Staff is recommending that the council hold a public hearing and approve the tentative map from the Mesquite East Mesa Subdivision Case No. TM-26-005.

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

Minutes;
Council member Fielding: Dan, I know that this was on an agenda item a month or a year ago and maybe Mr. Schippert can tell us that this was on our agenda a year or two ago. Not the same not the same one, but somebody else to do something at the same location, correct?

Minutes;
Travis Anderson: That is correct.

Minutes;
Council member Fielding: And we already approved that then, correct? And I can't remember what happened with that.

Minutes;
Travis Anderson: So, with that one, they were actually recommending additional lots, so actually council requested that go back, because in the overall development agreement with the Sun City Development that this is under, the original entity that came forward wanted additional lots and so that wasn't part of that. We asked them to go back and work through that, that entity is now out of play and it is the Pulte del Webb development that is this design here now.

Minutes;
Council member Fielding: Thank you for clarifying that, because in my mind I was thinking I know we've already talked about this a long time ago, so thank you.

Minutes;
Council member Wanlass: I remember that a long time ago too. But one of the biggest problems was they were building right up to the subdivision and there was a quite a difference in elevation and what I'm seeing here, there's something between the two subdivisions that keep them divided, so they're not looking into the backyards, they're not going to be able to see each other, and they don't have to worry about drainage is that true?

Minutes;
Travis Anderson: That is correct, you see on the lower portion of that is where that vertical cliff I would say there's a from the lower area up to this development, so there is some of these lower lots that come to there. Now again, this is the tentative map showing the concept and the number of lots, when they get going with the improvement plans, part of our comments we are looking at the slope analysis and how close those without impacting this area, but yeah these are pushed more to the north to allow for to keep away from this. This development would mimic in the sense that Suntero Subdivision, which is down, the same idea with the public roadway widths, this would be part of their non-age-restricted community on there.

Minutes;
Council member Parrish: Just a quick question, there is three other subdivisions that neighbor this, are all three of those non-age-restricted? In your opinion or what you know.

Minutes;
Travis Anderson: So, the ones to the south and then a portion going up, there is a portion of the non-age-restricted going up Horizon, but that will actually go about halfway up Horizon, not quite all the way to Falcon Ridge and then they have their age-restricted continuing up that way, so as this goes all the way up to that Lincoln county line, it will be bordered in a sense by the age-restricted, but this is elevated above and the age-restricted, they have put that into their models and the difference between Horizon and Mesquite Heights Road in that development is vast and so you're not going to have those lots butting up against each other, you are always going to have that slope. Now, as they work that, it would change back and forth, but you're not going to have the non-age-restricted butting directly up to the back of a age-restricted home, if that is what you're asking.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Michelle Cortuski: Suntero HOA treasurer, I am here tonight, I just wanted to say a couple comments and concerns about the proposal of this 307-home development, Mesquite Mesa. I know 307 homes doesn't seem like a whole lot. It is 307 driveways, water connections, families, trash cans, and a whole lot more cars. I just want to be very clear. I am not opposed to growth and I am not opposed to providing housing. My concern is just the pace and the scale of residential development that is going on right now. I mean, before approving another large-scale development like this, I just want to make sure we're looking into concerns like water. How much additional water are these homes going to take? What does the additional traffic look like? The

landfill, we are already at 60% capacity on the landfill. And let's look at the current housing market itself. According to Redfin, just from a year ago, houses here in Mesquite are already sitting on the market 21 days longer than a year ago. Does it mean we should stop providing housing? Absolutely not. But I just think we should consider the pace. And I just want to speak on one more thing about this particular development, it's our bluffs and mesas, which I know is one of our biggest concerns in Suntero. We love the bluffs and just Mesquite in general, right? It makes our city unique and it is kind of sad, you look, and all these things are getting flattened for houses. So, I just ask, look at the cumulative impact of growth, and I hope you don't look at these 307 homes just as an isolated incident or isolated thing, just the combined impact of water traffic, everything else. I want us to just make sure we have a responsible plan to grow wisely, sustainably, in a way that protects the character and long term of our life and our community. And hopefully when our kids and our grandkids look around the city someday, they will see that we have left them more than just a lot of houses. Thank you.

Minutes;
Sandra Lay: Michelle eloquently communicated a lot of things I was going to. I just had a couple follow-up things. The request today on your agenda were for 1,575 new homes. As Michelle said, are we ready for that many more new homes? That doesn't even consider the developments already in progress. My other concern, as she mentioned, were the bluffs. So, I have a picture that was taken and I don't know if you can put that up on screen to help us get a better visual as residents who live below that. Where does it get cut off at? This is a picture of... So, this is kind of where I'm looking at it. Like I said, I'm a very visual person. Do all these mountains come down? Just the top of the mountains come down? Do we have a better idea?

Minutes;
Travis Anderson: So, the plan on that is basically, you want to maximize the area and so what would typically be done is they are going to flatten just taking the tops of those. With the grading plan that they will have to submit, that is when we will have further discussion on, I don't have the final grading on those, but I can tell you that with our city code, for them to try to take all of that bluff or to grade does not pencil out, and when I say that there's no way that they're able to grade to make that match into the existing property line, and so it's better off to take just the top of that and so you would still have those vertical elements. There is elements to where it is not cost effective to look at those. So, it would be, but those will be addressed when they send in the improvement plan showing all of the grading with that and I want to point out to there, if the Mayor so chooses, a representative of the Sun City development is here, they can also answer any of these questions if needed.

Minutes;
Sandra Lay: My other question is related to and maybe this is where the ravine creates that division, these twin bluffs that we have, which make for beautiful sunset pictures, are those going to be maintained?

Minutes;
Travis Anderson: Again, I'm not sure on - I don't believe that that would be affected. I would let the representative of Sun City answer those, if you want him to do that now or later.

Minutes;
John Schippert, Pulte Group director of land development: A lot of good questions have been asked here. The community is a continuation and still part of the Anthem Master Development and PUD that's been part of the PUD for what, well over 20 years now. It is a parcel that the original owner of the property kept the 95 acres, because he felt like it was the best piece in the whole development, and we have been developing on the other part of it. So, when the previous tentative map didn't, and it didn't pencil out for the other group, I can't recall who it was, I don't know that it really matters here right now, but we ended up meeting with the owner and have been able to figure out a way to continue our Suntero community, so this will be part of the Suntero community. They will continue up the Mesquite Heights Road, if you want to put that picture back up there. Can you put the tentative map up? If you notice, the tentative map doesn't come all the way down to the property line on the southern boundary where it reaches the Suntero subdivision, it's not numerically possible to move that amount of dirt. So, the answer on the three pretty hoodoos, they will remain until God takes them down. There's no way for us to get up there and do that unless we have a helicopter, so that's impossible to do. There's also a height restriction on the availability of water, we're in a pressure zone where we can only build up to 1,930 feet, so that's another reason why we can't get up any higher up there, and as you see that lower loop road is considerably off of the boundary line, it's because it generates so much dirt to try and move that amount of dirt over there, the project doesn't pencil. So, we found a way to maximize engineering and getting the earthwork to balance, what we feel a good site layout, it will be similar to some of our Suntero site homes now, where you will have some elevated views above other people, so yes you will still have people with backyards, looking into backyards, because that's what we have in our initial Suntero product, so that concept is still going to be part of this development and we will be continuing to use the model park that's in the existing Suntero development as well. So, I hope that helped answer some questions. I don't know if council and staff, if you have any questions, I'd be happy to come back up.

Minutes; Council member Wanlass: I have one, neighbors looking into neighbors' backyards in the same subdivision happens everywhere, but from what I am seeing, neighbors of this development aren't going to be looking into neighbors of Suntero in any way.

Minutes;
John Schippert: It is probably distant views. I mean they are going to be elevated, so… I will hang out if we got any more questions.

Minutes;
Sandra Lay: I just want to conclude my thoughts and that is that I hope you will be responsible city leaders and vote to pause this request, until the housing market redevelops further and our infrastructure catches up with the people. Thank you.

Minutes;
Mayor Whipple: For future reference if you ask a question of somebody and they need to answer it, so if Travis or somebody needs to answer it, that will come out of your time. So, if you want to take your full time, ask your questions at the end, and if they choose to answer afterwards that's fine, but if you're still in the middle of your time and you're asking questions, that will come out of your three minutes. Thank you.
Gary Holdsworth: I am also a resident of Suntero, and I just wanted to mainly address the Mayor and council, but also the Pulte representative, that ____ them for the community they built in Suntero, and the respect for the natural surroundings was one of the reasons why we bought a

house there. We love that bluff. We love that mountain with the flag on it. We don't want to see it going away, it's one of the reasons we bought there in the first place, three years ago, four years ago almost. So, you've shown in Suntero, one, that you respect the natural surroundings that makes this place unique and special. Please do so with the other. Thanks.

Minutes;
Nancy Sect, Stonehaven: I live in the development that is across the street from where this proposed development will be built. There are a number of other Stonehaven residents here today. We were here in mass at the last hearings on this piece of property and I'm going to express some of the same concerns I did a year ago. Primarily, dust and traffic. For this development to go forward, they're going to have to fill a lot of, I'm going to call them canyons, divots, whatever you call it in the property. Someone dug a sample road into the property, I believe for soil sampling, the dust that we experienced from that sample road was horrific. With the winds we have had the past week or so, I can't imagine what it's going to be like when they're building. So, if it goes forward, I do ask that there be a lot of effort spent on dust mitigation for those of us who have existing houses across the street from the development. My other main concern regards traffic on Mesquite Heights Boulevard. As you know, that's the road that goes up to the dump, so we get the large dump trucks that go up there or trap trucks that go up there, and my concern is I know that it will be widened to two lanes on either side, but there are some curves on that road and there's some elevations going up, and my concern is getting out of the existing developments of Hayden, the existing development of Val Vista and Stonehaven. I am concerned about the traffic getting onto the road with those additional houses coming out from the other side of the street. Thank you.

Minutes;
Jim Hockett, Stonehaven: I want to know if this does go through, can they put up the wall when they first start, along Mesquite Heights, to keep the dust and the trash back over in there? Because when Pulte did Suntero, there was lots of dust coming out clean up onto Mesquite Heights, so if they can do that, that would help keep a lot of this dust out of Stonehaven's properties. Thank you.

Minutes;
Reg Montgomery, Suntero: I was here last year when we talked about the last addition to this. My biggest question is, you're building a lot of homes, they've taken into consideration of moving the houses back and far enough back, but on the other side of the world Sun City has built all these houses and whatnot, they're utilizing all this stuff on the other side as – well, that's part of the bluffs and things they sold their lots on, So, the idea being, if they're going to build over there, probably going to happen, I don't have a problem with that, but they'd need to be backed up enough to where we're not utilizing, all we're seeing is a bunch of roofs up there, and now we have our nice little bluffs, then what do we have? Nothing but roofs going across the top. That's a question that Pulte might want to look at it themselves and what the hell is going on, excuse my language, what they are really thinking about and what they are doing, what they've already sold, what they sold us in Suntero, what they are doing with the rest of the community. The other side of it, are we going to have enough sewer. What's the city going to have to do to keep adding all these homes, what are we going to have to do to grow the sewer plants and whatnot around here. That's another big cost. Everybody talks about water, which, yeah, eventually you can run out of water, but the other side of it, what are we going to do with all the waste?

Minutes;
Travis Anderson: Great questions and I am excited to answer those. With each of these tentative maps, we will serve letters that have to be obtained by the city for the sanitation sewer, the Water District for the water, trash collection for the city as well. To give you a perspective on the sanitary sewer situation, great question. Currently right now, well, back in 2009, the City of Mesquite undertook a project to upgrade our sewer treatment plant. That went from a 2,000,000 gallon per day capacity to a 6,000,000 gallon per day. At that same time, the city experienced the housing market crash and right now, today, we currently operate at just a little over 2,100,000 gallons a day through our treatment plant. So, there's been a lot of efforts in water conservation, different methods on what they're seeing, but we have a capacity of 6,000,000 gallons per day to run through our current treatment plant, so we are in great, great shape. That we would have to increase our city three times to get to the current capacity that we have for our treatment plant. We have very good capacity. We are in great shape. The Water District just barely provided a study. They did a study on the aquifer, the health of the aquifer, and it was like a four- or five-year study. The Water District just barely came and provided that. The aquifer health is in great shape as well, and I encourage any that have questions, Ben Martinson, the general manager is very happy to speak with any, but again any of these developments that come before we even bring these to the council, they have to go and get these from the Water District from the city for the sewer, to show that we have adequate capacity for any of these storm water, water sewer, to make sure that we're not growing and we can't handle it, right? So, feel comforted that all of these steps actually do take place even before they come before the council, so to answer the utility questions, it will require and it will put an impact towards those, but we have more than adequate capacity to handle these developments and the developments that are in the future. This particular development was shown back in 2004, the master plan, and it has been master plan to be able to handle the water, sewer, and those things. The roadway, good question on that. Mesquite Heights Road is going to be, it will be widened out to the full width and valid concerns on the dust. With any construction you'll see there are dust and they try to mitigate that the best they can. With every project, please keep this in mind, there's a dust control permit that is taken and obtained by the developer through the county. The City of Mesquite doesn't have anything to do with that dust control permit or the air quality, but there's a big sign that they have to put out there and it's got the number, so I also encourage, if there is dust, they are required to wet that site down, so that we are not impacted. Unfortunately, we are in the desert and we get a lot of wind and we get dust, but that number, anybody can call and the air quality will come up and investigate and make sure that they are taking adequate measures to keep that dust down to a manageable level. So, great questions, but we are in great shape with all of our utilities right now to handle these particular developments.

Minutes;
Mayor Whipple: Quick story, about 25 years ago I built a park on Tropical Parkway in Las Vegas, and the dust control monitoring station for that part of the city was on the corner of that park and they would come and check it multiple times a day and they told me if there's a puff of dust that high, we are going to cite you, and so I spent a full summer in the mud, because we couldn't have any dust. So, the dust control, air quality control department is very vigorous. So, if you call them, diligent, however you want to describe it, they will respond if you get their attention. So, they do care about that a lot. So, any other public comment?

Minutes;
Patty Montgomery, Suntero: I was up here when the last one was going. My big concern is the traffic and as they were saying coming down, you say they are going to widen the road, which we

do appreciate, but that corner of the dump, I call it the dump road and heights, we have had so many accidents there, you know, and now we've got it bottlenecked when they widened to the road. I can't remember the name of the road. Okay, Horizon, whatever, it's not - but anyway and then it comes up, but then they bottlenecked it in. Now it's also bottlenecked across going over towards the catholic church, so we're going to widen out the road going into town, the dump road, and that are we going to do something with this other, because it does cause a bit of confusion, that's all I have to ask. Thank you.

Minutes;
Travis Anderson: If I can? I can answer that question as well. Great question. We actually have Canyon Crest from where it ended with that last phase, up to Mesquite Heights Road and then from Mesquite Heights down to oasis, that is currently being designed right now to where I anticipate the construction on that will happen next fiscal year, if not sooner. So, great question and also with that intersection, it's just like everywhere in town. We are experiencing growth on our roadways and trying to manage those, and so we are doing studies on looking at each of these intersections on traffic signals, and I do anticipate at some point, there will be a traffic signal at that intersection, not right now. It doesn't warrant one, but as continued growth and that, so I do understand that there will be signals at that location in the future, don't know when, but I can tell you that the roadway itself is being designed for Canyon Crest and then the developer will be responsible to widen out on Mesquite Heights Road, so great questions.

Minutes;
Brian Zubrick: I just have one question on the roadway again, and it is kind of my concern is that, when Sun City was built, they had the one major road coming in and out, and that seemed to suffice, I think because there were a lot of part-time residents there, there wasn't a lot of traffic, there were smaller houses, there were less vehicles. Up there in Suntero, we have the freedom of having RVs and UTVs and now you're going to add another 300 houses into that mix along with a new church and additional housing in the Sun City, so that one boulevard coming in is going to be really stressed, I think. Are you going to plan on doing any kind of studies on that?

Minutes;
Travis Anderson: You are talking about Mesquite Heights Road or Canyon Crest Boulevard?

Minutes;
Brian Zubrick: Dump Road.

Minutes;
Travis Anderson: Mesquite Heights Road, as that is finished out, the width on that will match what is there for Falcon Ridge Parkway, and so there's only a portion from Canyon Crest back to Hardy Way that that's per the developers that own that other portions, right there. So, just as Pulte will be required to finish their portion of Mesquite Heights Road, those folks will be required to do that.

Minutes;
Brian Zubrick: That is going to take it all the way back up to Hardy, right there?

Minutes;
Travis Anderson: In the future, when they develop in that area right there. So, currently right now, what we have in design is for Canyon Crest to finish that and then Pulte will finish their portion from Canyon Crest up to the county line, and then from the county line up that's Lincoln county, so we are only concerned about those others, but yes the Pulte development will finish their portion of Mesquite Heights Road, which will be that large cross section to where you will at least have two lanes of travel in each direction with the shoulder, and then like I say, I do anticipate that we're going to be looking at a traffic signal at that intersection, I don't know when, that's what we do those studies and I try to do individual traffic warrant studies every three years, and we have a pretty good idea of just looking at traffic demands and the growth and that, and so we will be looking intersections in that area in the next go round.

Minutes;
Brain Zubrick: So, when that plan is completed then the idea is that there are going to be housing on both sides of the dump road, all the way to Lincoln County.

Minutes;
Travis Anderson: There could be, yes. In the Master Plan it was showing for that, yep, all the way from Hardy Way up to the county line.

Minutes;
Mayor Whipple closed Public Hearing and turned it back to Council for questions and a motion.

Minutes;
Council member Fielding: I have a question for Travis and probably Mr. Schippert, if you have a second. But Travis, in the meantime, thank you for talking about the dust control and the sewer and the water, those were on my list too. One of my questions that somebody did bring up is, is there any way that they can do the walls first? So, I do know a little bit about construction and you have to do your grading, but is there any way that you can do the exterior lots first that will have a wall, the one specifically for Suntero and as you call it dump road, Mesquite Heights Road, is there any way? I'm not sure how you're going to design that project, but if there was any way you could do the exterior lots first, I think that would help a little bit with some of the questions regarding dust.

Minutes;
Travis Anderson: Good questions, unfortunately the city, we don't have a requirement that dictates you have to do these first, it's generally the developer, it's a market driven, and a means and methods. So, that means that the contractors are coming in and they have been doing this in all of these different areas and they know what steps and what works first. It is a question that we can ask them, but I have never had to stipulate and honestly if you're putting up, as you are grading operations, there's silt fencing that can be done and it's the small black, it's not as tall as the retaining walls or the screen walls, obviously, but there are countermeasures with some of that that do help, I think the biggest thing is being able to make sure you have adequate water on these, because if you have adequate water and knowing, and we get reports from the county and all the dust control people that pull those, hey, there's big storms coming up make sure that your site is wetted down, and so I think that's really the biggest key in that, is if the developers make sure that the site is wetted down before these big storm events, but I can't tell you 100% that that that's going to solve any issues.

Minutes;
Council member Fielding: Thank you Travis. Somebody addressed that and so I wanted to ask that question right and address that as well.

Minutes;
John Schippert: Once again with Pulte Group Director of Land Development. The amount of grading that has to be done along Mesquite Heights Road is near impossible to do that, so we got to get the grading done, then we can build the wall. And there's going to be some elevated home sites along there and as much like the rest of the Suntero community, there's lots with views that may not have a full wall that's not going to help with any kind of dust.

Minutes;
Council member Fielding: Thank you Mr. Schippert.

Minutes;
John Schippert: There will be a lot of view fences along there, because they're views.

Minutes;
Council member Fielding: And I'm sure that there is going to be a lot of grading, but I just wanted to ask that question. Appreciate it.

Minutes;
Council member Wanlass: As I recall a year ago, when we went through this exact same process with a lot of the exact same people, I was really concerned, because at the same time up in Lincoln County they were putting in solar farm, and you had about 300 workers a day going up there in the morning and 300 workers a day coming down around 2 o'clock in the afternoon and that road was a nuisance, and it had nothing to do with Mesquite necessarily, but the project being done in Lincoln County. That project has since been done. And if you take those 300 workers away and you build 307 homes, and they don't all travel at the same time, I actually think you are - and I know none of you want to hear this, but I actually think your commute would be easier with these homes than it was with that project going on up by the dump. I am not here to judge how you want your home to be or anything else, but they own the property, nothing they're doing is illegal, and they'll do everything they can they have done in every project they've done, including Suntero, all of Sun City. They've always tried to take care of their neighbors and I truly believe that John and his group will be the same for all of you, whether you're in Suntero or Hayden Estates or Stonehaven or wherever you're at, it will be done right and they'll work with you and they'll help you and they will do everything they can to mitigate dust. So, that's all I have to say.

Council member Ennis moved to approve the Tentative Map for the Mesquite East Mesa subdivision, in the Anthem at Mesquite PUD, Case No. TM-26-005, subject to the Department recommendations below, and Standard Conditions. Council member Fielding seconded the motion.

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

5.2 Consideration of Tentative Map Case No. TM-26-006 (Distant Summit Subdivision-Unit 27 of the Anthem at Mesquite PUD) to subdivide 89.61 acres into 366 single-family residential lots plus common open space areas. The property is zoned Single-Family Housing (SF1) and is within the Anthem at Mesquite PUD. The site is located on the north side of Falcon Ridge Parkway, across from the intersection with Horizon Boulevard, and is Clark County Assessor's Parcel No. 001-06-510-001.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This is another project by Pulte Homes to subdivide 89.61 acres into 366 single family residential lots. All of the project site is located west of the town wash on that property.

Minutes:
Travis Anderson: It's part of Abbott Wash.

Minutes;
Dan Catron: Abbott Wash, excuse me. The project site is located on the north side of Falcon Ridge Drive across from the intersection with Horizon Boulevard. The project site is zoned single family by the Anthem at Mesquite PUD. The gross density of the subdivision is 4.08 dwelling units per acre. Interior streets will be private with 37-foot rights of way and four-foot-wide sidewalks on one side of the interior streets, and then the primary entrances off of the arterial roads will be broader with ornamental landscaping for the gateway. The project includes 22 acres of commonly held open space areas. Staff is recommending that we hold the public hearing and approve the tentative map, case number TM-26-006.

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

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Doris Christolear: Is this a part of Sun City, so it will be a 55+.

Minutes;
Mayor Whipple: I believe so, correct?

Minutes;
Dan Catron: No, this one is not age restricted.

Minutes;
Mayor Whipple: This part is not?

Minutes;
Travis Anderson: It is part of the age-restricted.

Minutes;
Council member Parrish: No, it is not, not according to our documents.

Minutes;
Travis Anderson: No, that was one of the things on the tentative map, they listed it as non-age-restricted and that was one of my comments to them, because I contacted Pulte and it is part of the age restricted.

Minutes;
Council member Parrish: So, now our documents are not right, so now it is age restricted, is that correct?

Minutes;
Travis Anderson: It is an age restricted subdivision, that was one of my comments that they mislabeled that on the tentative map.

Minutes;
Council member Gallo: So, this is basically part of Sun City?

Minutes;
Travis Anderson: Absolutely, yes.

Minutes;
Mayor Whipple closed Public Hearing and turned it back to Council for questions and motion.

Council member Fielding moved to approve the Tentative Map for the Distant Summit subdivision, Unit 27 of the Anthem at Mesquite PUD, Case No. TM-26-006, subject to the Department recommendations and Standard Conditions. Council member Gallo seconded the motion.

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

5.3 Consideration of Conditional Use Permit Application No. CUP-26-011 (All Kinds of BBQ Tavern) to allow the establishment of a tavern in an existing commercial space at 1115 W. Pioneer Blvd., (the Kestrel Court Commercial Center) Suite #201. The project site is located in the Commercial-General (CR-2) zoning district, and is Clark County Assessor's Parcel # 001-18-114-005.

-Public Hearing
-Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This is a request to add a Tavern in the Kestle Court commercial center near the intersection of Pioneer Boulevard and Falcon Ridge, and the bars and taverns and drinking places require a Conditional Use Permit in our CR-2 zone, so that's why they are in front of you. This is the same business that operates a food truck in town, so you may see the food truck sometimes associated or hanging around the proposed tavern. The size of the tenant space is 1,750 square feet. One of the initial issues identified by staff for the project was parking; however, the applicant provided an analysis of the other tenants in the commercial center and their hours of operation, and it looks like there's not going to be a parking conflict at that site. So, staff concludes that adequate parking will be provided. There also is a requirement in the code for a minimum separation of 1000 feet between a tavern/bar and other tavern/bars, and also a requirement for 1000 feet between taverns and schools and churches that are not located in the commercial zone and staff has analyzed the area and concluded that these separation distances will be met. So, staff is recommending that the council hold the public hearing and approve the Conditional Use Permit CUP-26-011 for BBQ Tavern.

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

Minutes;
Council member Fielding: With this being a Conditional Use Permit and being called a Tavern, they are not asking to sell alcohol?

Minutes;
Dan Catron: They are asking to sale alcohol.

Minutes;
Council member Fielding: So, this is going to allow them to sale alcohol?

Minutes;
Dan Catron: They will have to get alcohol licenses.

Minutes;
Council member Fielding: Okay. And at that point, they will do the background check? Correct? I just wanted to follow procedure to make sure, because normally when they come for something in the tavern alcohol, it's always with the backup, so I just wanted to confirm. That will happen later then?

Minutes;
Dan Catron: That will happen with the licensing.

Minutes;
Council member Ennis: If you haven't eaten at All Kinds of Bar-B-Que, you need to, fantastic freaking food, trust me.

Minutes
Mayor Whipple opened this item to Public Hearing.

Minutes;
Rick McIntire: I serve on the Falcon Ridge Community Association and Board in which this project is located and they came to us at one time in the past and talked about this project. Our board considered this and not only thought it was incredibly creative, but an awesome use of this particular space and we recommend it to you entirely, thank you.

Council member Ennis moved to approve Conditional Use Permit Case No. CUP-26-011, to establish a tavern in a vacant commercial space at 1115 West Pioneer Boulevard, Suite 201, subject to staff's recommendations. Council member Fielding seconded the motion.

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

5.4 Consideration of Conditional Use Permit Application No. CUP-26-010 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 665 Palos Verdes Drive. The project site is Clark County Assessor's Parcel # 00110214006, and is located in the Single Family Residential (SF) zoning district.

- Public Hearing
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Dan Catron: This is a request for a Conditional Use Permit for a short-term rental. The property is part of the Santa Fe Vista subdivision, which does not have CC&Rs that specifically allow or disallow short-term rentals, so that's why they are requesting a Conditional Use Permit. The surrounding properties are all zoned single family. The property to the southeast is vacant. There is an existing masonry wall around the side and rear property lines and properties to the east are at a higher elevation than the subject property and the property to the south is vacant. There is currently no swimming pool on this property. Staff recommends that the City Council hold a public hearing and approve Conditional Use Permit CUP 26-010 665 Palos Verde Drive subject to the conditions in the staff report.

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

Minutes;
Council member Parrish: I have a red flag or two that popped up on this Conditional Use Permit Application. The applicant's mailing address is the same as the address for the project name, that seems a bit odd to me. Is the applicant living in this house now? And there's no contact person other than the actual person, so I don't know if this is somebody that lives out of town or what, there seems to be some vague information on this application and I am a little bit skeptical to approve this with this type of information. So, I will let either, I see my sweetheart Jesselyn is here, she always loves me, so maybe she wants to come up and answer these questions, but we'll go from there. Thanks, Jesselyn.

Minutes;
Jesselyn Leavitt: I can take this. Yes, the applicant is currently living in the home because he does not currently have approval to use that land for a short-term rental, so if he does live there. Should he be able to use it as a short-term rental, he has plans to relocate and use it. I believe, he's in the military. Nate has worked with him on a couple of things, so yes, he is currently residing there. The contact, you're not going to have that on these applications for the qualified local operator, because it's not the business license application. It is only the land use application. It is not required for this phase of the project, it's not required until they obtain their license application, that's when I collect that information and use it for their license, not the land use, they are separate processes. And I can answer any questions about that too.

Minutes;
Council member Ennis: I am having an issue with that and again everybody knows my thoughts on these STRs, whatever they're called. So, I would like to know who the contact person is if it's going to be him or somebody else. If he is going to move away, who that contact person is going to be, and I realize that you're saying that that's not required until they do their other application, so with that being said, I want somebody, you or somebody, to send me that information when that's done, so I can come back and say, no, we're not going to do this or yes, we're going to do this.

Minutes;
Jesselyn Leavitt: Why would that be relevant to the land use?

Minutes;
Council member Ennis: Because I want to know who the contact person is going to be when he moves away, because this has been the argument for these STRs for as long as I have been up here, and I don't want somebody saying, okay, I'm living here now, but I am going to move to wherever and so I don't know who the contact person is, and so I am going to be harsh on this, because these STR things, they're killing me, everybody knows that.

Minutes;
Jesselyn Leavitt: Let me explain a little bit about how the Conditional Use Permit works, if that is okay, Travis.

Minutes;
Travis Anderson: Yeah, I was just going to jump in just a little bit, which I think you got a valid point, but think of it this way, think of the subdivisions that we just approved in this tentative map, they don't show any of the contractor information that's actually going to build these, right? So, that comes later with the improvement plans. The application that's before you tonight is the Conditional Use Permit for the owner, that is the contact information that you have. Once you approve that and then it goes to the licensing portion of that, that's when they identify who that certified operator is going to be on there. We can definitely forward you their information for each of their STRs, but that is putting or any development that you're doing asking for who is going to be developing or the contractor on that project, before that's actually approved. Does that make sense?

Minutes;
Council member Ennis: It does make sense but in previous CUPs we have had contact information on the applicant. I know I am just a dumb farmer from the middle of Utah, but in previous CUPs, I have always noticed contact information on here.

Minutes;
Travis Anderson: That is because they already knew who they were going to do. But you won't have that on every one single one because it is not a requirement. If council so chooses to approve these, then that's when this homeowner would have to get that certified. If they're not going to be the one that's doing that in town, that's when they establish that with the business license of that, and we can definitely send you those, but know for a fact that that is happening that those certified operators, Jesselyn is doing an awesome job of making sure that those aren't, but that is not a stipulation of the actual Conditional Use Permit. The reason it was on before is they already knew who they were going to do and they had that information and arbitrarily showed that, but it's not a condition of these.

Minutes;
Jesselyn Leavitt: And council member I do wondering, are you talking about the contact on that front page you see of the Conditional Use? Okay, what that is, is that's a contact for this application strictly, so when you see Pulte's application that it came in, it may have Pulte as the property owner, but it has their engineer as the contact, because that's who you reach out to for this project information, strictly regarding the land use.

Minutes;
Council member Ennis: I get all of that and you are doing a great job Jesselyn, sorry I am a pain in your rear-end on this stuff, but this STR thing is, you already know my feelings on it, and so does everybody else, and I beat this up every City Council meeting when these STRs come before me and this is why I want to get with the City Attorney and Travis and whoever else, to get this mess straightened out because I don't want to see on one of these applications and this is just me venting a little bit, sorry. I don't want to see on one application, and I understand it. I understand the CUPs. The contact information done, another application no contact information, then another application sort of contact information, whatever the case may be. I want something set in stone, whether it be no contact information at all or total contact information on these CUPs coming forward. I am at that point now to where – yeah, I am at that point now.

Minutes;
Jesselyn Leavitt: Yes, the contact you are seeing on the front page is for this application strictly.

Minutes;
Council member Gallo: I am in total agreement with council member Ennis. It just seems like things are out of hand and it seems like we do things backwards. I think we need to have the information, all the information that we need ahead of time, because we vote on this and then it comes up again and then we vote on that part of it, so it always seems like we are voting on pieces, and there's so many different homes and there's so many different areas, we can't keep track of what's going on. There should be a set way to know who is doing what. From what I understand I guess this gentleman is in the military, but I understand he lives back east, I mean, is what I'm hearing, so we have got people coming into this town that are not from here and maybe not local and they are buying up property. I also understand there may be two or three of these in a row, in the same neighborhood?

Minutes;
Jesselyn Leavitt: There is no distancing requirement as you know. There's no distancing requirement in place.

Minutes;
Council member Gallo: So, that is telling me that there are two or three of them right near each other.

Minutes;
Jesselyn Leavitt: There may be, yeah, there are lots in that neighborhood.

Minutes;
Council member Gallo: That is a problem.

Minutes;
Jesselyn Leavitt: That is something you guys chose not to implement, so there is nothing staff can do about that. But I can tell you, we are not doing things backwards. The Conditional Use Permit has to be the first step. We can't say, I need all of your license stuff, you need to register with the secretary of state, pay $500 to form an LLC, and then we bring it before you guys. Maybe they have to put up a wall and they don't have the money to put up the wall, so they never move forward with it. So, they have to come here for this first to get the approval to use the land for that, and then once they have that approval, they come to business licensing. I think there might be some confusion because I'm involved on both sides of that, but they are very separate processes and the Conditional Use Permit has to come first.

Minutes;
Council member Gallo: I appreciate all that you are doing, I really do.

Minutes;
Council member Wanlass: Jesselyn, I also think that you are a great person and you do a great job. I just want to make this unanimous amongst us all, but I think something the council is forgetting, in the last meeting we had five STRs, that seemed like a lot. Actually, it was a lot, but four of them were already in the queue before we put a hiatus on this and those people had seven or eight months after the committee went through and told what the needs were, to find their people that were going to be their operators, and there was one that didn't and this came up and it ended up, we didn't approve it, because the wife wanted to do it and the husband was in the same meeting saying no, I don't want to and I am on the title, which is great, that's a good reason to disallow it. But in this case, the reason we had such an onslaught last time is because we put a hiatus on it for seven months or so. You are doing a great job. I think you're doing it right. These people are coming in, they're learning what they need to do, they're looking for a Conditional Use Permit, that tells them what they have to do with their property, tells them what they have to do as far as finding an operator, and then they go to get their business license, all that's taken care of, and it's fine, and if that doesn't work in the future, then maybe we have to make changes, but right now, we have never had a chance to find out. The properties we are having problems with, this was never an issue with them. I don't know how we go back and talk to them and say you have to have a local operator; I don't know if we even have the ability to do that.

Minutes;
Jesselyn Leavitt: I have had no issues with any applicants that have dropped the operator, getting a new one, and getting me that information in the new affidavit.

Minutes;
Council member Wanlass: But I am talking about the ones already in existence that have been there for two or three years, that live out of state, they don't have anyone local, they don't care what the people do at their properties, people live around them are the ones standing up here and absolutely going crazy. I don't know how, if, or when we go back to them, all of the CUPs and say one thing that's not grandfathered in is not having a local representative, and if you don't, we are going to pull your permit and you're not going to be able to use that STR.

Minutes;
Jesselyn Leavitt: If you remember, a local contact was already a requirement in the code, we just changed the name of it, and required it in a notarized affidavit, so that's something they were required to do prior to the change.

Minutes;
Council member Wanlass: But I have sat here for almost four years and I have listened to people talk about the people next to them that don't do things right and nothing ever changes and then I look at someone like council member Parrish that has one next door to him and it's handled correctly and you ask him, so do you have problems and he just kind of shrugs, he doesn't. And I think there's a lot of people who have short-term rentals next to them, that don't have problems and the ones who do, I don't blame them for being vocal, and the city needs to figure out a way to stop those ones.

Minutes;
Jesselyn Leavitt: And we are working on that I can assure you.

Minutes;
Council member Wanlass: And that is why you are doing just a great job. Thanks, Jesselyn.

Minutes;
Jesselyn Leavitt: And Nate too. Nate is our Code Enforcer over there and he is doing a superb job.

Minutes;
Mayor Whipple opened this item to Public Hearing.

Minutes;
Doris Christolear: I have an issue with this as well. I have lived in areas where short-term rentals were available, coastal California, nightmare, parking, three-bedroom house that's turned two story, three story, you have nine bedrooms, five baths, it is just crazy. So, my main thing is the cart before the horse. The Conditional Use Permit is one thing. Can I do that before I spend thousands, hundreds of dollars, I get that. You could put a name on a Conditional Use Permit, I'm going to use Joe's rental property, well, you say okay, you build it, you get all the permits, and then your neighbor says hey, I live here year-round, I'll do it for you for 2%, so now you have to go and change that name on the Conditional Use Permit because you haven't even come full

spectrum to do that. With that being said, in the future, the homes that are existing should be grandfathered in. If you sell it then you give that owner the option to make it a short-term rental or turn it just into a residential property. And once again, with that being said, it's up to the council to say only x amount of numbers of cars. I lived up in Big Bear, California, if you had a three-bedroom condo, you could only have two cars; if you had a four bedroom, you could have three cars; if you had a five bedroom, you could have four; and you set those stipulations that needs to be written into city code, you can't have loud music after whatever the city ordinance is, I think it might be midnight, but that's the city council's job to regulate that, like anything else. You can't have chickens in your backyard, you can't have horses in a residential property, that's the city's issue. If you want the revenue for that, I get it, but you have to rein it in and rope it up, and it's a sticky wicket because I've been on both sides of it, so, thank you.

Minutes;
Travis Anderson: Kudos to the Council because that has already been addressed. The comments on the number of cars, that was all addressed with the short term-rental committee that brought that to you and you did a great job of weeding through all of that and so those situations, and there have been great steps ongoing the enforcement of this. I talked with Nate every single day and we go through and he is diligently out there working on these and it is getting better. And one of the things that is really good, it is frustrating, but as there's legitimate complaints, the way that you guys have set this up now is, you get those first couple of strikes and then there's a real penalty of that license being revoked, so you guys have done a great job of we will curb these and get this situation handled and so, yeah, these situations, great comment and I agree, on these kind of situations, the Conditional Use Permit as Jesselyn said, needs to go first, and then that's when the operator and that, and I know you're very frustrated, but there's ways that we can make this and we would love to get with you on that.

Minutes;
Nick Alfonsetti: That comes off your three minutes not mine. I did a little bit of homework, because I guess somebody didn't, found out the person that's applying for this whatever you want to call it, has three properties on the same street, and one is already short-term, there is this one, and then there's a full-time rental that's involved. Sounds like a corporation, it is being run from Fayetteville, North Carolina. I found that out. I just say that, you know, do the homework on this stuff you'll find out and that's kind of the thing that I did and it's pretty easy to find out. So, again, three properties, same street, minimal parking, the street is very narrow up there and it's pretty incredible. I say this, I bring up one more question to this and I only got a couple of minutes here. What happens on a short-term rental, somebody comes, in rents the property for a weekend, and then they decide they want to sit and they're not going to move. The owner comes in on Monday with a cleaning crew and go oops, you were supposed to be gone Monday morning. Well, this is my house, well, no it's not, and now we get into a squatter situation and it can happen to any one of the 270, 200, 300, whatever number of short-term houses we have here and it just opens up another can of worms. Again, I understand we don't have a real large police force to maintain certain things. Well, this would be just one more thing that would add to it and I say, you know, something to consider about squatters and people moving in on these properties, especially once they get into them. Thank you for your time.

Minutes;
Dominic Oliveto: I don't even need to say it, you already know what I am going to say, right? I would like to apologize to everybody because I thought me bringing up zoning would help protect people like me that bought a house because it was a single-family zoning, not knowing that you

could change the law without ever notifying us like you did in 2019. I guess I should have made a proposal and come to a Tech Meeting and say, hey, I'd like this on the agenda to get zoning put into this. I mean now you got three in a row going.

Minutes;
Daniel Siguero: I am the applicant for the one we are discussing. I just wanted to clear up some things. What that previous gentleman, Nick, stated, that's not true, I only own one home here. Little bit of backstory. I recently, recently just retired from the military after 23 years. I am from Mesquite. I have tons of family members here, so that's not going to be an issue. I'm not trying to start any corporation, just trying to subsidize a little bit of income just, now that I'm retired, that's it. Thank you.

Minutes;
Council member Ennis: First of all, Jesselyn I want to apologize. I shouldn't have been that wild and crazy, but you know me. You're doing a fantastic job and so are you Nate. I want to go ahead and make a motion because our hands are sort of tied as everybody knows.

Council member Ennis moved to approve Conditional Use Permit Case No. CUP-26-010, to allow the residence at 665 Palos Verdes Drive to be utilized as a short-term rental, subject to staff's recommendations. Council member Gallo seconded the motion.

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

5.5 Consideration of the formation of a special housing committee, including determining the committee's function and establishing the process for appointing committee members.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mayor Whipple: So, we all kind of talked about this at the Special Meeting. I think we all are in agreement that this is a good thing. I kind of propose we do it the same way we did the STR committee, each of us picks somebody and we give them a little direction, council member Wanlass, what do you think?

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

Minutes;
Council member Wanlass: By 2030 the city will be over 25,000 people, and once we get there, we are going to have to have a housing commission, housing authority. As we move to toward that, it makes sense to put a committee together to start to figure some of this out and to help with housing for the city, for workforce and everything else as we transition to this time-frame, so I agree with you, this is something that makes perfect sense.

Minutes;
Council member Fielding: I totally even said at our Special Meeting, I think we do need a special housing committee. I think it does need to be structured. When we did the short-term rental, it was kind of nobody knew what direction to go, so it took them a little bit to get in sync with each other. One thing I am concerned about starting this, I am okay with nominating somebody, but I feel like since I am not going to be on council in January, the new council person will be able to nominate, that's the only thing that I ask, is if we nominate now and they get started that they do have a two-year term, because it's going to take a little bit for them to get going and find direction what we want to do.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
John Rosen: I am very much supportive of this committee and I am very happy that this is one of the results that came out of that special meeting. I do have a suggestion for you however. Instead of having each council person select a person, I would really encourage you to form your commission based on expertise, experience, background, and make sure that you have a group of people that represent all of the skill levels that you're going to want and need for this, and I would propose to you that you do that by advertising widely through the community the existence of this or the opportunity for this and allowing people to submit their applications. I'll guarantee you there are very qualified people that none of you and none of us have any awareness of, because they have retired here and they haven't had anybody ask them, and I think that if you do that, you'll get a pool of applicants, and then use the City Council to be the vetting committee, to listen to all of these people and make selections of the best membership for the committee. Thank you.

Minutes;
Ron Shackelford: You just stole my thunder. Great idea, great thought, that's the same thing I was going to say really honestly, but one thing I wanted this committee to start thinking about is, and I want to get this all in your heads maybe right now, manufactured homes, let's get somebody here that does manufactured homes. Right? Let's give them some property, let's build these manufactured homes. That was my first house, was a manufactured home. Something I could afford on a $12.50 apprentice electrician until I got up to $25 an hour. So, great ideas, I mean, we talked about this during that - you guys all did about that special meeting, definitely needed, and so yeah let's get it done and let's go. Thank you.

Minutes;
Mary Gleason: I expressed my enthusiasm towards for this committee in the past at the special retreat meeting and I just want to say how important it is that you get the scope of the work anchored. I mean, you talk about needing the housing authority, is this the seed for it or is this

something you hand over? Is it all housing? Is it just affordable housing? Please be very specific because this can go in 100 different directions. Thank you.

Minutes;
Adam Anderson: So, my hope on this is whatever motion is made after this further discussion is what needs to happen is at the next meeting, I would come forward with a formal resolution that lays out all these rules. Here is how the committee is going to be formed, so if I can get some good direction on what's the scope, what's the purpose, how are we going to form this committee, and then I'll come back next meeting with a resolution that it will be discussed one more time, but that will be the formal thing that we need to accept to do that.

Minutes;
Mayor Whipple: I like what Mary said. I think it needs to be just for affordable housing. I also like what John and Ron reiterated is, I like putting applications in and then we can each pick one of those applications. I'm good with Karen's thing of a two-year term, maybe we should make it a year and a half term on the first run and then go from two year after that, just so we end on at the end of the year. I don't know if that matters or not, but I am okay either way.

Minutes;
Council member Wanlass: I do have a question; is there any way we can have another retreat before the next meeting, where we would have an opportunity for us all to talk about it and I know that will never happen, those are great questions and I don't know that I had the answers to, but I also think development in the city with the housing authority is also important. So, we start out perhaps with workforce housing, but as we start to try to figure that out maybe we look at housing throughout the rest of the community. And I don't know how we put all that in as resolution when we all can't get together and speak in any other forum than this.

Minutes;
Council member Parrish: I believe and any Council member can correct me if I am wrong, but I believe this all came about for affordable housing and affordable housing only. We live in a market-based economy here in Mesquite, Nevada. Pulte Homes, I can't remember any of the other developers here. The market will take care of itself for those type of homes, all we are concerned about are the low-income homes. Rise Development, they came and gave us a presentation, it's not going to hold water. So, I think whoever we get on this knows kind of what we want, we want something in the $250,000 range, that should be the only objective of this committee. We need to get workforce housing. The market will take care of the rest of the housing. The Master Plan Committee has done a fantastic job of getting all that straightened out and going, let's just concentrate on this one thing, let's get this going and at that point I think the market will take care of itself. Thank you.

Council member Fielding motioned to approve forming a special housing committee with Council giving their direction to our attorney with their ideas regarding the scope of the work, the purpose, and how we are going to form that committee, and then the term of the committee.

Minutes;
Adam Anderson: So, just for Open Meeting Law reasons, that is kind of what the purpose of this discussion is here and I'd rather avoid that where if each of you are individually coming in, it is not

technically a violation of the Open Meeting Law, but if I start sharing what one person said and the other, then it can be a walking quorum, so the hope today is, give me some more of those specifics, I mean, you can continue the discussion right now, but it can't be, hey, Adam, put together a resolution that - I could come up with a scope based on some of the comments that I've heard, but it would be nice for a little bit more specific direction, like is this only going to be workforce housing? Is it going to be something bigger than that? It seems like from the discussion is each council member and the Mayor going to just appoint someone? It sounds like there's more support for, there's going to be some kind of application process. And I can come up with some of these details, but if a motion was, we are just going to form a workforce housing committee, it's going to be through an application process, and the term is going to be one and a half years, then I can fill in some of these details and present it to the council in the form of a resolution during the next meeting, we can banter that about a little bit, amend it then, and then we're off to the races at that point.

Minutes;
Council member Fielding: The one thing I need to look into more is the scope of the work and the purpose. The purpose is affordable housing, that is what our purpose is. The scope of the committee and what are they going to do and how are they going to form and what direction, I need to think about that, I can't put that into words right now, how I'd like to see it, but yes, affordable would be the purpose.

Minutes;
Adam Anderson: So, that is enough right now for me right now to start working on a resolution. The motion could be to form a committee focused on workforce housing and directing me to come up with what the scope of that might be, I can fill that in, but then…

Minutes;
Council member Fielding: Well, you took the words right out of my mouth.

Minutes;
Adam Anderson: But then, if there is specific direction on the term, like you were saying two years, one and a half got thrown out.

Minutes;
Council member Fielding: And I am fine with one and a half years.

Minutes;
Mayor Whipple: Either one is fine. I was just saying so to end on…

Minutes;
Adam Anderson: So, put it into motion, let everybody vote is how I would do that.

Minutes;
Council member Fielding: That is my motion, do I need to redo that?

Minutes;
Adam Anderson: So, let me clarify your motion. And if I am putting words in your mouth, correct me. So, it will be to create the committee, correct?

Minutes;
Council member Fielding: Correct.

Minutes;
Adam Anderson: It will be focused on Workforce Housing?

Minutes;
Council member Fielding: Correct.

Minutes;
Adam Anderson: And then through an application process. Rather than just an appointment by each member.

Minutes;
Council member Fielding: I haven't chosen that idea yet, it is not a bad idea, but yes.

Minutes;
Adam Anderson: This will be in a resolution that will come next meeting, so there will be another chance to, because it's we're not formally adopting tonight it's just direction on this resolution, and then a term of one and a half years.

Minutes;
Council member Fielding: Perfect.

Minutes;
Council member Wanlass: ...Inaudible...

Minutes;
Council member Fielding: We will just stop it there. That is my motion.

Council member Ennis seconded the motion.

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

6) Public Comments

6.1 Public Comment

Minutes;
Dean Gallo: The reason 1.425-million-dollar settlement was given to Chesley was because three lied and defamed him by spreading lies about him. Those three are now disgraced former council member Brian Wursten, former terminated City Manager Baker, and terminated City Attorney Sweetin. Here is the Mesquite score card, since all this BS started. Three fired city managers, two fired city attorneys, one disgraced city council member, one and soon to be disgraced and possibly criminally charged council member. No, it is not council member Gallo. Council member

Fielding. I guess you are blaming this so called hateful eight for your loss. Well, it's now the hateful 4,000, because that's how many voters voted no on you. That represents 79.6%. You have now lost three of four elections, good riddance.

Minutes;
Martine Green: I just wanted to say that a housing authority is a government entity only for affordable housing. Period. So, this is a good way to start. Thank you.

Minutes;
Mary Gleason: I'm back. It would be good to if you put what the requirements are for serving on the committee. What is the skill set that you are looking for? I have some suggestions in case anybody cares. Thanks.

Minutes;
Nick Alfonsetti: I think the word you were looking for is Mission Statement. What is the Mission Statement of the committee, and the goals and the needs? So, yes, going back on something here, I would like to, I guess my information was a little bit wrong, and I apologize to the person at that address, but what I had seen, what I had found must be old information, but it's still out there. The other thing is, I wish that since the council has responsibilities to attend certain events, whether it's the Health Department, Transportation Department, things going on, RTC type things, if that wouldn't be part of the mentioned of reports that are given during the time of staff, staff members, the City Manager making comments of what's going on within the city, like Travis did today, very detailed and very good, thank you, and everybody should be kicking into this stuff, so the people know what is going on and no big surprises of what's happening in Mesquite. Mesquite has enough problems trying to keep up with events and things that don't get out, and again people say, well, it's all bad news. Well, no it's not, there's a lot of good things going on. A lot of good things that are happening, just like Pattie, she gets up and she talks about all the animals over there and the ____, things that happen there. That's interesting for the folks of Mesquite and that's what we need to hear, thank you.

Minutes;
Dominic Oliveto: For the number of subdivisions going in, my comment about impact fees would sure make your budget look a lot better. I am going to keep saying this and if it doesn't come up next week or next council meeting, I am going to write the proposal and give it to you this time, because I figure that's where I failed with the zoning. And from now on tell Nick to sit in the back of the room and stay there. Thank you.

Minutes;
Rick McIntire: One of the things that happened on the Short-Term Rental Committee that I felt would have been helpful, had we done one little thing differently, and that is to have an odd number of people serving on it. Right now, you're six appointees and I am just going to suggest that maybe - I know you've already made a motion and it's in the works here, but I would just suggest that perhaps you could ask the six-member committee that you appoint, to also appoint one member at large, that they choose, which would make a seven-member committee and it avoids tie votes and things. it is a pretty minor thing and it wouldn't be a big deal, but I am just suggesting an odd number would be useful.

Minutes;
Mayor Whipple: Well, I wonder if either that or if whoever I nominate would just be the committee chair and nonvoting.

Minutes;
Adam Anderson: We are past that agenda item, but these are all good ideas. Send them to me, send me these ideas. I could incorporate certain things into the resolution and then we can formally discuss it the next time.

Minutes;
Rick McIntire: Honestly that is brilliant, and I often thought as the chair of the short-term rental committee, I felt like if I could just do what you do for that committee and let the five members do the rest of the work, that would have been great. The other comment I just wanted to make, obviously, we all love Jesselyn, oh my gosh, and she is absolutely terrific, she served as a staff person for the short-term rental committee as you know. I just want to assure you this, that when we got finished with that, Jesselyn, I can't imagine Jesselyn would ever let a business license go through for a short-term rental application without every single box being checked. If there was just one, she would hold that up, that lady knows what we want, that lady knows what we intended, and that lady administers that perfectly. I hope you are comforted with that. Thank you.

7) Adjournment

7.1 Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 7:20 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

Mesquite City Council
Technical Review Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, September 1, 2026 – 2:30 pm

Minutes of a scheduled meeting of the City Council held Tuesday, September 1, 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 Clerk Julie, other city staff and approximately 15+ 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.

Minutes;
Mayor Whipple opened the meeting at 2:30 pm

Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment

Minutes;
Dean Gallo: From Sun City. I'm sure you are not happy to see me at Tech, I am not happy to be here either. However, I am going to direct my question to Mr. Parrish.

Inaudible

Minutes;
Dean Gallo: It's to Mr. Parrish. I have to look at you but Parrish is sitting right there. Yeah, real clowny. I am going to make this real easy for you.

Minutes;
Mayor Whipple: Hold on one sec, sorry Dean

Minutes;
Dean Gallo: Great I am going to keep going. You can't cut me off this time. Let's get an agreement between me and Parrish. You don't use Council member Gallo as a messenger to bring BS to her and I won't call you out at Council. That should be fair. What you did was wrong and I would like to address a couple of the BS things that you said. Because you have got to be man enough to talk to me. I'm man enough to be here.

Minutes;
Council member Parrish: Let me apologize to your wife and that'll be the end

Minutes;
Dean Gallo: I don't think so. You brought up some very BS things that need to be addressed.

Minutes;
Council member Parrish: Can I apologize to your wife?

Minutes;
Dean Gallo: You may. You may. But I have questions.

Minutes;
Council member Parrish: On my time

Minutes;
Dean Gallo: Whatever you got to do during your time. Don't take that time off me by the way. The BS that you told her was I supposedly again following somebody in the Walmart Parking Lot. What nobody would that possibly be? I already dispatched the one nobody that was proven I had no part of. They couldn't produce any evidence. No video, no 911 call, duh, duh, duh. I don't care who this made-up person is but I am going to tell you what you need to do. You go to the police; Walmart has the best cameras anywhere. The fact that you are kind of going yeah maybe did. Let's just cut the BS out of everything. Walmart has the best cameras anywhere and they are very cooperative. Their parking lot equipment is better than anybody's. You go have whatever cop fed you that BS and it is all part of the same garbage. They aren't going to give up. You have them pull the video. Go in there and have them pull the video. I'd be curious. And I would be curious of what day and time this was. Because I have business interests in three states; Kentucky, Arkansas, and California. I probably spend in the last two months 60% of my time not even in this town. So, would you get that for me? And what is this reading redacted stuff? Okay, you aren't going to say nothing on that. Let me tell you something. If you think anything I'm reading up here is redacted, then you don't know what you are talking about. Anything that I read has to do is in the court cases.

Minutes;
Mike Benham: In the meeting I had with the attorney, Mr. Parrish, Gallo, and I brought this up before for 9/11. I'd like to do my presentation again this year. It's going to be a little bit different. We talked about playing a couple of videos, one with John Stewart my friend addressing congress. I don't know how many people have seen it. It is awesome. He really hammered them; he really did. And we had a little agreement that; give me fifteen minutes. That's all I ask, just fifteen minutes. I don't think that is too much to ask. I will say a few things and then at the end the other video will be amazing grace with all the pictures from 9/11. I think people would like to see that. Do you have a problem with that Mayor?

Minutes;
Mayor Whipple: No, I think we should sit down and talk about it but I think generally it's a good idea.

Minutes;
Mike Benham: Okay, and I do have some memorabilia that probably people have never seen. I would like to put that out on a table out there so people can see it. Is everybody in agreement? Anybody have any questions?

Minutes;
Council member Fielding: I will wait for the Mayor to talk to you about what your presentation is.

Minutes;
Mike Benham: You want to talk to me afterwards, then?

Minutes;
Mayor Whipple: Yeah

Minutes;
Mike Benham: Okay, fair enough.

Work Session

Minutes;
Mayor Whipple asked Council if they had anything to add or take off of the agenda.

Minutes;
Council member Parrish: As promised I will publicly apologize to Council member Gallo for chatting with you privately in our meeting. I went home and I actually cried. So, I apologize. Pattie you and I have done some good work together over the last couple of years. I was out of line and I apologize. I hope that is sufficient for your husband. But the other thing and I thought about this too. This was a private, confidential meeting. I would like Mr. Benham to verify that. I think it was said right at the beginning that nothing was to leave that room. Is that correct? The meeting that we had with the attorney, the City Manager, you and I, and Council member Gallo.

Minutes;
Adam Anderson: Maybe let me just jump in here real quick. This doesn't relate directly to the agenda item, where we are trying to set the meeting for the next agenda. There will be Public Comment after this agenda item where that may be more appropriate. I don't think it is something to be discussed among the Council based on the agenda item.

Minutes;
Council member Parrish: Okay, all I'm trying to get at Adam is that….I'm just going to leave it at that. My apologize I hope is on the floor and on the record. I don't know if your husband is going to accept it but I hope you do.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Dan Wright: I am just here to offer support for one of the later agenda items, Danielle's Chocolates and Popcorn. To say how wonderful of a company they are and I work for Western Alliance Bank as well. We are working with them to help with some SBA Financing to help them with that project. One detail I wanted to add to that, when they signed that joint development agreement with the City, obviously the City to protect their interest recorded that deeded trust to the property. I want to offer a solution in order to provide financing we will need to have clear right to the property and recording Deeds to the trust. I have talked to Danielle about this extensively and I am here to offer a solution. I don't want to speak on behalf of Danielle but I believe that we have offered, or she has offered that I would be able to pledge other collateral in the form of a cash CD that would allow the City that would be held for benefit of the City so that the City would feel comfortable removing that deed of trust that would allow us to do the financing. And then once the project is done and you all have had a chance to meet and go through your protocol then you can all decide what is forgivable or what goes back to her, I guess. Anyway, I just wanted to throw that out there. I wanted to let you know that her and I have discussed this for years. Leading up to this. We are aware of this and want to do it in a very classy and professional way and do it the right way and I think cash in the form of a CD is about as good of collateral as you can get. So, I would hope that would appease the City. I think there was a $77,000 discount so that would be the amount put into a CD to be held for benefit to the city to allow the bank and the SBA to take recorded trust in the property. So, I'd be curious to know if there's any. I don't know if this is the time for feedback or for the City to say anything

Minutes;
Adam Anderson: So, this meeting is just to set the agenda for the next meeting. It's the next meeting where we can really have those discussions.

Minutes;
Dan Wright: And I won't be able to be here for the next meeting so I just wanted to throw that out there and let everyone know what is going on.

Minutes;
John Rosen: First of all, I would like to apologize I came in here a little bit late. I normally try to get here on time or before the meeting but circumstances kept me from doing that. As such I don't know if there has been any discussion about anything being removed from the agenda so my comments will be based on what I understood the agenda will be. There is an item on the agenda

concerning short-term rentals, everybody's favorite topic. I just wanted to let the Council know that the Master Plan Committee will be meeting this afternoon. Almost immediately following this meeting. We will be discussing a proposal that we are working through and they very well could reach an agreement on a commonly accepted recommendation for the City Council. The reason I mention that is that the agenda item right now basically removes any and all restrictions from short-term rentals in residential areas, except for those imposed by HOAs. If adopted there will no longer be any conditional use permits required. It will simply be short-term rentals are permitted use of residential properties. The proposal, if adopted, will be almost 100% in disagreement with that and a totally different approach to how short-term rentals should be managed. I will say that the proposal on the agenda as currently written seems to be a 100% opposite of what almost every other community in the United States is doing in terms of trying to gain control over short-term rentals. Opening up the flood gates certainly seems to me to be exactly the wrong solution. But we will see what the Master Plan Committee recommends and what comments will come from that.

Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Dean Gallo: I might as well finish off shop. You were starting to say something about a confidential meeting I don't know if you were talking about me or who else. But a confidential meeting where you are basically accusing a Council members spouse of doing something which is total BS, that doesn't fall under confidential sir. And if you think that you are wrong. If you expose yourself for doing the bidding for the police by redacting stuff. Anybody that knows anything, knows the redacted is not redacted. I get disgusted to but you are the one that threw the fire in here. Nothing is unredacted. Everything that I can say, you don't want me speaking at Council, well guess what I am not the judge here. I am speaking the story by their own words. By their own things that are in court documents. I am perfectly allowed to do that and I am going to continue doing that because the truth is coming out.

Adjournment

Minutes;
Mayor Whipple adjourned the meeting at 2:43 pm

_____ _____

Jesse Whipple, Mayor Julie Goodsell, City Clerk

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
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:
- Cover Page
- 2026-08-26 TO 2026-09-10 - Check Register - City Council Agenda.pdf
- 2026-09-22 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		
09/26	09/03/2026	188347	15636	DESERT SNOW	17179	1	23-85-230	.00	699.00-	699.00-	V	PD- VENT CRIMINAL INTERDICTION WORKSHOP TRAINING
09/26	09/03/2026	188347	15636	DESERT SNOW	17179	2	10-54-230	.00	699.00-	699.00-	V	PD- HUGHES CRIMINAL INTERDICTION WORKSHOP TRAINING
Total 188347:								.00		1,398.00-		
09/26	09/03/2026	189526	15973	CLARK COUNTY, NEVADA	2487	1	15-21345	.00	300.00	300.00		AA Fee-Juvenile - 26 Aug
Total 189526:								.00		300.00		
09/26	09/03/2026	189527	4031	NEVADA STATE CONTROLLER	2491	1	15-21390	.00	8,695.00	8,695.00		Municipal Court- State Permanent School Fine/Forf- 26 Aug
Total 189527:								.00		8,695.00		
09/26	09/03/2026	189528	4000	STATE OF NEVADA	AUG 26	1	15-23200	.00	75.00	75.00		Victims of Crime - 26 AUG
09/26	09/03/2026	189528	4000	STATE OF NEVADA	AUG 26-1	1	15-21350	.00	105.00	105.00		DOMESTIC VIOLENCE FEE 26 AUG
09/26	09/03/2026	189528	4000	STATE OF NEVADA	AUG 26-2	1	15-21360	.00	1,043.00	1,043.00		Specialty Court Fee- 26 AUG
09/26	09/03/2026	189528	4000	STATE OF NEVADA	AUG 26-3	1	15-21330	.00	9,645.00	9,645.00		AA Fee State (General)- 26 AUG
09/26	09/03/2026	189528	4000	STATE OF NEVADA	AUG 26-4	1	15-21395	.00	315.00	315.00		COURT: DEMERIT REDUCTION FEE
Total 189528:								.00		11,183.00		
09/26	09/09/2026	189529	19059	AMERICAN SOCIETY OF COMPOSERS, AUTHORS..	ACCT000000	1	10-47-310	.00	403.00	403.00		IT: LICENSE FEE 02/01/2025 TO 12/31/2025
09/26	09/09/2026	189529	19059	AMERICAN SOCIETY OF COMPOSERS, AUTHORS..	ACCT000000	2	10-47-310	.00	462.00	462.00		IT: LICENSE FEE 01/01/2026 TO 12/31/2026
Total 189529:								.00		865.00		
09/26	09/09/2026	189530	19087	ANDREW LOWES	2486	1	15-23200	.00	4,070.00	4,070.00		COURT: BAIL HOLDING CASE 25 CR 00393 8Q
Total 189530:								.00		4,070.00		
09/26	09/09/2026	189531	13476	BOBCAT OF LAS VEGAS INC	P39732	1	10-66-250	.00	126.94	126.94		VM:FILTER
09/26	09/09/2026	189531	13476	BOBCAT OF LAS VEGAS INC	P39733	1	10-66-250	.00	418.90	418.90		VM:HARNESS
Total 189531:								.00		545.84		
09/26	09/09/2026	189532	14618	CANON FINANCIAL SERVICES, INC	43806627	1	10-49-250	.00	1,158.86	1,158.86		Shared Svcs-Contract Number 643475-2 Period 07/20/2026-08/19/2026

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	
09/26	09/09/2026	189532	14618	CANON FINANCIAL SERVICES, INC	43806627	2	10-49-250	.00	346.70	346.70	Shared Svcs-Contract Number 643475-3 Period 07/20/2026-08/19/2026
09/26	09/09/2026	189532	14618	CANON FINANCIAL SERVICES, INC	43806627	3	10-49-250	.00	550.00	550.00	Shared Svcs-Contract Number 643475-4 Period 07/20/2026-08/19/2026
Total 189532:								.00		2,055.56	
09/26	09/09/2026	189533	19088	DARSHANN DIMITT	2485	1	15-23200	.00	9,250.00	9,250.00	COURT: BAIL HOLDING 25 CR 00107 8Q
Total 189533:								.00		9,250.00	
09/26	09/09/2026	189534	12669	HOME DEPOT	6012051	1	10-63-610	.00	219.45	219.45	FA:TRIM
09/26	09/09/2026	189534	12669	HOME DEPOT	8534938	1	10-63-610	.00	144.58	144.58	PKS:PRIMER
09/26	09/09/2026	189534	12669	HOME DEPOT	901917	1	10-63-610	.00	1,312.62	1,312.62	PKS:LUMBER
09/26	09/09/2026	189534	12669	HOME DEPOT	9813351	1	10-63-610	.00	155.98	155.98	PKS:CLEAR SEAL
Total 189534:								.00		1,832.63	
09/26	09/09/2026	189535	16623	LEGAL AND LIABILITY RISK MGMT INSTITUTE	261885	1	23-85-230	.00	350.00	350.00	PD-ADMIN: CAMPOS FTO TRAINING
Total 189535:								.00		350.00	
09/26	09/09/2026	189536	16498	LEXIPOL	INVC0198	1	10-54-310	.00	14,714.32	14,714.32	PD/ADMIN: Manuals and Daily Training Bulletins
09/26	09/09/2026	189536	16498	LEXIPOL	INVC0198	2	23-85-310	.00	6,474.27	6,474.27	PD/MORE COPS: Manuals and Daily Training Bulletins
Total 189536:								.00		21,188.59	
09/26	09/09/2026	189537	3436	MESQUITE TILE & FLOORING CORP	INV-12756	1	13-40-625	.00	5,780.46	5,780.46	CRT:CARPET DEPOSIT
Total 189537:								.00		5,780.46	
09/26	09/09/2026	189538	16496	MOTION INDUSTRIES INC	UT07-00137	1	52-40-620	.00	3,928.44	3,928.44	SANI:PUMP
Total 189538:								.00		3,928.44	
09/26	09/09/2026	189539	17855	NATIONAL INSTITUTE OF CRIME PREVENTION	07302026	1	10-54-230	.00	550.00	550.00	PD-ADMIN: CALEP GUILLEN DV & SA TRAINING
Total 189539:								.00		550.00	
09/26	09/09/2026	189540	10634	NV. DIV. OF ENVIRONMENTAL PROT	PFI-33378	1	12-87-610	.00	100.00	100.00	AIR:TANK RNWL

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 189540:								.00		100.00	
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	1	10-38-721	.00	21.95	21.95	CAMPUS:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	2	10-55-310	.00	21.95	21.95	PD/CORR:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	3	10-57-310	.00	138.79	138.79	FD:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	4	10-63-310	.00	37.90	37.90	CITY HALL:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	5	10-63-310	.00	34.95	34.95	COURT:PANIC BUTTON
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	6	10-65-310	.00	43.90	43.90	PW/STR: ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	7	10-66-310	.00	16.95	16.95	PW/VM:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	8	10-70-310	.00	18.95	18.95	PD/AC:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	9	10-76-310	.00	18.95	18.95	PARKS MAIN SHOP: ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	10	10-81-310	.00	59.85	59.85	REC CNTR: ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	11	10-82-310	.00	44.13	44.13	MUSEUM:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	12	16-71-310	.00	56.90	56.90	SR CNTR:ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	ACCT245384	13	52-40-310	.00	38.90	38.90	PW/SANI: ALARM CHARGES
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	1	10-47-310	.00	1,169.99	1,169.99	Tele/Internet-PD911
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	2	10-49-290	.00	106.01	106.01	Tele/Internet-MAIN RECEP
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	3	10-54-290	.00	444.36	444.36	Tele/Internet-PD
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	4	10-76-290	.00	808.66	808.66	Tele/Internet-Parks
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	5	16-71-284	.00	58.14	58.14	Cable-Snr Center
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	6	10-47-310	.00	475.01	475.01	Tele/Internet-IT
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	7	52-40-290	.00	337.09	337.09	Tele/Internet-Sani Lift Station
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	8	10-60-290	.00	159.85	159.85	Tele/Internet-PW
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	9	10-57-290	.00	225.98	225.98	Tele/Internet-FD
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	10	12-87-290	.00	251.50	251.50	Tele/Internet-Air
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	11	10-81-284	.00	140.23	140.23	Cable-Rec Center
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	12	52-40-290	.00	83.22	83.22	Tele/Internet-Sani Pods
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	13	10-76-284	.00	99.75	99.75	Cable-Parks/Maint
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	14	10-55-284	.00	99.75	99.75	Cable-PD Inmates
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	15	10-54-284	.00	99.75	99.75	Cable-PD
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	16	10-51-290	.00	31.97	31.97	Tele/Internet-Court
09/26	09/09/2026	189541	4500	RELIANCE CONNECTS	AUG 26	17	10-82-290	.00	31.97	31.97	Tele/Internet-Museum
Total 189541:								.00		5,177.30	
09/26	09/09/2026	189542	10558	ST. OF NV. PUBLIC EMP. BENEFIT	09-2026	1	10-49-130	.00	260.00	260.00	GRP 786/Retiree Health Ins Premiums- SEPT 26

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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	
Total 189542:								.00		260.00	
09/26	09/09/2026	189543	3922	STATE OF NEVADA - DPS	012492	1	10-48-310	.00	78.00	78.00	HR: Fingerprinting
Total 189543:								.00		78.00	
09/26	09/09/2026	189544	1800	STATE OF NEVADA / Attn DEPT OF TAXATION	JULY 2026	1	10-23145	.00	51,968.36	51,968.36	ADDITIONAL 3% LODGING TAX - 26 jul
09/26	09/09/2026	189544	1800	STATE OF NEVADA / Attn DEPT OF TAXATION	JULY 26	1	10-23120	.00	6,496.04	6,496.04	Additional 3/8% Lodging Tax - 26 jul
Total 189544:								.00		58,464.40	
09/26	09/09/2026	189545	19090	SUN MULLET INC	INV-72752	1	10-65-610	.00	240.00	240.00	STR:SUN MULLETS
Total 189545:								.00		240.00	
09/26	09/09/2026	189546	19085	UTAH AUTO RECYCLED PARTS	CR270023	1	10-32-500	.00	650.00	650.00	DEV SVCS: APPLICATION WITHDREW
Total 189546:								.00		650.00	
09/26	09/09/2026	189547	10077	WELLS FARGO	081426BS	1	10-43-230	.00	2,952.53	2,952.53	City Mngr - ICMA Conf - Reg & Hotel
09/26	09/09/2026	189547	10077	WELLS FARGO	081426BS	2	10-43-230	.00	288.06	288.06	City Mngr - Strategic Plan Lunch
09/26	09/09/2026	189547	10077	WELLS FARGO	081426BS	3	10-44-610	.00	382.22	382.22	Clerk - Marketing - Shirts
09/26	09/09/2026	189547	10077	WELLS FARGO	081426BS	4	10-48-620	.00	76.67	76.67	HR - Lunch Interviews - Fin Director
09/26	09/09/2026	189547	10077	WELLS FARGO	081426BS	5	10-43-230	.00	123.29-	123.29-	ICMA-Hotel CREDIT
09/26	09/09/2026	189547	10077	WELLS FARGO	081426CR	1	10-54-250	.00	495.00	495.00	PD-CR: LASER-LABS: PREQ912:
09/26	09/09/2026	189547	10077	WELLS FARGO	081426CR	2	10-55-610	.00	299.04	299.04	PD-CR: SP SMART RECOVERY: INMATE WORKBOOKS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426CR	3	10-54-230	.00	34.68	34.68	PD-CR: 76 SILVER STATE: GAS FOR RENTAL
09/26	09/09/2026	189547	10077	WELLS FARGO	081426CR	4	10-54-230	.00	60.06	60.06	PD-CR: BUDGET RENT A CAR: ADDITIONAL FEE FOR RENTAL
09/26	09/09/2026	189547	10077	WELLS FARGO	081426CR	5	10-54-230	.00	60.00	60.00	PD-CR: CCDOA LAS AIRPORT: PARKING FEE
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	1	10-48-220	.00	516.00	516.00	HR: LINKEDIN JOB
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	2	10-48-620	.00	75.99	75.99	HR: JIMMY JOHNS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	3	10-48-620	.00	41.15	41.15	HR: GOLDEN WEST
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	4	10-48-210	.00	30.00	30.00	HR: OTTER.AI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	5	10-48-210	.00	50.00	50.00	HR: OPEN AI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	6	10-46-210	.00	25.00	25.00	FIN: OPENAI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	7	10-43-210	.00	25.00	25.00	CM: OPENAI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	8	10-48-230	.00	40.00	40.00	HR: PERLA
09/26	09/09/2026	189547	10077	WELLS FARGO	081426GM	9	10-43-230	.00	20.00	20.00	CM: PERLA

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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	
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	1	10-57-230	.00	404.40	404.40	FD-Airfare Force conference
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	2	10-57-230	.00	230.86	230.86	FD-Rental Care Force conference
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	3	10-57-210	.00	100.00	100.00	FD-Nevada Fire Chiefs Association fee
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	4	10-57-210	.00	11.00	11.00	FD-LucidChard
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	5	10-57-210	.00	29.00	29.00	FD-Cognito Forms
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	6	10-57-210	.00	100.00-	100.00-	FD-CREDIT Double payment NFCA
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	7	10-57-230	.00	91.42	91.42	FD-Transportation at FRI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	8	10-57-230	.00	45.00	45.00	FD-Baggage Charge FRI
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JA	9	10-57-230	.00	45.00	45.00	FD-FRI Baggage Charge
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	1	10-54-230	.00	59.76	59.76	PD-JB: EAGLE-GAS: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	2	10-54-230	.00	58.98	58.98	PD-JB: EAGLE-GAS: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	3	10-54-230	.00	59.43	59.43	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	4	10-54-230	.00	95.09	95.09	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	5	23-85-230	.00	78.18	78.18	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	6	10-54-230	.00	65.03	65.03	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	7	10-54-230	.00	69.31	69.31	PD-JB: EAGLE-GAS: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	8	10-54-230	.00	76.73	76.73	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	9	23-85-230	.00	58.29	58.29	PD-JB: GOLDEN GATE: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	10	10-54-230	.00	59.17	59.17	PD-JB: GOLDEN GATE: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	11	10-54-230	.00	67.23	67.23	PD-JB: LOVE'S: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	12	23-85-230	.00	53.55	53.55	PD-JB: LOVE'S: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	13	10-54-230	.00	76.31	76.31	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	14	23-85-230	.00	47.77	47.77	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426JB	15	23-85-230	.00	43.61	43.61	PD-JB: CHEVRON: FUEL FOR ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	1	10-55-620	.00	44.40	44.40	PD-KO: CANYONLAND HEALTHCARE: INMATE MEDICATIONS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	2	10-55-620	.00	15.49	15.49	PD-KO: WALMART: INMATE MEDS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	3	10-55-620	.00	7.18	7.18	PD-KO: SMITHS FOOD: INMATE MEALS (MILK)
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	4	10-55-620	.00	14.79	14.79	PD-KO: SMITHS FOOD: INMATE MEDS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	5	10-55-620	.00	117.85	117.85	PD-KO: CANYONLANDS HEALTHCARE: MEDS FOR INMATE
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	6	10-55-610	.00	109.55	109.55	PD-KO: SMITHS FOOD: INMATE SUPPLIES
09/26	09/09/2026	189547	10077	WELLS FARGO	081426KO	7	10-55-620	.00	13.71	13.71	PD-KO: SMITHS FOOD: INMATE MEDS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426MG	1	10-43-230	.00	15.00	15.00	City Mngr - Misc- BLM visit gift
09/26	09/09/2026	189547	10077	WELLS FARGO	081426MG	2	10-50-210	.00	249.99	249.99	Attny - Attny Crim Case Mgmt Subscription
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	3	10-81-610	.00	256.83	256.83	Rec Cntr- Jersey mikes staff lunch
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	4	10-81-610	.00	10.27-	10.27-	Rec Cntr- Jersey Mikes Rebate
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	5	10-81-210	.00	69.99	69.99	Rec Cntr- Adobe Sub
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	6	17-80-485	.00	294.20	294.20	Pre schl- Fire marshall inspection
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	7	17-80-485	.00	9.56	9.56	Pre schl- Service charge
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	8	17-80-610	.00	70.43	70.43	Rec Center- Maverik propane

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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	
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	9	10-81-210	.00	21.99	21.99	Rec Cntr- Spotify Sub
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RL	10	10-81-210	.00	19.00	19.00	Rec cntr- Playpass sub
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RT	1	10-51-240	.00	412.83	412.83	COURT: CLARK COUNTY PRINT
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RTH	1	10-57-230	.00	91.16	91.16	FD-Online BLS Course
09/26	09/09/2026	189547	10077	WELLS FARGO	081426RTH	2	10-57-230	.00	55.00	55.00	FD-Online CPR course
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	1	10-65-610	.00	53.98	53.98	STR:BUSINESS CARDS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	2	10-66-610	.00	26.99	26.99	VM:BUSINESS CARDS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	3	10-63-610	.00	1,125.14	1,125.14	PKS:COUPLINGS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	4	10-63-610	.00	181.30	181.30	REC:DIVERTER VALVE
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	5	10-63-610	.00	347.99	347.99	REC:THERMOSTATIC VALVE
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	6	10-63-610	.00	550.00	550.00	FS3:MODULE BOARD
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	7	10-63-610	.00	171.68	171.68	PKS:REPLACEMENT OEMS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	8	10-63-610	.00	3,585.00	3,585.00	FAC:FLAGS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	9	10-63-610	.00	411.56	411.56	CORR:SMOKE DETECTOR
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	10	52-40-610	.00	259.01	259.01	SANI:LUNCH 07.29.26
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	11	10-63-610	.00	80.11	80.11	FS2:RODENT REPELLENT
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	12	10-63-610	.00	698.60	698.60	PKS:BOLTS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	13	10-63-250	.00	1,472.95	1,472.95	FS3:COMPRESSOR
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	14	10-63-610	.00	120.66	120.66	CRT:LOCK SAW
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	15	10-63-610	.00	14.99	14.99	FM:PRIME MEMBERSHIP
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	16	52-40-610	.00	23.98	23.98	SANI:LUNCH 08.12.26
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	17	52-40-610	.00	45.98	45.98	SANI:LUNCH 08.12.26
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	18	10-66-250	.00	1,023.81	1,023.81	VM:SCENELIGHTS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	19	10-63-610	.00	353.75	353.75	PD:PUMP
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TA	20	52-40-610	.00	201.47	201.47	SANI:LUNCH 08.12.16
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	1	10-54-230	.00	222.46	222.46	PD-TF: BUDGET.COM: CAR RENTAL FOR TRAINING
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	2	23-85-610	.00	89.28	89.28	PD-TF: CHEWY.COM: SHELLY FOOD
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	3	10-54-610	.00	471.39	471.39	PD-TF: CHEWY.COM: ROGUE FOOD
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	4	10-54-230	.00	509.67	509.67	PD-TF: HOTEL.COM: HUGHES FTO HOTEL
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	5	10-54-240	.00	1,368.49	1,368.49	PD-TF: CHATGPT: CORP. MEMBERSHIPS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	6	10-54-230	.00	375.00	375.00	PD-TF: PAYPAL: HUGHES FTO TRAINING
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	7	23-85-230	.00	315.56	315.56	PD-TF: HOTEL.COM: MARTINEZ HOTEL ACADEMY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	8	10-54-610	.00	199.80	199.80	PD-TF:PREQ931: COLONIAL FLAG: FLAGS
09/26	09/09/2026	189547	10077	WELLS FARGO	081426TF	9	10-54-610	.00	779.88	779.88	PD-TF: ADOBE: CREATIVE CLOUD OLIVER
09/26	09/09/2026	189547	10077	WELLS FARGO	081426WR	1	10-47-310	.00	156.00	156.00	IT: AWESOME-TABLE
09/26	09/09/2026	189547	10077	WELLS FARGO	081426WR	2	10-47-310	.00	25.19	25.19	IT: GODADDY
09/26	09/09/2026	189547	10077	WELLS FARGO	081426WR	3	10-47-310	.00	29.97	29.97	IT: PADDLE.NET

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 189547:								.00		24,343.55	
09/26	09/03/2026	90326001	3030	LAS VEGAS METRO POLICE DEPT.	2488	1	15-21340	.00	447.00	447.00	AA Fee- Genetic Marker Analysis- 26 AUG
Total 90326001:								.00		447.00	
09/26	09/09/2026	90926001	18831	ACME ELECTRIC	083126RT-FI	1	45-21330	.00	45,088.20	45,088.20	STR:RET5 PAY FINAL
09/26	09/09/2026	90926001	18831	ACME ELECTRIC	083126RT-FI	2	22-21330	.00	22,500.00	22,500.00	STR:RET5 PAY FINAL
Total 90926001:								.00		67,588.20	
09/26	09/09/2026	90926002	13745	ACTION TARGET INC	0644510-IN	1	10-54-250	.00	1,010.00	1,010.00	PD-REQ933: RANGE TARGETS
Total 90926002:								.00		1,010.00	
09/26	09/09/2026	90926003	14628	AIR CONDITIONING DISCOUNT SUP	28755	1	10-63-610	.00	113.84	113.84	SANI:THERMOSTATS
09/26	09/09/2026	90926003	14628	AIR CONDITIONING DISCOUNT SUP	28797	1	10-63-250	.00	59.00	59.00	SANI:NITROGEN
Total 90926003:								.00		172.84	
09/26	09/09/2026	90926004	14274	AIRE-MASTER OF LAS VEGAS	152116	1	10-81-610	.00	77.18	77.18	Rec Cntr- fragrance service
09/26	09/09/2026	90926004	14274	AIRE-MASTER OF LAS VEGAS	152468	1	10-63-610	.00	11.58	11.58	MC:DEOD SVCS AUG26
09/26	09/09/2026	90926004	14274	AIRE-MASTER OF LAS VEGAS	152471	1	10-81-610	.00	77.18	77.18	Rec Cntr- fragrance service
09/26	09/09/2026	90926004	14274	AIRE-MASTER OF LAS VEGAS	152851	1	10-81-610	.00	77.18	77.18	Rec Cntr- fragrance service
Total 90926004:								.00		243.12	
09/26	09/09/2026	90926005	3655	AIRGAS USA LLC	9175134405	1	10-57-615	.00	356.13	356.13	FD-Oxygen
Total 90926005:								.00		356.13	
09/26	09/09/2026	90926006	14238	ALIEN GEAR HOLSTERS	INV175356	1	10-54-610	.00	51.50	51.50	PD: LVL 3 HOLSTER
Total 90926006:								.00		51.50	
09/26	09/09/2026	90926007	8756	ALSCO	LSTG125821	1	10-66-610	.00	63.99	63.99	VM:UNIFORMS
09/26	09/09/2026	90926007	8756	ALSCO	LSTG125823	1	10-63-610	.00	122.64	122.64	CH:MATS
09/26	09/09/2026	90926007	8756	ALSCO	LSTG125938	1	10-66-610	.00	63.99	63.99	VM:UNIFORMS

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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	
09/26	09/09/2026	90926007	8756	ALSCO	LSTG125938	1	16-71-310	.00	114.82	114.82	snr center textile leasing
Total 90926007:								.00		365.44	
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	11DN-DK6D-	1	16-71-250	.00	82.64	82.64	snr center
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	13J3-6RCK-4	1	10-57-250	.00	568.61	568.61	FD-Dewalt Batteries
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1CHN-F443-	1	10-81-250	.00	100.64	100.64	Rec cntr- duster refills, shower curtains
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1FCX-X3G6-	1	10-54-610	.00	124.17	124.17	PD: MOURNING BAND MAGNETIC
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1L9Y-RTNG-	1	10-57-240	.00	17.98	17.98	FD-USB to C charging cables
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1M69-DQJV-	1	10-54-610	.00	125.60	125.60	PD-PREQ935: GLASS CLEANER, TV MOUNT, STORAGE
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1M69-DQJV-	1	10-57-610	.00	61.70	61.70	FD-Liquid Laundry Detergent/Dishwasher Pods
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1M69-FCRQ-	1	10-54-240	.00	119.42	119.42	PD-PREQ934: BLANK CARDS FOR IDS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1NJK-QLMR-	1	10-54-610	.00	16.97	16.97	PD-PREQ932: TV MOUNT
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1P1R-3NMW	1	10-47-240	.00	50.98	50.98	IT: Privacy Screen
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1V3K-K3G3-	1	10-76-610	.00	180.72	180.72	Rec/Parks- mini 3 s batter pack, memory card, case
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	1	10-63-610	.00	69.34	69.34	FM:NITRILE GLOVES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	2	10-63-610	.00	21.90	21.90	FM:NYLON GLOVES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	3	10-63-610	.00	88.09	88.09	FM:NITRILE GLOVES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	4	10-63-610	.00	13.99	13.99	FM:PENCIL SET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	5	10-63-610	.00	25.99	25.99	FM:CABLE CRIMPER KIT
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	6	10-63-610	.00	56.97	56.97	FM:ELEC FISH TAPE
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	7	10-63-610	.00	32.99	32.99	SC:WELDING ROD
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	8	10-63-610	.00	17.99	17.99	FM:WIRE RUNNING KIT
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	9	10-63-610	.00	9.99	9.99	FM:WOOD DOWELS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	10	10-63-610	.00	36.08	36.08	MC:RESTROOM SIGNS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	11	10-63-610	.00	31.02	31.02	MC:RESTROOM SIGNS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	12	10-66-250	.00	6.98	6.98	VM:IGNITION KEYS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	13	10-66-250	.00	126.03	126.03	VM:CABLE
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	14	10-66-250	.00	13.59	13.59	VM:RUBBER BUFFERS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	15	10-63-610	.00	34.18	34.18	FM:DRILL BIT SET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	16	10-63-610	.00	9.99	9.99	SC:WELDING RODS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	17	10-66-250	.00	21.84	21.84	VM:IGNITION SWITCH
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	18	10-63-610	.00	199.99	199.99	MC:PRESSURE PUMP
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	19	13-40-625	.00	548.99	548.99	CRT:DESK
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	20	10-63-610	.00	57.95	57.95	CORR:ROUTER BIT SET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	21	10-63-610	.00	44.59	44.59	CORR:CABINET PULLS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	22	10-63-610	.00	40.84	40.84	FM:UTILITY CART WHEELS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	23	10-63-610	.00	235.35	235.35	STR:ACETIC ACID
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	24	10-63-610	.00	42.49	42.49	CORR:CABINET HANDLES

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09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	25	10-63-610	.00	45.24	45.24	CORR:CABINET HANDLES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	26	10-63-610	.00	28.95	28.95	CORR:ROUTER BITS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	27	10-65-250	.00	5.99	5.99	STR:RULER SET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	28	10-63-610	.00	56.99	56.99	FM:PLUG REPLACEMENT
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	29	10-63-610	.00	50.05	50.05	FM:BATTERIES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	30	10-63-610	.00	24.99	24.99	FM:REPLACEMENT PLUG
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	31	10-63-610	.00	53.83	53.83	FM:BATTERIES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	32	10-63-610	.00	127.70	127.70	CH:BATTERY PACK
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	33	10-63-610	.00	187.99	187.99	CH:POWER SUPPLY PANEL
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	34	10-65-610	.00	19.98	19.98	STR:FIRE EXT TAGS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	35	10-63-610	.00	84.99	84.99	FA:TILE UNDERLAY
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	36	10-63-610	.00	61.99	61.99	FM:DRAWER SLIDES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	37	10-63-610	.00	25.88	25.88	FM:DRAWER SLIDES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	38	52-40-240	.00	149.95	149.95	SANI:PRINTER INK
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	39	52-40-240	.00	27.99	27.99	SANI:STAPLER
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	40	10-63-610	.00	64.99	64.99	CH:MOP BUCKET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	41	10-63-610	.00	146.06	146.06	FM:PIPE REAMERS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	42	52-40-240	.00	11.65	11.65	SANI:POST IT NOTES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	43	52-40-240	.00	10.18	10.18	SANI:POST IT NOTES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	44	52-40-240	.00	11.24	11.24	SANI:POST IT NOTES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	45	52-40-240	.00	12.86	12.86	SANI:POST IT NOTES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	46	52-40-240	.00	11.24	11.24	SANI:POST IT NOTES
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	47	10-63-250	.00	206.64	206.64	FS1:MINERAL ELIM SYS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	48	10-63-610	.00	43.90	43.90	PKS:DRAIN STRAINERS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	49	10-65-610	.00	43.44	43.44	STR:SHOULDER STRAPS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	50	10-63-610	.00	37.98	37.98	CH:CHAIR WHEEL SET
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	51	10-63-610	.00	135.54	135.54	CH:OFFICE CHAIR
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	52	10-63-610	.00	528.30	528.30	CH:PRINTER PAPER
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	53	10-63-610	.00	528.30	528.30	CH:PRINTER PAPER
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	54	10-63-610	.00	95.97	95.97	CH:CORD COVER KITS
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	55	10-63-610	.00	29.97	29.97	CH:ELECTRICAL BOX
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	56	10-63-610	.00	23.74	23.74	FM:HEATING NOZZLE
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	57	10-63-250	.00	12.60-	12.60-	FS1:DISCOUNT
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1VGT-JYNG-	58	10-63-610	.00	1.19-	1.19-	FM:PROMO
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1W6T-N6JJ-	1	10-43-240	.00	19.79	19.79	City Mngr - Office Supplies - Notebooks
09/26	09/09/2026	90926008	15170	AMAZON CAPITAL SERVICES	1YL6-R1VT-4	1	10-81-250	.00	208.22	208.22	Rec cntr- shop rags, sponges, simple green, o cedar, dawn powerwash, dishwashing gloves
Total 90926008:								.00		6,345.32	

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09/26	09/09/2026	90926009	18728	AMERICAN RED CROSS	ACCT#P008	1	10-81-230	.00	126.00	126.00	Rec cntr- staff cpr training
Total 90926009:								.00		126.00	
09/26	09/09/2026	90926010	15600	ANN M MURPHY	08242026	1	17-80-310	.00	170.00	170.00	Rec Prog- lifelong instructor
Total 90926010:								.00		170.00	
09/26	09/09/2026	90926011	11104	ASSESSMENT MANAGEMENT GRP INC	AMG1222 - A	1	83-82-310	.00	1,394.79	1,394.79	SID Srvs-Anthem 26 AUG
Total 90926011:								.00		1,394.79	
09/26	09/09/2026	90926012	10454	AUTO AIR & MORE INC	278390	1	10-66-250	.00	614.00	614.00	VM:AC COMPRESSOR
Total 90926012:								.00		614.00	
09/26	09/09/2026	90926013	15801	AXON ENTERPRISE, INC.	INUS469326	1	10-54-250	.00	35,112.34	35,112.34	PD/Admin: Taser Bundle
09/26	09/09/2026	90926013	15801	AXON ENTERPRISE, INC.	INUS469326	2	10-55-250	.00	8,355.00	8,355.00	PD/Corr: Taser Bundle
09/26	09/09/2026	90926013	15801	AXON ENTERPRISE, INC.	INUS469326	3	23-85-250	.00	13,855.00	13,855.00	PD/More Cops: Taser Bundle
Total 90926013:								.00		57,322.34	
09/26	09/09/2026	90926014	12190	BETTY KING	AUGUST 202	1	16-71-310	.00	673.60	673.60	Snr Svcs-Fitness-Yoga-Sweatin-Life force
Total 90926014:								.00		673.60	
09/26	09/09/2026	90926015	18612	BHC INC	083126	1	45-40-740	.00	210,050.20	210,050.20	PKS:DUGOUTS REQ2
09/26	09/09/2026	90926015	18612	BHC INC	083126RT	1	45-21330	.00	10,502.51-	10,502.51-	PKS:DUGOUTS RET2
Total 90926015:								.00		199,547.69	
09/26	09/09/2026	90926016	16081	CHRISTINA S. RALSTON	08192026	1	17-80-310	.00	714.00	714.00	Rec Prog- Lifelong Exercise Prgm : Water Aerobics
Total 90926016:								.00		714.00	
09/26	09/09/2026	90926017	1608	CLARK CO. DEPT. OF FINANCE	AUGUST 26	1	10-23240	.00	15,404.00	15,404.00	Transportation Dev Tax 26 AUGUST
09/26	09/09/2026	90926017	1608	CLARK CO. DEPT. OF FINANCE	JULY 2026	1	10-23130	.00	17,322.79	17,322.79	Transient Lodging Transportation Tax - 26 JUL

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Total 90926017:								.00		32,726.79	
09/26	09/09/2026	90926018	8634	CLARK CO. TREASURE	JULY 2026	1	10-23140	.00	17,322.79	17,322.79	SCHOOL CONST.1% ROOM TAX
09/26	09/09/2026	90926018	8634	CLARK CO. TREASURE	JULY 26	1	10-23140	.00	10,826.74	10,826.74	CCSD Capital Proj 5/8 of 1% 26 JUL
Total 90926018:								.00		28,149.53	
09/26	09/09/2026	90926019	16420	CLARK COUNTY PRINTING & MAILING INC	002602	1	10-51-240	.00	198.00	198.00	COURT: NCR FORMS
Total 90926019:								.00		198.00	
09/26	09/09/2026	90926020	15162	CMC TIRE INC	20101613	1	10-66-245	.00	1,653.68	1,653.68	VM:TIRES
Total 90926020:								.00		1,653.68	
09/26	09/09/2026	90926021	15410	COMPUNET	338258	1	10-47-310	.00	250.00	250.00	IT: Services
Total 90926021:								.00		250.00	
09/26	09/09/2026	90926022	13645	CONSTRUCTION SITE SERVICES	263	1	45-40-805	.00	1,050.00	1,050.00	PW:BASINS APR26
Total 90926022:								.00		1,050.00	
09/26	09/09/2026	90926023	18891	CORNERSTONE FACILITY SOLUTIONS LLC	29	1	10-63-310	.00	3,535.00	3,535.00	FAC:CLEAN 08.31.26
Total 90926023:								.00		3,535.00	
09/26	09/09/2026	90926024	19061	CURRENT ELECTRIC SUPPLY LLC	1782	1	52-40-620	.00	69.00	69.00	SANI:FUSES
Total 90926024:								.00		69.00	
09/26	09/09/2026	90926025	17541	L.N. CURTIS AND SONS	INV1104876	1	10-57-250	.00	916.92	916.92	FD- Turnout cleaning and Maintanence
09/26	09/09/2026	90926025	17541	L.N. CURTIS AND SONS	INV1104887	1	10-57-250	.00	1,417.75	1,417.75	FD- Turnout cleaning and Maintanence
09/26	09/09/2026	90926025	17541	L.N. CURTIS AND SONS	INV1104895	1	10-57-250	.00	1,116.61	1,116.61	FD- Turnout cleaning and Maintanence
09/26	09/09/2026	90926025	17541	L.N. CURTIS AND SONS	INV1104963	1	10-57-250	.00	659.85	659.85	FD- Turnout cleaning and Maintanence
Total 90926025:								.00		4,111.13	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
09/26	09/09/2026	90926026	17809	DEX IMAGING	AR15929063	1	10-49-250	.00	469.54	469.54	Shared Svcs-Contract 20016-ICU-03 for 09/2026 - 10/31/2026
09/26	09/09/2026	90926026	17809	DEX IMAGING	AR15929063	2	10-49-250	.00	884.00	884.00	Shared Svcs-Contract 20678-ICU-01 for 09/2026 - 10/30/2026
Total 90926026:								.00		1,353.54	
09/26	09/09/2026	90926027	11236	DEAN FOODS COMPANY (DFA DAIRY)	59690733	1	16-71-480	.00	177.50	177.50	Snr Svcs- Milk for the week
09/26	09/09/2026	90926027	11236	DEAN FOODS COMPANY (DFA DAIRY)	59691258	1	16-71-480	.00	305.31	305.31	Snr Svcs- Milk for the week
Total 90926027:								.00		482.81	
09/26	09/09/2026	90926028	17486	DONNA S SCHORR	08242026	1	17-80-310	.00	51.00	51.00	Rec Cntr- lifelong instructor
Total 90926028:								.00		51.00	
09/26	09/09/2026	90926029	16331	ECONOMIC ALTERNATIVES INC	CINV56782	1	10-63-250	.00	600.00	600.00	CH:TOWER SEP26
09/26	09/09/2026	90926029	16331	ECONOMIC ALTERNATIVES INC	CINV56820	1	10-63-250	.00	750.00	750.00	MC:TOWER SEP26
09/26	09/09/2026	90926029	16331	ECONOMIC ALTERNATIVES INC	INV101724	1	10-63-250	.00	742.22	742.22	CH:CHEMICALS
Total 90926029:								.00		2,092.22	
09/26	09/09/2026	90926030	19092	EMMANUEL PEREZ MARTINEZ	TRAVEL RE	1	23-85-230	.00	134.00	134.00	PD/MORE: NV POST LAW ENFORCEMENT TRAINING MEALS
Total 90926030:								.00		134.00	
09/26	09/09/2026	90926031	17837	FLEETPRIDE INC	137100408	1	10-66-250	.00	134.36	134.36	VM:SEALS
09/26	09/09/2026	90926031	17837	FLEETPRIDE INC	137245599	1	10-66-250	.00	2,265.00	2,265.00	VM:SHIFTER
Total 90926031:								.00		2,399.36	
09/26	09/09/2026	90926032	2170	FUEL TEC LLC	109680	1	10-66-250	.00	159.00	159.00	VM:NOZZLE
Total 90926032:								.00		159.00	
09/26	09/09/2026	90926033	15561	GEOTECHNICAL & ENVIRONMENTAL SVCS	72274	1	45-40-829	.00	1,556.25	1,556.25	PW:HRZ/CYN AUG26
09/26	09/09/2026	90926033	15561	GEOTECHNICAL & ENVIRONMENTAL SVCS	72283	1	45-40-743	.00	9,961.25	9,961.25	STR:SAWTOOTH AUG26
09/26	09/09/2026	90926033	15561	GEOTECHNICAL & ENVIRONMENTAL SVCS	72337	1	45-40-737	.00	995.00	995.00	PW:LVT/HFN AUG26
Total 90926033:								.00		12,512.50	

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	
09/26	09/09/2026	90926034	2245	GRAINGER INC	9050723072	1	10-63-250	.00	479.61	479.61	SANI:PUMP
09/26	09/09/2026	90926034	2245	GRAINGER INC	9050988980	1	10-63-250	.00	19.20	19.20	SANI:CAPACITORS
Total 90926034:								.00		498.81	
09/26	09/09/2026	90926035	18738	GUARDIAN ALLIANCE TECHNOLOGIES	34688	1	10-54-310	.00	45.00	45.00	PD: BACKGROUNDS
Total 90926035:								.00		45.00	
09/26	09/09/2026	90926036	2427	HELENA AGRI-ENTERPRISES LLC	63783302	1	45-40-805	.00	20,190.00	20,190.00	STR:HERBICIDE
09/26	09/09/2026	90926036	2427	HELENA AGRI-ENTERPRISES LLC	63783304	1	10-76-610	.00	2,900.00	2,900.00	Rec/Parks- fescue renegade
Total 90926036:								.00		23,090.00	
09/26	09/09/2026	90926037	2452	HIGH DESERT SUPPLY	IN00234251	1	10-66-250	.00	294.20	294.20	VM:FILTERS
09/26	09/09/2026	90926037	2452	HIGH DESERT SUPPLY	IN00234388	1	10-66-250	.00	282.33	282.33	VM:FILTERS
09/26	09/09/2026	90926037	2452	HIGH DESERT SUPPLY	IN00234389	1	52-40-610	.00	121.00	121.00	SANI:WASH
Total 90926037:								.00		697.53	
09/26	09/09/2026	90926038	18358	HIGHERGROUND	7658	1	10-47-310	.00	6,000.00	6,000.00	IT: Live 911 Base Renew
Total 90926038:								.00		6,000.00	
09/26	09/09/2026	90926039	16193	HYDROPOINT DATA SYSTEMS	184890	1	10-76-250	.00	4,851.00	4,851.00	Rec/Parks- Weather Track Central Service/irrigiation controllers all parks and fields
Total 90926039:								.00		4,851.00	
09/26	09/09/2026	90926040	19006	iTOUCH BIOMETRICS	8398	1	10-54-455	.00	35,930.00	35,930.00	PD/ADMIN: Fingerprint machines
Total 90926040:								.00		35,930.00	
09/26	09/09/2026	90926041	18382	JJ PRINTING SERVICES	000283	1	10-61-240	.00	205.00	205.00	DEV SVCS: Envelopes
Total 90926041:								.00		205.00	
09/26	09/09/2026	90926042	18675	JOHN DEERE FINANCIAL	260856	1	10-66-245	.00	609.06	609.06	VM:TIRES

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 90926042:							.00		609.06	
09/26	09/09/2026	90926043	11106	JOHNSTONE SUPPLY	652-S658285	1	13-40-625	.00	2,076.82	2,076.82	CORR:HEAT PUMP
	Total 90926043:							.00		2,076.82	
09/26	09/09/2026	90926044	17519	JTB SUPPLY COMPANY	117208	1	10-65-250	.00	428.00	428.00	STR:GREEN LIGHTS
	Total 90926044:							.00		428.00	
09/26	09/09/2026	90926045	10984	KOKOPELLI LANDSCAPING	172137	1	10-76-610	.00	2,856.00	2,856.00	Rec/Parks- pionner park #3
09/26	09/09/2026	90926045	10984	KOKOPELLI LANDSCAPING	CR270025	1	52-37-200	.00	190.00	190.00	DEV SERV: REIMBURSING SEWER IMPACT FEE
	Total 90926045:							.00		3,046.00	
09/26	09/09/2026	90926046	10906	LACAL EQUIPMENT INC	0455121-IN	1	10-66-250	.00	768.46	768.46	VM:CURTAIN SETS
	Total 90926046:							.00		768.46	
09/26	09/09/2026	90926047	13274	LANDIA INC	17004	1	52-40-620	.00	5,740.00	5,740.00	SANI:WINCH
	Total 90926047:							.00		5,740.00	
09/26	09/09/2026	90926048	3000	LAS VEGAS CONVENTION AUTHORITY	JULY 2026	1	10-23115	.00	8,661.39	8,661.39	Authority Exp- 26 JUL
09/26	09/09/2026	90926048	3000	LAS VEGAS CONVENTION AUTHORITY	JULY 26	1	10-23110	.00	69,291.14	69,291.14	Room Tax- 26 JUL
	Total 90926048:							.00		77,952.53	
09/26	09/09/2026	90926049	3050	LAS VEGAS REVIEW-JOURNAL	836061	1	10-61-220	.00	204.26	204.26	Dev SVCS: CASE NO CUP-26-014
09/26	09/09/2026	90926049	3050	LAS VEGAS REVIEW-JOURNAL	836062	1	10-61-220	.00	202.29	202.29	Dev SVCS: CASE NO CUP-26-015
09/26	09/09/2026	90926049	3050	LAS VEGAS REVIEW-JOURNAL	836063	1	10-61-220	.00	202.29	202.29	Dev SVCS: CASE No CUP-26-016
09/26	09/09/2026	90926049	3050	LAS VEGAS REVIEW-JOURNAL	836064	1	10-61-220	.00	214.11	214.11	Dev SVCS: CASE No TM-26-007
	Total 90926049:							.00		822.95	
09/26	09/09/2026	90926050	17283	LAW OFFICE OF STEPHEN M DIXON LTD	PDIF00063	1	10-52-480	.00	6,500.00	6,500.00	City Mngr-Legal services as the public defender, per agreement-for Aug 2026

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Total 90926050:								.00		6,500.00	
09/26	09/09/2026	90926051	10236	LEGACY CONSTRUCTION	11579	1	52-40-310	.00	1,893.60	1,893.60	SANI:SW MANHOLE/FRP
09/26	09/09/2026	90926051	10236	LEGACY CONSTRUCTION	11580	1	11-65-700	.00	14,320.00	14,320.00	STR:SIDE FRP/FTM
Total 90926051:								.00		16,213.60	
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2186549	1	10-57-615	.00	228.73	228.73	FD-EPINEPHRINE, Atropine Sulfate
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2186798	1	10-57-615	.00	609.75	609.75	FD-Fentanyl
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2188996	1	10-57-615	.00	979.44	979.44	FD-Saline, Glucometer Test Strips, IV Dressing
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2189712	1	10-57-615	.00	61.90	61.90	FD-Madazolam
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2190490	1	10-57-615	.00	141.33	141.33	FD-Sani-cloth, Insta-Glucose
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2190545	1	10-57-615	.00	628.35	628.35	FD - Epinephrine, Defig Electrode
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2193152	2	10-57-615	.00	205.92	205.92	FD Sharps Containers, Prove Covers
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2193873	1	10-57-615	.00	530.41	530.41	FD-Saline Syringe, IV Set
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2193874	1	10-57-615	.00	508.44	508.44	FD-Saline Syringe, IV Set
09/26	09/09/2026	90926052	9516	LIFE-ASSIST INC.	2193976	1	10-57-615	.00	205.46	205.46	FD-Nasopharyngeal Airway, Defib Electrode
Total 90926052:								.00		4,099.73	
09/26	09/09/2026	90926053	17154	LITTLER MENDELSON PC	7631592	1	10-48-310	.00	8,707.15	8,707.15	HR: legal services for JuLY
09/26	09/09/2026	90926053	17154	LITTLER MENDELSON PC	7631599	1	10-48-310	.00	18,995.95	18,995.95	HR: legal services for JuLY
Total 90926053:								.00		27,703.10	
09/26	09/09/2026	90926054	19086	LYNCO ASSOCIATES INC	N14128	1	52-40-620	.00	8,645.64	8,645.64	SANI:LABOR
Total 90926054:								.00		8,645.64	
09/26	09/09/2026	90926055	9899	MADISON NATIONAL LIFE INS. CO	1793919	1	10-22510	.00	9,052.34	9,052.34	Insurance-Life/STD/LTD- 2026 September
Total 90926055:								.00		9,052.34	
09/26	09/09/2026	90926056	18551	MARGARET HOSELTON	AUGUST 202	1	16-71-310	.00	320.00	320.00	Snr Svcs- Prof Serv - Chair Class-M Hoselton
Total 90926056:								.00		320.00	
09/26	09/09/2026	90926057	14440	MARIA AMARILES-TRUJILLO	08262026	1	17-80-310	.00	612.00	612.00	Rec Cntr- lifelong instructor

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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	
	Total 90926057:							.00		612.00	
09/26	09/09/2026	90926058	16286	MAUREEN MCFARLAND	08252026	1	17-80-310	.00	408.00	408.00	Rec Prog- lifelong instructor
	Total 90926058:							.00		408.00	
09/26	09/09/2026	90926059	9980	MEGA-PRO INTERNATIONAL	100991	1	10-57-250	.00	1,011.18	1,011.18	FD-CERT work Shirts
	Total 90926059:							.00		1,011.18	
09/26	09/09/2026	90926060	17208	MES SERVICE COMPANY	IN2575439	1	10-57-250	.00	2,405.50	2,405.50	FD-Turnout Boots
09/26	09/09/2026	90926060	17208	MES SERVICE COMPANY	IN2577965	1	10-57-250	.00	1,104.00	1,104.00	FD- Turnout Gear - A. Jensen
	Total 90926060:							.00		3,509.50	
09/26	09/09/2026	90926061	3344	MESQUITE CHAMBER OF COMMERCE	E11892	1	10-43-230	.00	95.00	95.00	City Mngr -September Golf & Lunch 2026 (2)
	Total 90926061:							.00		95.00	
09/26	09/09/2026	90926062	11650	MESQUITE FORD	107499	1	10-66-250	.00	84.85	84.85	VM:FUEL CAP
	Total 90926062:							.00		84.85	
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438488	1	10-76-610	.00	19.96	19.96	Rec/parks- PVC Elbow 90D 1"
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438492	1	10-76-610	.00	22.99	22.99	Rec/parks- hole saw 2" carbide
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438498	1	10-76-610	.00	130.00	130.00	Rec/parks rental department trencher
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438504	1	10-76-610	.00	22.99	22.99	Rec/parks- hole saw 2" carbide grit
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438517	1	10-81-250	.00	72.12	72.12	Rec cntr- paint roller, ace better brsh, roller frame, ace btr, ammonia
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438550	1	10-76-610	.00	98.97	98.97	Rec/parks- 63PMC3 61E Chain Loop
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438574	1	10-76-610	.00	17.99	17.99	Rec/parks- Rope Truck 3/8"x50'
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438580	1	10-76-610	.00	98.94	98.94	Rec/parks- Hex cap gr8, nyl lock nut nc, nyl lock nut, split lock washer, sae flat asher, etc
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438629	1	10-81-250	.00	.43	.43	Rec cntr- mid west fastener
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438635	1	10-76-610	.00	18.99	18.99	Rec/parks- union sch80 2"
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438650	1	10-81-250	.00	41.54	41.54	Rec cntr- plastic pail, paint guide, ace better rlr, bucket grid metal, anchor
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438727	1	10-76-610	.00	14.36	14.36	Rec/parks- cap pvc sch40
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438784	1	10-63-610	.00	56.56	56.56	FM:NOZZLE
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438809	1	52-40-610	.00	182.96	182.96	SANI:HEAD LAMPS
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438810	1	10-76-610	.00	8.59	8.59	Rec/parks- Union SCH80

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09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438815	1	10-76-610	.00	366.12	366.12	Rec/parks- conduit PVC, couple pvc, pvc elbow
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438829	1	10-63-610	.00	29.15	29.15	MC:DRILL BITS
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438830	1	10-76-610	.00	130.00	130.00	Rec/parks- Rental department trencher
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438844	1	10-76-610	.00	37.74	37.74	Rec/parks- 7/16-14x, mid west fastener
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438846	1	10-63-610	.00	9.99	9.99	FM:SANDING DISC
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438873	1	10-76-610	.00	6.36	6.36	Rec/parks- adaptr sch40pvc
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438959	1	10-63-610	.00	29.99	29.99	PKS:STUCCO
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438962	1	10-63-610	.00	3.59	3.59	PKS:PUTTY
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438970	1	10-63-610	.00	11.98	11.98	FM:SAW BLADE
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438974	1	10-63-250	.00	24.99	24.99	MC:FUSE
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	438978	1	10-65-610	.00	33.99	33.99	STR:CHAINSAW CHAIN
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439005	1	10-65-610	.00	209.99	209.99	STR:LADDER
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439021	1	10-63-610	.00	10.99	10.99	CORR:SOCKET SET
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439061	1	10-76-610	.00	20.98	20.98	Rec/parks- conn wire ground, conn butt
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439071	1	10-63-610	.00	30.35	30.35	MC:DRILL BIT
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439108	1	10-63-610	.00	37.95	37.95	MC:ELBOWS
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439115	1	10-81-610	.00	8.97	8.97	Rec cntr- ke schlage
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439128	1	10-63-610	.00	17.99	17.99	PKS:VALVE
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439144	1	10-63-610	.00	19.98	19.98	PKS:ELBOW FITTINGS
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439151	1	10-76-610	.00	7.98	7.98	Rec/parks- adaptr sch40pvc
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439238	1	10-81-610	.00	139.99	139.99	Rec cmtr- shop vacuum
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439255	1	10-81-250	.00	136.11	136.11	Rec cntr- towels white, wndw scrbr, pro grip[squeegee, pail
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439259	1	10-81-250	.00	25.99	25.99	Rec cntr- wndw clng kt
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439291	1	10-81-250	.00	18.99	18.99	Rec cmtr- progrip squeegee
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439304	1	10-76-610	.00	5.98	5.98	Rec/parks- key ford
09/26	09/09/2026	90926063	3500	MESQUITE LUMBER ACE HARDWARE	439354	1	10-81-250	.00	84.57	84.57	Rec cntr- ryl int p&p sat, ryl int p&p, spackling light
Total 90926063:								.00		2,268.10	
09/26	09/09/2026	90926064	13651	MIRIAM C FLORES	083126	1	10-51-310	.00	750.00	750.00	Court: Interpreter Fee 26 AUG
Total 90926064:								.00		750.00	
09/26	09/09/2026	90926065	14526	MOAPA VALLEY TELEPHONE	ACCT000000	1	10-47-310	.00	200.40	200.40	911 Circuit Charges 2026: 08/26/25-09/25/2026
Total 90926065:								.00		200.40	
09/26	09/09/2026	90926066	3580	MORCON INDUSTRIAL NEVADA	0022092-IN	1	10-63-610	.00	13.67	13.67	FS3:MOP STICK
09/26	09/09/2026	90926066	3580	MORCON INDUSTRIAL NEVADA	0022437-IN	1	10-57-610	.00	15.36	15.36	FD-Spray Bottles

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	
09/26	09/09/2026	90926066	3580	MORCON INDUSTRIAL NEVADA	0022457-IN	1	10-81-250	.00	1,045.81	1,045.81	Rec cntr- janitoral supplies
09/26	09/09/2026	90926066	3580	MORCON INDUSTRIAL NEVADA	0022459-IN	1	16-71-250	.00	759.37	759.37	Snr Center
09/26	09/09/2026	90926066	3580	MORCON INDUSTRIAL NEVADA	0022470-IN	1	10-65-610	.00	330.69	330.69	STR:JANITORIAL
Total 90926066:								.00		2,164.90	
09/26	09/09/2026	90926067	14416	MOTOROLA SOLUTIONS	1187179104	1	10-54-230	.00	900.00	900.00	PD- SAA TRAINING
09/26	09/09/2026	90926067	14416	MOTOROLA SOLUTIONS	8330335773	1	10-54-250	.00	727.00	727.00	PD- RADIO REPAIRS
09/26	09/09/2026	90926067	14416	MOTOROLA SOLUTIONS	8330335783	1	10-54-250	.00	607.00	607.00	PD- RADIO REPAIRS
Total 90926067:								.00		2,234.00	
09/26	09/09/2026	90926068	17347	NATIONAL TACTICAL OFFICERS ASSOCIATION	13217	1	10-54-230	.00	993.00	993.00	PD-ADMIN: ESPLIN LESS LETHAL TRAINING
Total 90926068:								.00		993.00	
09/26	09/09/2026	90926069	17731	NEUMO TAX & LICENSING	INV005155	1	10-47-310	.00	9,468.39	9,468.39	IT: Annual Website Renewal
Total 90926069:								.00		9,468.39	
09/26	09/09/2026	90926070	18477	NEVADA CENTRAL MEDIA	37692	1	10-48-310	.00	370.00	370.00	HR: ADVERTISING
09/26	09/09/2026	90926070	18477	NEVADA CENTRAL MEDIA	38051	1	10-48-310	.00	57.75	57.75	HR: ADVERTISING
Total 90926070:								.00		427.75	
09/26	09/09/2026	90926071	14702	O'REILLY AUTO PARTS	6695-132564	1	10-66-250	.00	62.86	62.86	VM:AC HOSE
09/26	09/09/2026	90926071	14702	O'REILLY AUTO PARTS	6695-133316	1	10-66-250	.00	22.74	22.74	VM:BELT
Total 90926071:								.00		85.60	
09/26	09/09/2026	90926072	19091	OSCAR HERNANDEZ	CR270027	1	52-40-610	.00	55.96	55.96	SANI:LUNCHEON 08.12.26
Total 90926072:								.00		55.96	
09/26	09/09/2026	90926073	11278	PILOT THOMAS LOGISTICS LLC	1659763-IN	1	10-66-255	.00	30,790.79	30,790.79	VM:FUEL
Total 90926073:								.00		30,790.79	
09/26	09/09/2026	90926074	8133	PITNEY BOWES	1029983565	1	10-49-250	.00	219.87	219.87	Shared Svcs: SERVICE AGREEMENT 05/27/26 - 08/26/26

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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	
	Total 90926074:							.00		219.87	
09/26	09/09/2026	90926075	17878	RECONNECT	0C5629BA-0	1	15-40-420	.00	494.00	494.00	Court: Reconnect Service 26 AUG
	Total 90926075:							.00		494.00	
09/26	09/09/2026	90926076	17149	RINGCENTRAL	CD_0015388	1	10-47-310	.00	12.39	12.39	IT: RingCentral
	Total 90926076:							.00		12.39	
09/26	09/09/2026	90926077	14527	RIO VIRGIN TELEPHONE COMPANY	2356SZ4500	1	10-47-310	.00	1,891.76	1,891.76	E911 PHONE SERVICE 26 Sept
	Total 90926077:							.00		1,891.76	
09/26	09/09/2026	90926078	16660	ROSEMARY ENNIS	08252026	1	17-80-310	.00	136.00	136.00	Rec Prog- Lifelong Instructor
	Total 90926078:							.00		136.00	
09/26	09/09/2026	90926079	14002	RYAN HUGHES	TRAVEL RE	1	10-54-230	.00	139.00	139.00	PD/ADMIN: BASIC FIELD TRAINING MEALS
	Total 90926079:							.00		139.00	
09/26	09/09/2026	90926080	13373	SADA SYSTEMS	INV332270	1	10-47-310	.00	39,394.44	39,394.44	IT: AoDOCS Annual Renewal
	Total 90926080:							.00		39,394.44	
09/26	09/09/2026	90926081	16629	SARAH LEAVITT	AUGUST 202	1	17-80-310	.00	2,056.00	2,056.00	Rec Prog- tough country fitness
	Total 90926081:							.00		2,056.00	
09/26	09/09/2026	90926082	13011	SGS NORTH AMERICA INC	LV345354	1	52-40-310	.00	453.00	453.00	SANI:LABS
	Total 90926082:							.00		453.00	
09/26	09/09/2026	90926083	12196	SHERWIN WILLIAMS STORE 8541	3393-1	1	10-81-250	.00	46.95	46.95	REC cntr- Paint materials
09/26	09/09/2026	90926083	12196	SHERWIN WILLIAMS STORE 8541	7051-5	1	10-81-250	.00	1,763.80	1,763.80	REC cntr- Paint materials
09/26	09/09/2026	90926083	12196	SHERWIN WILLIAMS STORE 8541	7240417671	1	10-63-610	.00	577.15	577.15	PKS:PAINT
09/26	09/09/2026	90926083	12196	SHERWIN WILLIAMS STORE 8541	72461176710	1	10-63-610	.00	186.97	186.97	PKS:SPRAY GUN TIPS

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
	Total 90926083:							.00		2,574.87	
09/26	09/09/2026	90926084	14502	SIMPLIFILE	9402897414	1	10-60-610	.00	88.50	88.50	PW:COFA NOOR ESTATES
	Total 90926084:							.00		88.50	
09/26	09/09/2026	90926085	16666	SMALLGUY	4439	1	10-55-620	.00	500.00	500.00	PD-CORR: INMATE DR. VISITS
	Total 90926085:							.00		500.00	
09/26	09/09/2026	90926086	11387	SO. NV HEALTH DISTRICT	BILLING-072	1	16-71-310	.00	1,653.20	1,653.20	snr center
09/26	09/09/2026	90926086	11387	SO. NV HEALTH DISTRICT	PR0005966-	1	10-55-320	.00	167.00	167.00	PD-CORR: CORRECTION FACILITY HEALTH LICENSE
	Total 90926086:							.00		1,820.20	
09/26	09/09/2026	90926087	13068	SOUTHWEST PLUMBING SUPPLY	S5246133.00	1	10-63-250	.00	35.90	35.90	PKS:CAPACITORS
09/26	09/09/2026	90926087	13068	SOUTHWEST PLUMBING SUPPLY	S5251494.00	1	10-63-610	.00	49.99	49.99	MC:PIPE FITTING
09/26	09/09/2026	90926087	13068	SOUTHWEST PLUMBING SUPPLY	S5254202.00	1	10-63-610	.00	4.55	4.55	FM:SVC CHARGE
	Total 90926087:							.00		90.44	
09/26	09/09/2026	90926088	10591	SPRINKLER SUPPLY COMPANY	XS1798	1	10-76-610	.00	1,103.53	1,103.53	Rec/Parks- 4" ss coupling, 2" SS 90 elbow, 4" SSS Tee sch80, 1-1/2" x 1" SS reducer, etc
09/26	09/09/2026	90926088	10591	SPRINKLER SUPPLY COMPANY	XS3069	1	10-76-610	.00	329.88	329.88	Rec/Parks- 4" MJ Sleeve Import, 4" MJ Trans ACCS Kit
09/26	09/09/2026	90926088	10591	SPRINKLER SUPPLY COMPANY	XT5158	1	10-76-610	.00	1,801.04	1,801.04	Rec/Parks- 2" ivc commercial valve
	Total 90926088:							.00		3,234.45	
09/26	09/09/2026	90926089	8989	STAPLES ADVANTAGE	6071603314	1	10-81-240	.00	167.90	167.90	Rec cntr- office supplies
09/26	09/09/2026	90926089	8989	STAPLES ADVANTAGE	6072637459	1	10-57-240	.00	51.17	51.17	FD - Large Envelopes
	Total 90926089:							.00		219.07	
09/26	09/09/2026	90926090	14680	STAR NURSERY INC	11001001219	2	10-76-610	.00	19.50-	19.50-	Rec/Parks- Credit
09/26	09/09/2026	90926090	14680	STAR NURSERY INC	11002003507	1	10-76-610	.00	608.97	608.97	Rec/Parks- modesto ash
09/26	09/09/2026	90926090	14680	STAR NURSERY INC	11002003511	1	10-65-610	.00	10.08	10.08	STR:ADAPTERS
	Total 90926090:							.00		599.55	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
09/26	09/09/2026	90926091	2680	SUNCORE CONSTRUCTION & MATERIALS INC	004CINV000	1	11-65-700	.00	1,181.39	1,181.39	STR:CONC/VALLEY VIEW
09/26	09/09/2026	90926091	2680	SUNCORE CONSTRUCTION & MATERIALS INC	004CINV000	1	11-65-700	.00	1,371.06	1,371.06	STR:CONC/VALLEY VIEW
Total 90926091:								.00		2,552.45	
09/26	09/09/2026	90926092	5224	SUNRISE ENVIRONMENTAL	162063	1	10-76-610	.00	223.94	223.94	Rec/parks- wipeoff aerosol
Total 90926092:								.00		223.94	
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517750906	1	16-71-480	.00	75.99-	75.99-	Snr Svcs- Supplies-Food
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517764146	1	16-71-480	.00	108.60	108.60	Snr Svcs- Supplies-Food
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517768886	1	16-71-480	.00	2,835.80	2,835.80	Snr Svcs- Supplies-Food
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517768887	1	16-71-485	.00	190.65	190.65	Snr Svcs-Commodity Supplies
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517778595	1	16-71-485	.00	273.48	273.48	Snr Svcs-Commodity Supplies
09/26	09/09/2026	90926093	13211	SYSCO LAS VEGAS, INC	517778596	1	16-71-480	.00	97.90	97.90	Snr Svcs- Supplies-Food
Total 90926093:								.00		3,430.44	
09/26	09/09/2026	90926094	9127	TEAMSTERS SEC. FUND #14	OCTOBER 2	1	10-22500	.00	98,490.00	98,490.00	A4175 Active-Non Bargaining 2026 OCT
09/26	09/09/2026	90926094	9127	TEAMSTERS SEC. FUND #14	OCTOBER 2	1	10-22500	.00	196,980.00	196,980.00	A4174 / ACTIVE - BARGAINING OCTOBER
Total 90926094:								.00		295,470.00	
09/26	09/09/2026	90926095	16627	TELEFLEX	9512066677	1	10-57-615	.00	1,200.00	1,200.00	FD- EZ-Stablizers
Total 90926095:								.00		1,200.00	
09/26	09/09/2026	90926096	14215	TERRIE ELAINE MCARTHUR	08252026	1	17-80-310	.00	884.00	884.00	Rec Prog- Lifelong Instructor
Total 90926096:								.00		884.00	
09/26	09/09/2026	90926097	5290	THATCHER COMPANY OF NV	2026400103	1	10-81-250	.00	1,976.00	1,976.00	Rec Cntr- tchlor
09/26	09/09/2026	90926097	5290	THATCHER COMPANY OF NV	2026400103	1	10-81-250	.00	2,235.45	2,235.45	Rec Cntr- tchlor
09/26	09/09/2026	90926097	5290	THATCHER COMPANY OF NV	2026400104	1	52-40-480	.00	5,641.25	5,641.25	SANI:TCHLOR
Total 90926097:								.00		9,852.70	
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	337706	1	10-76-610	.00	40.62	40.62	Rec/parks- champion copper plus, starting fluid, carburetor
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338248	1	10-66-250	.00	844.95	844.95	VM:BATTERIES

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09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338354	1	10-57-610	.00	60.80	60.80	FD-Oil Dry
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338638	1	10-66-250	.00	82.87	82.87	VM:HOSE FITTINGS
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338699	1	10-66-250	.00	157.23	157.23	VM:BATTERY
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338728	1	10-66-250	.00	242.45	242.45	VM:BATTERY
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338753	1	52-40-250	.00	121.11	121.11	SANI:BATTERY
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338781	1	10-66-250	.00	12.68	12.68	VM:WIPER BLADES
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338792CR	1	10-66-250	.00	18.00-	18.00-	VM:CR BATTERY R:8699
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338800CR	1	10-66-250	.00	242.45-	242.45-	VM:CR BATTERY R:8728
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338801CR	1	52-40-250	.00	18.00-	18.00-	SANI:CR BATTERY R:8753
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338802	1	10-66-480	.00	14.60	14.60	VM:SEAL RINGS
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	338860	1	10-66-480	.00	51.28	51.28	VM:WIRE SET
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	339007	1	10-66-250	.00	31.94	31.94	VM:BELT
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	339103	1	10-66-250	.00	32.87	32.87	VM:BELT
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	339105	1	10-66-480	.00	506.67	506.67	VM:BRAKE BOOSTER
09/26	09/09/2026	90926098	15287	TINK'S SUPERIOR AUTO PARTS	339125	1	10-66-480	.00	94.50	94.50	VM:STEERING ARM
Total 90926098:								.00		2,016.12	
09/26	09/09/2026	90926099	14483	TREES DONE RIGHT	3208	1	10-76-310	.00	1,840.00	1,840.00	rec/Parks- rec center tree trimming
Total 90926099:								.00		1,840.00	
09/26	09/09/2026	90926100	8035	TREVIPAY - WALMART	2F6AD08C	1	10-81-610	.00	132.00	132.00	Rec cntr- Site merch
09/26	09/09/2026	90926100	8035	TREVIPAY - WALMART	8B910495	1	10-81-250	.00	73.96	73.96	Rec cntr- 5 gal buckets, steamer, 3m N95
Total 90926100:								.00		205.96	
09/26	09/09/2026	90926101	5616	UNITED PARCEL SERVICE	00009E1629	1	10-57-240	.00	15.20	15.20	FD: Outbound Shipment
09/26	09/09/2026	90926101	5616	UNITED PARCEL SERVICE	00009E1629	2	10-49-240	.00	23.54	23.54	Shared Svcs-Service Charge
Total 90926101:								.00		38.74	
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	4112775	1	16-71-480	.00	2,417.09	2,417.09	snr center
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	4313384	1	16-71-480	.00	2,733.29	2,733.29	snr center
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	4313385	1	16-71-485	.00	502.58	502.58	snr center
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	4313386	1	10-55-620	.00	932.63	932.63	PD-CORR: INMATE MEALS
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	4521445	1	16-71-480	.00	2,788.70	2,788.70	snr center
09/26	09/09/2026	90926102	8770	US. FOODSERVICE - L.V. DIV.	5957739	1	16-71-480	.00	315.78-	315.78-	snr center

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	Total 90926102:							.00		9,058.51	
09/26	09/09/2026	90926103	14455	VERNA CARNESECCA	260820046	1	10-54-310	.00	100.00	100.00	PD-BLOOD DRAW 260820046
	Total 90926103:							.00		100.00	
09/26	09/09/2026	90926104	17796	VICTORIA HAFEN	08252026	1	17-80-310	.00	136.00	136.00	Rec Prog- lifelong instructor
	Total 90926104:							.00		136.00	
09/26	09/09/2026	90926105	12230	VIEW ON MESQUITE MAGAZINE	1163	1	43-40-480	.00	1,400.00	1,400.00	City Mngr- full page ad Nov-Dec 2026 (Econ Dev - Mrktg)
	Total 90926105:							.00		1,400.00	
09/26	09/09/2026	90926106	17926	VIRGIN RIVER COALITION	2026-01-08	1	21-85-310	.00	2,940.00	2,940.00	CM: Virgin river coalition position of watershed coordinator - Aug 2026 Payment
	Total 90926106:							.00		2,940.00	
09/26	09/09/2026	90926107	5900	VIRGIN VALLEY DISPOSAL	49726821	1	52-40-310	.00	2,518.48	2,518.48	SANI:SOLIDS AUG26
09/26	09/09/2026	90926107	5900	VIRGIN VALLEY DISPOSAL	49726822	1	10-73-310	.00	8,137.06	8,137.06	PW:WASTE AUG26
	Total 90926107:							.00		10,655.54	
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	1	10-49-282	.00	2,422.70	2,422.70	Non Department-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	2	10-55-282	.00	382.46	382.46	PD/Corr: Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	3	10-54-282	.00	422.54	422.54	PD-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	4	10-57-282	.00	1,376.12	1,376.12	FD-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	5	10-65-282	.00	925.36	925.36	PW/Str-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	6	10-66-282	.00	282.26	282.26	PW/VM-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	7	10-76-282	.00	65,892.96	65,892.96	Rec/Parks-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	8	10-38-721	.00	909.88	909.88	Leasehold Exp-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	9	17-80-610	.00	133.91	133.91	Rec Prog Costs-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	10	10-81-282	.00	7,042.78	7,042.78	Rec Cntr-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	11	10-82-282	.00	36.75	36.75	Museum-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	12	10-83-282	.00	1,130.57	1,130.57	WC-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	13	12-87-282	.00	310.49	310.49	Airport-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	14	16-71-282	.00	439.34	439.34	Snr Svcs-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	15	26-85-282	.00	36.75	36.75	Land Purchased 51 N Yucca

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	AUG 26	16	52-40-282	.00	635.95	635.95	PW/Sani-Water
09/26	09/09/2026	90926108	5901	VIRGIN VALLEY WATER DISTRICT	SNWA - JUN	1	52-21400	.00	86,895.00	86,895.00	SnWA Proceed Allocation JUN 26
Total 90926108:								.00		169,275.82	
09/26	09/09/2026	90926109	16691	VULCAN INDUSTRIES LLC	26314-20116	1	52-40-620	.00	6,007.87	6,007.87	SANI:CHAIN SETS
Total 90926109:								.00		6,007.87	
09/26	09/09/2026	90926110	14218	WARREN B HARDY II	2609	1	10-41-310	.00	2,000.00	2,000.00	Myr Cncl- Prof. Gov. Affairs Consultation - SEPT 2026
Total 90926110:								.00		2,000.00	
09/26	09/09/2026	90926111	14712	WESTERN ENVIRONMENTAL TESTING LABORATO	26080056	1	52-40-310	.00	105.84	105.84	SANI:LABS
09/26	09/09/2026	90926111	14712	WESTERN ENVIRONMENTAL TESTING LABORATO	26080363	1	52-40-310	.00	105.84	105.84	SANI:LABS
Total 90926111:								.00		211.68	
09/26	09/09/2026	90926112	18698	WOOLPERT INC	PTIN005892	1	12-87-740	.00	6,149.36	6,149.36	AIR:ALP DESIGN JUL26
Total 90926112:								.00		6,149.36	
Grand Totals:								.00		1,456,606.96	

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: 9/22/2026

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 (OVER)/UNDER)	Remaining Budget (Over) / Under
K&C CPAs (PO27066)	CPAs HELPING THE FINANCE DEPARTMENT WITH AUDIT FY 2025-2026	C.RUTH	10-46-310	10-46-310	GF - FINANCE - PROFESSIONAL & TECHNICAL SERVICES	$ 49,900.00	$ 69,430.00	$ (2,559.28)	$ (52,459.28)
COMFLORS (PO27069)	BASKETBALL COURTS, DANCE ROOM AND RACQUETBALL RESURFACING	J.VALLEJO	10-81-250	10-81-250	GF - LEISURE SERVICES - EQUIPMENT SUPPLIES & MAINT NC	$ 17,005.00	$ 74,000.00	$ 42,202.77	$ 25,197.77
								$ -	$ -
									$ -
							$ -	$ -	$ -

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
AXON ENTERPRISES (PO27054)	AXON TASERS 3RD YEAR OF 5 YEAR CONTRACT	K.OTERO	PD	23-85-250 10-55-250 10-54-250	MORE COPS SRF - EXPENSE - EQUIPMENT SUPPLIES & MAINT NC	13,855.00 8,355.00 35,112.34	74,355.00 13,855.00 110,000.00	74,355.00 13,855.00 101,357.78	60,500.00 5,500.00 66,235.44
MESQUITE ELECTRIC (PO27068)	INSTALL NEW PIPE WIRING AND CONNECTION SPLICES FOR FIELD 1 & 2 LIGHTS	J.VALLEJO	REC	43-40-700	CITY MARKETING SRF - EXPENSE - PIONEER PARK LIGHT WIRE REPLACED	$ 64,550.00	$ 85,000.00	$ -	$ (64,550.00)
EMERGENCY VEHICLE LIGHTING SOLUTIONS (PO27072)	UPFITTING 2/4 MORE COPS PATROL VEHICLES	Q.AVERETT	PD	23-85-740	MORE COPS SRF - EXPENSE - CAPITAL OUTLAY	$ 32,084.07	$ 338,814.00	$ 85,956.32	$ 53,872.25
							$ -	$ -	$ -
							$ -		$ -
							$ -	$ -	$ -
							$ -	$ -	$ -
							$ -	$ -	$ -
							$ -	$ -	$ -
							$ -	$ -	$ -
							$ -	$ -	$ -
									$ -

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
TAND (PO27018)	CHANGE ORDER #3	B.BENTLEY	PW	45-40-743	CAPITAL PROJECT FUND - EXPENSE - MISC STREETS	$ 13,876.31	$ 2,000,000.00	$ (825,054.91)	$ (838,931.22)
							$ -	$ -	$ -
							$ -	$ -	$ -
									$ -
									$ -

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Resolutions

Consideration of Approval of Resolution No. R26- 022, adopting Interlocal Contract (No 3299) 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 Regional Big Data Mobility Analytics & Safety Platform

- Public Comments
- Discussion and Possible Action

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

RECOMMENDATION:

Approve Resolution No R26-022

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 Regional Big Data Mobility Analytics & Safety Platform. The Clark County Office of Traffic Safety requests funding for the design of the subject project. This project will provide a regional mobility analytics and safety platform that supports transportation planning, operations, performance monitoring, and safety analysis for Clark County and the local agencies. The platform will deliver access to transportation, freight, active transportation, and safety data through interactive dashboards, mapping tools, and analytical reporting capabilities. Funding approval will allow Clark County to advertise to select a vendor solution, and the funding will support platform licensing, user access, training, technical support, and ongoing account management for Clark County and the local agencies.

Fiscal Impact: None.

Budgeted Item: No

Attachments:

- Cover Page
- ResNo_R26022.pdf
- RTC_Contract3299.pdf

RESOLUTION
R26-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT (NO 3299) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR REGIONAL BIG DATA MOBILITY ANALYTICS AND SAFETY PLATFORM

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

WHEREAS, a Major Regional Project is a project that is funded directly from the Regional Streets and Highways Fund prior to allocation of the funds to the ENTITIES; and

WHEREAS, it was agreed upon by the Executive Advisory Committee on May 28, 2026, that this is a Major Regional Project; and

WHEREAS, the COUNTY 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 3299) 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 22nd day of September 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

INTERLOCAL CONTRACT
REGIONAL BIG DATA MOBILITY ANALYTICS AND SAFETY PLATFORM

THIS INTERLOCAL CONTRACT is made and entered into this 13TH day of August 2026, by and between Clark County, a political subdivision, hereinafter referred to as "COUNTY"; 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 COUNTY intends to commence the Regional Big Data Mobility Analytics and Safety Platform, 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 COUNTY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, a Major Regional Project is a project that is funded directly from the Regional Streets and Highways Fund prior to allocation of the funds to the ENTITIES; and

WHEREAS, it was agreed upon by the Executive Advisory Committee on May 28, 2026, that this is a Major Regional Project; and

WHEREAS, the COUNTY 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 will provide a regional mobility analytics and safety platform that supports transportation planning, operations, performance monitoring, and safety analysis for Clark County and the local agencies. The platform will deliver access to transportation, freight, active transportation, and safety data through interactive dashboards, mapping tools, and analytical reporting capabilities. Funding approval will allow Clark County to advertise to select a vendor solution, and the funding will support platform licensing, user access, training, technical support, and ongoing account management for Clark County and the local agencies.

//

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 $675,000.00.

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

    a. ENGINEERING not to exceed $675,000.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $0.00

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

4. The RTC agrees to reimburse funds advanced by the COUNTY for eligible PROJECT costs incurred after July 1, 2026.

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 COUNTY is responsible for the PROJECT. To the extent allowed by law, the COUNTY will be responsible for the actions or inactions of its Officers and Employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the COUNTY, its Officers, Employees, or agents.

2. Should PROJECT funds be provided by sources other than the RTC, the COUNTY will reimburse the RTC for the percentage of the costs associated with other funding sources, as mutually agreed upon by the RTC and the COUNTY.

3. The contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of December 31, 2031. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced by the COUNTY be repaid.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Interlocal Contract 3299 is effective as of the date first set forth above:

Date of Commission Action:

August 13, 2026

REGIONAL TRANSPORTATION COMMISSION

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

RTC Chair

Attest

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS
Government Affairs Supervisor

Approved as to Form

DocuSigned by: David Clyde C20A409B6B774C0...

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:

CITY OF MESQUITE

September 22, 2026

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: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: Finance

Consent Agenda

Consideration and Approval of the Adjustment for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriations in the General Funds and Governmental Funds.

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

PETITIONER: Carol Hollis **DEPARTMENT:** Finance

RECOMMENDATION:

Approve the Adjustment for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriations in the General Funds and Governmental Funds.

Background:

When the final augmentations went to the state there were some changes that needed to be made. After working with the Department of Taxation these are the updated augments. Changes have been highlighted on the Resolution attached.

Fiscal Impact: See attached

Budgeted Item: Yes

Attachments:
- Cover Page
- R26-027.docx

Mesquite
Nevada

RESOLUTION NO. R26-027

A RESOLUTION OF THE CITY COUNCIL TO AUGMENT THE FY 2025-2026 BUDGET OF THE CITY OF MESQUITE.

WHEREAS, the following funds will have additional resources, shortfalls and/or beginning fund balances that are anticipated to differ from the amounts set forth in the FY 2025-2026 budget adopted by the City of Mesquite Council; and

WHEREAS; available resources in the General Fund #10 are anticipated to exceed that budgeted by $1,285,051;

WHEREAS; available resources in the Street Maintenance Fund #11 are anticipated to exceed that budgeted by $68,257;

WHEREAS; available resources in the Airport Special Revenue Fund #12 are anticipated to exceed that budgeted by $152,928;

WHEREAS; available resources in the Capital Projects R & M Capital Project Fund #13 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Police Forfeiture Fund #14 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Court Administrative Assessment Special Revenue Fund #15 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Senior Services Special Revenue Fund #16 are anticipated to exceed that budgeted by $100,000;

WHEREAS; available resources in the Recreation Special Revenue Fund #17 are anticipated to exceed that budgeted by $100,000;

WHEREAS; available resources in the Forensic Services Special Revenue Fund #19 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Residential Construction Tax / Park Fund #20 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Environmental Planning Special Revenue Fund #21 are anticipated to exceed that budgeted by $0:

WHEREAS; available resources in the Transportation Impact Fee Special Revenue Fund #22 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the MORE COPS Fund Fund #23 are anticipated to exceed that budgeted by $600,000;

WHEREAS; available resources in the Redevelopment District Fund #25 are anticipated to exceed that budgeted by $11,556,298;

WHEREAS; available resources in the Redevelopment District Fund #26 are anticipated to exceed that budgeted by $433,578;

WHEREAS; available resources in the Grants Administration Fund #30 are anticipated to exceed that budgeted by $65,028;

WHEREAS; available resources in the American Rescue Special Revenue Fund #32 are anticipated to exceed that budgeted by $2,342,739;

WHEREAS; available resources in the City Marketing Special Revenue Fund #43 are anticipated to exceed that budgeted by $45,786;

WHEREAS; available resources in the Economic Development Incentive Special Revenue Fund #44 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Capital Projects Fund #45 are anticipated to exceed that budgeted by $38,573;

WHEREAS; assessment revenues in the Canyon Crest SID Fund #81 are anticipated to exceed budget by $0 and bond payments exceed that budgeted by $0;

WHEREAS; assessment revenues in the Anthem SID Fund #82 are anticipated to exceed budget by $261,369 and bond payments exceed that budgeted by $283,000;

WHEREAS; available resources in the SID Administrative Fund #83 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Compensated Absence Fund #95 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the IT Replacement Fund #97 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Stabilization Fund #98 are anticipated to exceed that budgeted by $0;

WHEREAS; available resources in the Vehicle & Equipment Replacement Fund #99 are anticipated to exceed that budgeted by $0;

NOW, THEREFORE, BE IT RESOLVED that the City of Mesquite shall augment the General Fund #10 by increasing its appropriations from $33,945,496 to $35,230,547;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Street Maintenance Fund #11 by increasing its appropriations from $1,125,425 to $1,193,682;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Airport Special Revenue Fund #12 by increasing its appropriations from $1,132,082 to $1,285,010;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Capital Projects R & M Capital Project Fund #13 by increasing its appropriations from $416,000 to $416,000;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Police Forfeiture Fund #14 by increasing its appropriations from $0 to $0;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Court Administrative Assessment Special Revenue Fund #15 by increasing its appropriations from $97,100 to $97,100;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Senior Services Special Revenue Fund #16 by increasing its appropriations from $1,000,625 to $1,100,625;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Recreation Special Revenue Fund #17 by increasing its appropriations from $684,620 to $784,620;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Forensic Services Special Revenue Fund #19 by increasing its appropriations from $6,975 to $6,975;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Residential Construction Tax / Park Fund #20 by increasing its appropriations from $200,000 to $200,000;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Environmental Planning Special Revenue Fund #21 Fund by increasing its appropriations from $40,605 to $40,605;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Transportation Impact Fee Fund #22 Fund by increasing its appropriations from $580,000 to $580,000;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the MORE COPS Fund #23 Fund by increasing its appropriations from $1,744,774 to $2,344,774;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Redevelopment District Fund #25 by increasing its appropriations from $0 to $11,556,298;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Redevelopment District Fund #26 by increasing its appropriations from $0 to $433,578;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Grants Administration Fund #30 by increasing its appropriations from $780,720 to $845,748;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the American Rescue Special Revenue Fund #32 by increasing its appropriations from $1,745,685 to $4,088,424;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the City Marketing Special Revenue Fund #43 by increasing its appropriations from $22,000 to $67,786;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Economic Development Incentive Special Revenue Fund #44 by increasing its appropriations from $8,000 to $8,000;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Capital Projects Fund #45 by increasing its appropriations from $22,995,115 to $23,033,688;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Canyon Crest SID Fund #81 by increasing its appropriations from $46,240 to $46,240;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Anthem SID Fund #82 by increasing its appropriations from $417,125 to $678,494;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the SID Administrative Fund #83 by increasing its appropriations from $120,880 to $120,880;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Compensated Absence Fund #95 by increasing its appropriations from $0 to $0;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the IT Replacement Fund #97 by increasing its appropriations from $182,000 to $182,000;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Stabilization Fund #98 by increasing its appropriations from $0 to $0;

BE IT FURTHER RESOLVED that the City of Mesquite shall augment the Vehicle & Equipment Replacement Fund #99 by increasing its appropriations from $2,141,500 to $2,141,500;

PASSED, ADOPTED AND APPROVED this xxrd day of September 2026.

CITY OF MESQUITE

AYES:

NAYS:

ABSENT:

ATTEST:

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

APPROVED AS TO FORM:

Adam Anderson, Interim City Attorney

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: Finance

Consent Agenda

Consideration and Approval of the Adjustment for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriations in the General Funds and Governmental Funds.

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

PETITIONER: Carol Hollis **DEPARTMENT:** Finance

RECOMMENDATION:

Approve the Adjustment for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriations in the General Funds and Governmental Funds.

Background:

When the final augmentations went to the state there were some changes that needed to be made. After working with the Department of Taxation these are the updated augments. Changes have been highlighted on the Resolution attached.

Fiscal Impact: See attached

Budgeted Item: Yes

Attachments:
- Cover Page
- R26-027.docx

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Special Items & Presentations

Consideration of a presentation by John Rosen from the Master Plan Committee and Possible Direction to Staff Regarding Revising Title 9, Chapter 7 of Mesquite Municipal Code

- **Public Comments**
- **Discussion and Possible Action**

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

RECOMMENDATION:

Accept the presentation and provide direction to staff regarding whether to proceed with the recommendation from the Master Plan Committee for revisions to Title 9, Chapter 7.

Background:

The Master Plan Committee has been working on recommendations to revise the zoning code for Short Term Rentals. The presentation is recommending that Title 9, Chapter 7 be revised to remove Short Term Rentals from Residential Zones (RE-2, RE-3, SF, MF-1, MF-2, MF-3 and MF-4) and to add Short Term Rentals to Commercial Zones (CR-1, CR-2, HT and CR-3).

Fiscal Impact: None.

Budgeted Item: No

Attachments:

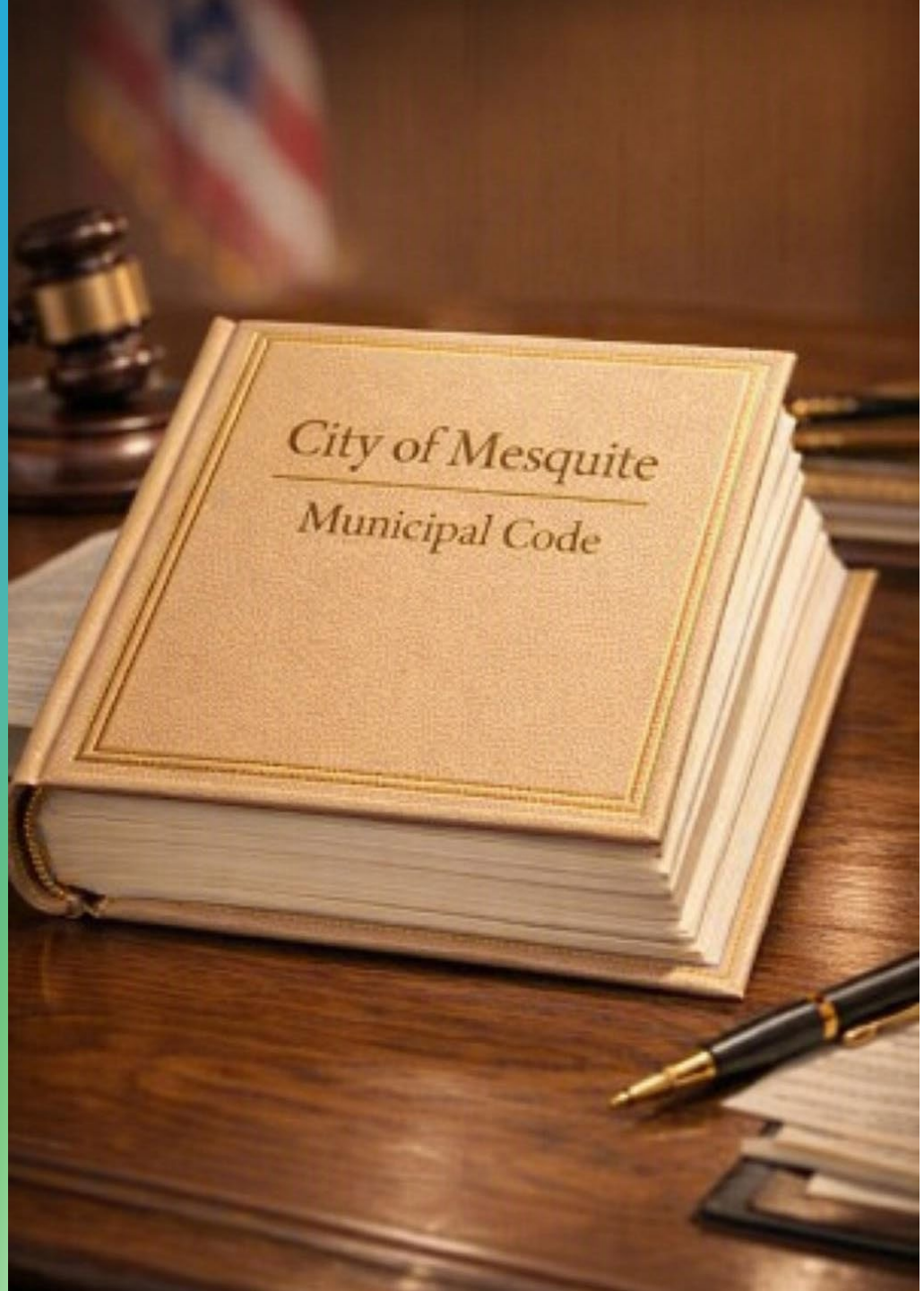
- Cover Page
- Presentation.pdf

Zoning and Short-term (Vacation) Rentals

EVERYTHING IN ITS PROPER PLACE

Proposed Mesquite City Municipal Code modifications to utilize zoning to manage the growth and benefits of short-term rental properties as an important part of Mesquite's Future Vision





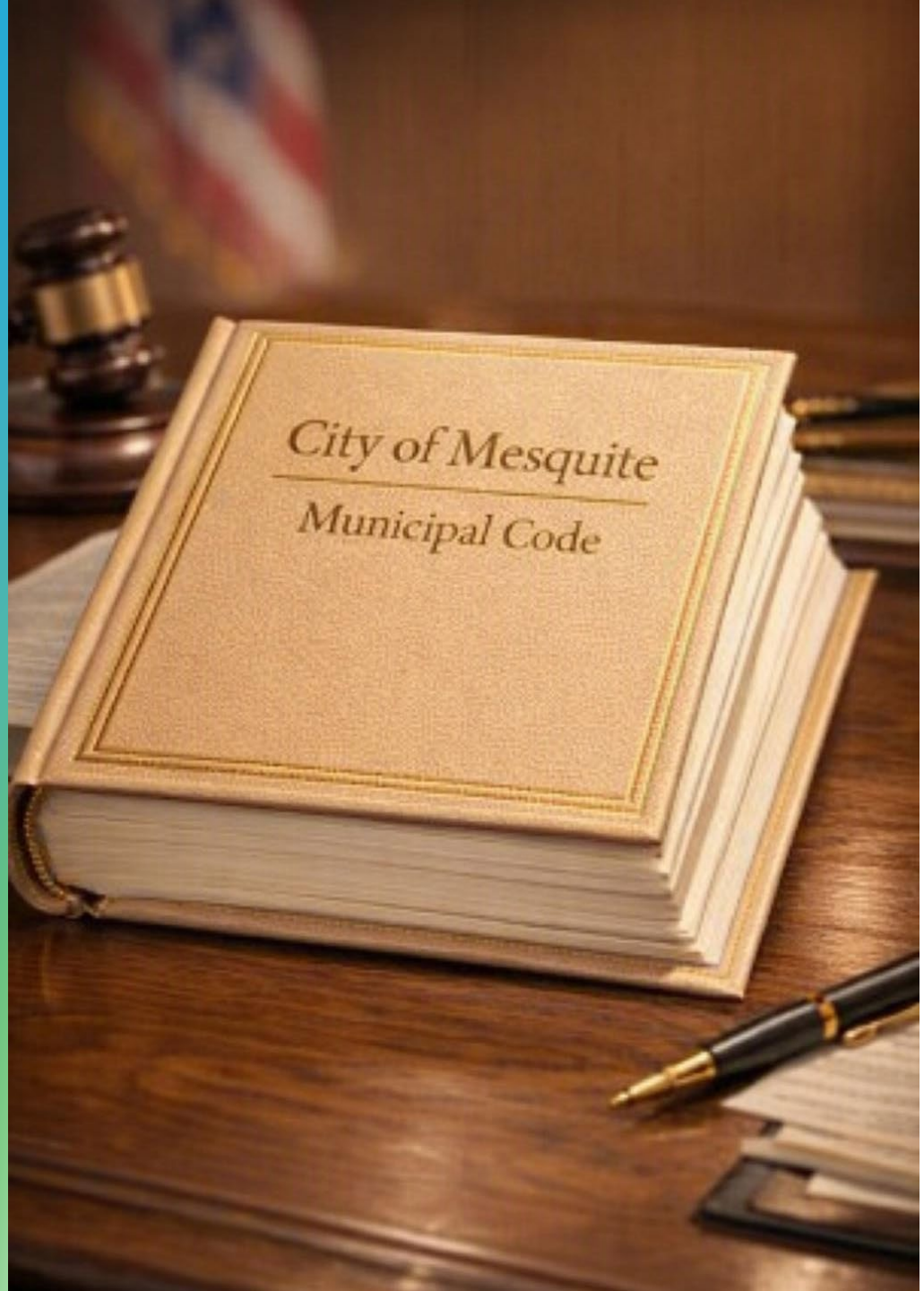
Modifications made to Title 9 – Chapter 7: addition of STRs

CR-1 – Commercial Neighborhood

CR-2 – Commercial-General

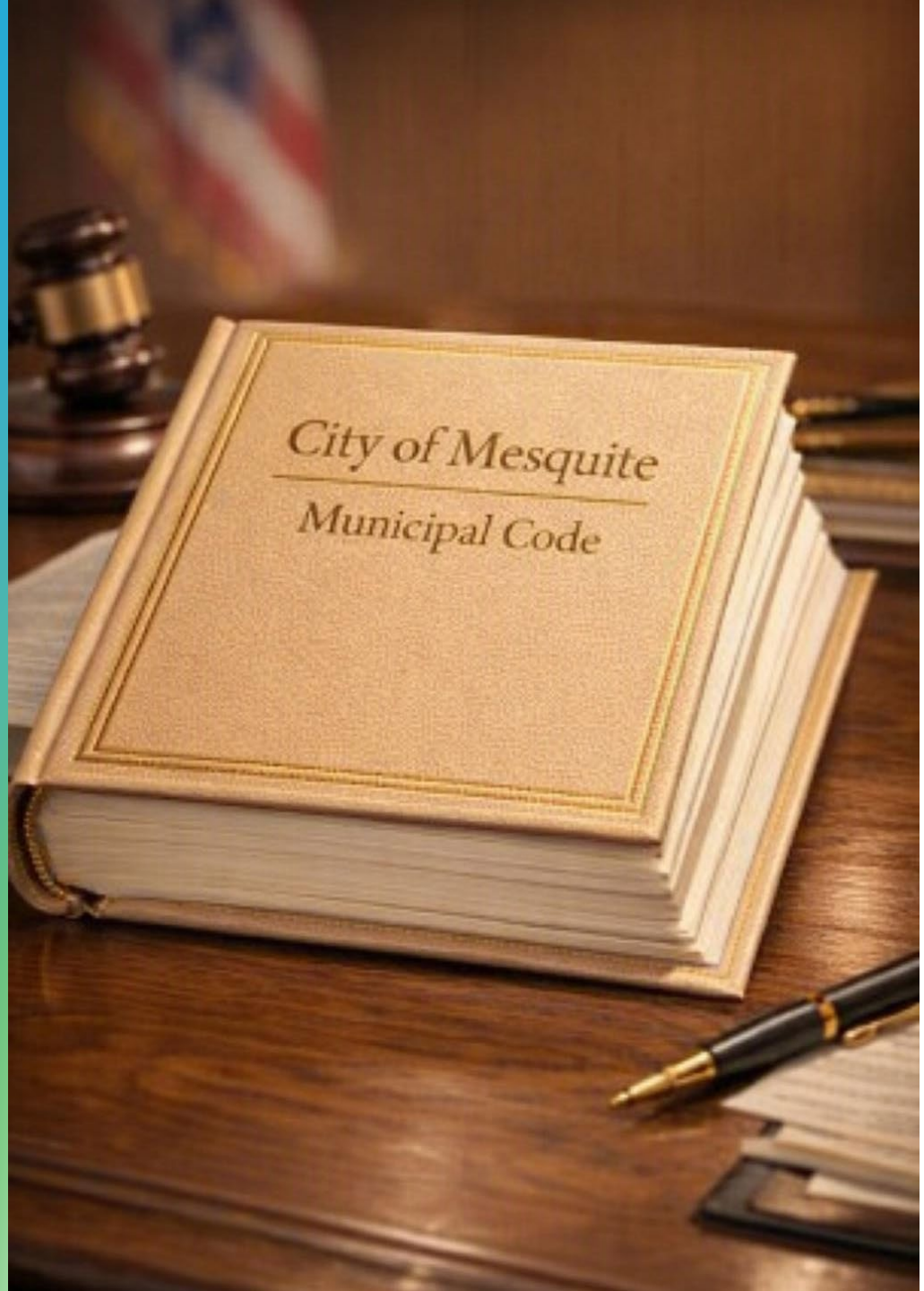
HT – Hotel-Tourist

CR-3 – Central Business District



Modifications made to Title 9 – Chapter 7: removal of STRs

- **RE-2** – Rural Estate
- **RE-3** – Rural Residential
- **SF** – Single Family (except where CC&Rs specifically allow)
- **MF-1** – Attached Housing (except where CC&Rs specifically allow)
- **MF-2** – Multi-family Low Density (except where CC&Rs specifically allow)
- **MF-3** – Multi-family Medium Density (except where CC&Rs specifically allow)
- **MF-4** – Mult-family High Density (except where CC&Rs specifically allow)



Modifications made to Title 9 – Chapter 7: no changes

- LR – Land Reserve
- A – Agriculture
- RE – Rural Ranch
- RV – RV/Motor Home
- MH – Manufactured Home
- PB – Professional Business
- IR-1 – Industrial-Light
- IR-2 – Industrial-heavy
- PF – Public Facility
- PROS – Parks, Recreation, and Open Space
- PUD – Planned Unit Development
- M-H – Mobile Home Special District
- CR-H – Commercial – Hospital Services

Sample Edit for Removal of STRs

9-7C-2: THE USE TABLE FOR RE-1 ZONE

NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	•		
	Mobile/Manufactured homes	•		
	Parks and recreation areas and facilities	•		
	Playgrounds	•		
	Wildlife preserves	•		
	Accessory Structure/Buildings		•	
	Accessory dwellings		•	
	Home occupations (See Chapter 8, Article A for more details)		•	
111000	Crop Production	•		
112000	Animal Production and Aquaculture	•		
112900	Horse ranches and stables	•		
424500	Farm Product Raw Material Merchant Wholesalers inc. Livestock sales yard			•
444220	Plant Nursery	•		
531200	Offices of Real Estate Agents and Brokers			•
561200	Public, quasi-public and institutional facilities and uses			•
611000	Schools	•		
623900	Community residence - family	•		
623900	Community residence - transitional			•
624410	Childcare facilities			•
712100	Museums, Historical Sites, and Similar Institutions			•
721191	Bed and breakfast inns			•
~~721199~~	~~Vacation home rental*~~			•
721211	Campgrounds			•
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			•
812220	Cemeteries			•
813100	Religious Organizations	•		

~~* Vacation home rental shall only be permitted with the issuance of a conditional use permit, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly permit home rentals.~~

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Wayne Rasmussen
Submitting Department: Information Technology

Resolutions

Consideration of Resolution R26-025 approving an Inter-local Agreement between Clark County, NV and the City of Mesquite for Geographic Information Systems (GIS) related data and services.

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

PETITIONER: Wayne Rasmussen **DEPARTMENT:** Information Technology

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RECOMMENDATION:

Approve Resolution R26-025 and authorize the Mayor to sign the Inter-local Agreement.

Background:

The City of Mesquite has historically participated in this Interlocal Contract with Clark County and the other governmental and quasi-governmental entities in Clark County. Participation in the arrangement offers economies of scale that are cost prohibitive otherwise. Through this contract, the City receives parcel data from the Assessorâ€™s Office, aerial photography for the region, access to other map layers for the region and technical assistance from the County. A majority of the cost for this agreement is for the aerial photography which is flown once per year.

Fiscal Impact: City of Mesquite's Imagery Project fee $1,914.38 per year for July 1, 2026 - June 30, 2031.

Budgeted Item: Yes

Attachments:

- Cover Page
- 2026 GIS_Interlocal Data Sharing Agreement.docx

SOUTHERN NEVADA

GEOGRAPHIC INFORMATION

INTERLOCAL CONTRACT

THIS INTERLOCAL CONTRACT ("Contract") is made and entered into this 17th____ day of May_____, 2026, by and amongst the County of Clark, State of Nevada (hereinafter "County") " the Cities of Las Vegas, Henderson, North Las Vegas, Boulder City, and Mesquite, Southern Nevada Health District, Clark County Water Reclamation District, Clark County School District, Las Vegas Metropolitan Police Department, Las Vegas Valley Water District, Clark County Regional Flood Control District, Overton Power District No. 5, Clark County Department of Aviation and Regional Transportation Commission of Southern Nevada (referred to herein individually as the "Participant," or "Party," or collectively as the "Participants," or "Parties."), all of which are public agencies of the State of Nevada

WITNESSETH:

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

WHEREAS, the Parties hereto maintain a Geographic Information System (hereinafter "GIS") capable of providing automated graphic display and analysis, and multiple data layers and information (e.g., land records, land use and facilities); and

WHEREAS, the Parties hereto, all of which have incurred considerable costs associated with the development and implementation of their respective GIS, desire to share access to their GIS resources and data sets more fully described below as part of a cooperative effort on the part of the Parties hereto to provide a more cost effective and efficient operation of their GIS for use by the public; and

WHEREAS, the County has incurred significant costs associated with the creation of products improving the geodetic control and positional accuracy of its GIS, which products can be used to facilitate data sharing and application integration, and such improvements can be utilized by each Participant hereto to develop and improve their respective GIS resources; and

WHEREAS, the County has incurred significant costs associated with the acquisition of aerial imagery of the Clark County region, which is used by numerous agencies to develop and improve their respective GIS resources; and

WHEREAS, the County provides on-line map services, as technically feasible, which allow interested agencies the ability to access imagery using software capable of such; and

WHEREAS, representatives of the Parties hereto, together with representatives of other political subdivisions in Clark County, all of whom share a common interest in the development and improvement of their respective GIS, have met periodically for the purpose of exploring potential markets and marketing techniques for the sharing and distribution of their respective GIS data, which may have the benefit of lowering the operational costs for each governmental entity that elects to participate with the Parties hereto in this Contract; and

WHEREAS, the Parties, or some of them, have previously entered into interlocal agreements dated May 1, 2018, June 19, 2019, and May 17, 2022 to share GIS imaging costs, and the Parties hereto desire to update and supersede those interlocal agreements with this Agreement to share the costs of acquiring aerial imagery of certain areas within the Clark County region (the “Aerial Imagery Data”) and secure access to GIS data through a GIS collaboration site (“GIS Collaboration Site”) while preserving each Participant’s control over its own data; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties hereto agree as follows:

1. ANNUAL FUNDING FEE.

a. Within thirty (30) calendar days after receipt of an invoice from the County ("Annual Funding Fee Invoice"), which will be given on or around July 15th of each year of the annual imagery cycle unless requested sooner, the Parties shall pay to the County their respective funding fee ("Imagery Project Fee" plus "Central Repository Fee") as provided in the Annual Funding Fee Invoice.

b. The Imagery Project Fee shall not exceed the amount listed for each Party below in Table A unless Party has requested additional services from NearMap. If the additional service is specific to the Party, then the Party will pay the associated fee in addition to the fees noted in the Imagery Project Fee Table. If the additional services benefit multiple Parties, then the additional fee will be distributed among those Parties to be paid in addition to the fee noted in the Imagery Project Fee Table.

TABLE A

IMAGERY PROJECT FEE TABLE

AGENCY	2026-2031
COUNTY	$ 330,804.30
CLARK COUNTY DEPARTMENT OF AVIATION	$ 45,945.04
LAS VEGAS VALLEY WATER DISTRICT and SOUTHERN NEVADA WATER AUTHORITY	$ 45,945.04
CITY OF LAS VEGAS	$ 45,945.04
CITY OF HENDERSON	$ 13,783.51
CLARK COUNTY REGIONAL FLOOD CONTROL	$ 13,783.51
LAS VEGAS METRO POLICE	$ 13,783.51
REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA	$ 13,783.51
CLARK COUNTY WATER RECLAMATION	$ 13,783.51
CLARK COUNTY SCHOOL DISTRICT	$ 13,783.51
CITY OF NORTH LAS VEGAS	$ 13,783.51
OVERTON POWER DISTRICT NO. 5	$ 1,914.38
CITY OF MESQUITE	$ 1,914.38
CITY OF BOULDER CITY	$ 2,297.25

ESTIMATED TOTAL IMAGERY PROJECT FEE	$571,250.00

c. In addition to the Imagery Project Fee, each Participant, except Clark County Department of Aviation, shall pay to the County the funding fee for maintaining the CORE GIS Data Set ("Central Repository Fee"), which initially shall be in the amount of $4,000.

d. The Central Repository Fee (initially in the amount of $4,000) may be increased, as set forth immediately below, by the County on July 1, 2026, and each succeeding July 1 thereafter. The new Annual Funding Fee shall be the lesser of the following: 1) The prior fiscal year fee plus five (5) percent of the prior fiscal year fee. OR 2) the product of the following - Step 1: Divide the most current April entry from the Bureau of Labor Statistics Consumer Price Index-All Urban Consumers, West Region All Items ("Index") by the Index entry for the previous April. Step 2: Multiply the quotient obtained in Step 1 by the prior fiscal year fee.

e. In the event a Participant is added to, or withdraws from, this Contract in the prior fiscal year, the total revenue collected from the Participants in the prior fiscal year shall be divided by the total number of Participants in the new fiscal year. The resulting quotient shall then be adjusted as set forth in paragraphs 1-b and 1-c. to arrive at the new rate per Participant for the current fiscal year. If the remaining Participants cannot pay the increased rate in the current fiscal year, then the increased rate difference will be added to the subsequent fiscal year's rates for the Participants.

f. In the event any Participant hereto withdraws from this Contract, no fees shall be refunded to the withdrawing Party.

g. Subsequent to the execution of this Contract by the initial Parties hereto, any public agency desiring to become part of this Contract must receive approval from the majority of the current Participants, and such approval as a Participant to this Contract will be subject to the condition that the public agency pay the Annual Funding Fee assessed for the current fiscal year. The Imagery Funding Fee will not be prorated based on the date a new party is added to the Agreement.

h. Notification of the new fiscal year's rate will be sent to the Participants by June 1st of the current fiscal year.

2. SOUTHERN NEVADA GIS POLICY COMMITTEE.

This committee shall be composed of one voting staff member from each Participant familiar with GIS policy matters. This committee will meet as needed to discuss policy issues, and to review and recommend changes to this Contract. The withdrawal from this Contract by any Participant hereto voids that Participant's voting membership in the Southern Nevada GIS Policy Committee. The County will Chair the Southern Nevada GIS Policy Committee.

3. COUNTY SERVICES.

The County shall provide each Participant with the basic GIS services ("CORE GIS Services"), as available, described as follows:

a. Administering and maintaining the GIS Collaboration Site described in Section 5, through which Participants may securely access GIS data, imagery, and related map services in accordance with this Agreement;

b. Initial transfer to each Participant's GIS of all digital imagery acquired by the County and access to the updates thereof;

c. Initial transfer to the Participant's GIS of spatial and tabular data maintained by the County in the Southern Nevada GIS Central Repository and access to the updates thereof;

d. Network support services, if technically feasible, which facilitates the transfer and exchange of data to and from the Participants' GIS; and

e. Provide assistance in the design and implementation of the Participant's GIS resources, which is specifically suited to the Participant's application requirements, and provide informal training of the Participant's staff as a function of the design and implementation activities as the GIS Management Office resources permits.

4. CORE GIS DATA SET.

a. In addition to providing the CORE GIS Services set forth in Section 3 above, the County agrees to maintain within the Southern Nevada GIS Central Repository the CORE GIS DATA SET, which will include, but is not limited to, the data described below. The Southern Nevada GIS Central Repository is hosted on County servers and is separate from, and does not interact with, the GIS Collaboration Site described in Section 5:

i. Land use data sets as provided by the County and the Participants;

ii. Parcel data sets and respective derivatives as provided by the County; and

iii. Street Centerline data sets and respective derivatives as provided by the County.

b. The Parties hereto agree to the following as it pertains to the CORE GIS Data Set:

i. Each Participant shall provide to the County timely updates to authorized spatial and tabular data with metadata maintained by the Participant.

ii. Data updates will be made available via electronic transfers in formats compatible with two minor versions prior to current release by the manufacturer.

iii. Each Participant and County agree to notify the other Party within ninety (90) days of any proposed changes to the database design or data structure for data maintained in the Southern Nevada GIS Central Repository.

c. The Parties hereto agree to maintain the current or previous (up to one year prior) data format supported by Esri, Inc ("Esri").

d. Software releases that resolve security vulnerabilities or address manufacturer supportability issues will be addressed with priority over other software releases to ensure the protection of the GIS Repository Participants and related data and, in addition, shall comply with NIST SP 80053 Rev. 5 control RA5(d), as implemented under the FedRAMP Moderate baseline.

5. SERVICES AND DATA SECURITY.

Each Party will be provided with the services, as available, described as follows:

a. The County will have responsibility of working directly with the vendor on the Imagery Contract. The County will ensure flight schedules meet contractual requirements. The County will have final approval on imagery delivery, acceptance, and ensuring it meets the County's quality standards.

b. The County will publish a map that shows the areas for which Imagery Data will be acquired for the annual Imagery Project cycle.

c. The Parties will work directly with vendor to get their credentials to acquire use of Imagery services.

d. The County shall administer and maintain the GIS Collaboration Site to permit Participants to access GIS data, imagery, and map services through a web-based platform or related hosted services. The GIS Collaboration Site is hosted by Esri on the Esri Cloud (ArcGIS Online). Esri is the host of the GIS Collaboration Site, and the County serves as its administrator. The GIS Collaboration Site is separate from, and does not interact with, the Southern Nevada GIS Central Repository described in Sections 3 and 4, which is hosted on County servers. Each Participant shall be responsible for connecting to the GIS Collaboration Site and configuring map services to share appropriate portions of its data with other Participants as described in this Section.

e. Each Participant shall maintain its own GIS data and shall be solely responsible for the accuracy, currency, and integrity of that data. Each Participant shall share its data with other Participants through the GIS Collaboration Site on a periodic basis as agreed by the Parties from time to time and store the data it makes available through the GIS Collaboration Site within its own area of the Esri Cloud. The County shall not store any Participant's data on County servers by virtue of this Section. For a Participant that is unable to maintain its own area of the Esri Cloud, the County may, at its discretion and upon the written request of the affected Participant, assist that Participant in making its data available through the GIS Collaboration Site, subject to available resources.

f. Each Participant shall provide descriptive metadata with each data set shared through the GIS Collaboration Site, including at a minimum: (i) the name and contact information of a designated data steward for that data set; (ii) the date the data was last updated or published; and (iii) a brief description of the data set and its intended uses.

g. Each Participant is solely responsible for ensuring that access to the GIS Collaboration Site, credentials, shared map services, downloadable data, and any data obtained through the GIS Collaboration Site is limited to: (i) its current employees with a legitimate governmental need to know; and (ii) independent contractors who have a legitimate need to know to perform contracted work for that Participant and who are bound by written confidentiality and security obligations at least as protective as this Contract. No Participant shall permit access by any former employee, former contractor, volunteer, guest user, or other person who is not an Authorized User. Each Participant shall maintain accurate internal records identifying its Authorized Users and shall review such access privileges on a periodic basis, but not less than quarterly.

h. Data shared through the GIS Collaboration Site shall be made available via map services hosted by Esri. By default, map services shall be configured to allow access to map view only, and not to permit the downloading or export of underlying data. This default restriction may be relaxed on a data-set-by-data-set basis for data that does not require download restrictions. Each Participant retains full authority to determine which of its data sets are made available for download and which are restricted to map-view access only.

i. Each Participant shall implement and maintain commercially reasonable identity and access controls for all Authorized Users of the GIS Collaboration Site and all systems used to access data under this Contract, including, without limitation: (i) unique user IDs for each Authorized User; (ii) Single-Sign On (SSO) that is integrated with and authenticated by the participant organization's internal identity management and authentication mechanisms for all remote or interactive access to the GIS Collaboration Site, except to the extent the Parties specifically approves in writing a technically necessary alternative control that provides substantially equivalent protection; (iii) least-privilege, role-based access controls limiting each Authorized User to the minimum access necessary for the Authorized User's duties; and (iv) prompt disabling or revocation of access immediately upon any known or reasonably suspected credential compromise and, in all cases, not later than twenty-four (24) hours after an Authorized User separates from service, changes roles such that access is no longer required, or otherwise ceases to qualify as an Authorized User.

j. The County shall administer the GIS Collaboration Site using commercially reasonable administrative, technical, and physical safeguards designed to protect Participant data from unauthorized access,

acquisition, destruction, use, modification, disclosure, or exfiltration. Without limiting the foregoing, the County shall, to the extent available for the selected platform and reasonably practicable, require or enable: (i) encryption in transit; (ii) encryption at rest for hosted data; (iii) role-based access controls; (iv) logging and audit trails sufficient to record authentication events, administrative actions, and material data-access events; (v) session timeout or comparable controls; (vi) no anonymous or public access to nonpublic data; and (vii) security updates, vulnerability management, and backup/recovery processes appropriate to the environment. The County shall not intentionally configure the GIS Collaboration Site to allow public sharing, anonymous access, or unrestricted external download of nonpublic Participant data. Upon request, County shall provide Participants information reasonably sufficient to verify County's security controls, such as then-current security documentation, summary audit reports, certifications, or similar materials customarily made available to data sharing Participants.

k. No Participant shall make any other Participant's data available to any organization or third party that is not a Participant to the Agreement. Unless the Participant has first entered into a written agreement with that Provider requiring, at a minimum, that the Provider: (i) use the data solely to provide the contracted hosting, storage, security, support, and related services, and for no other purpose; (ii) not sell, monetize, mine, profile, train artificial intelligence systems on, or otherwise commercially exploit Participant data; (iii) restrict provider personnel access to those persons with a strict need to know and subject to written confidentiality obligations; (iv) impose the same obligations on any approved subcontractor; (v) implement and maintain reasonable security measures appropriate to the sensitivity of the data and the services provided; (vi) provide prompt written notice to the County of any actual or reasonably suspected security incident, unauthorized access, unauthorized disclosure, or other event affecting Participant data, and in no event later than twenty-four (24) hours after discovery; (vii) return or securely destroy Participant data at termination or upon request, subject only to legally required retention; and (viii) provide the County, upon request, information reasonably sufficient to verify the provider's security controls, such as then-current security documentation, summary audit reports, certifications, or similar materials customarily made available to customers. All Participants are responsible for compliance with this subsection even if the GIS Collaboration Site is operated through a third-party provider.

l. In the event of any actual or reasonably suspected unauthorized access to, acquisition of, disclosure of, alteration of, destruction of, or inability to access Participant data or the GIS Collaboration Site, the Party discovering the event shall promptly notify the County's GIS Management Office and each affected Participant. Nothing in this Contract is intended to alter or diminish any independent obligation of a Party under applicable breach-notification or cybersecurity laws. Each Party shall remain responsible for complying with laws directly applicable to that Party and the data in its custody or control.

m. A Participant may designate particular GIS layers, attributes, maps, imagery, metadata, or other information contributed under this Contract as security-sensitive or as relating to critical infrastructure ("Security-Sensitive GIS Data"). In addition, data that reasonably depicts, reveals, or could materially facilitate the disruption, misuse, or exploitation of water, wastewater, flood control, aviation, transportation, law enforcement, public health, school, or other essential governmental systems shall be treated as Security-Sensitive GIS Data whether or not specifically marked. Security-Sensitive GIS Data may be accessed and used only for internal governmental purposes of an Authorized User and only in accordance with this Contract and all applicable federal, state, and local laws, regulations, regulations, orders, policies, and incident-response requirements directly applicable to the accessing Party. No Party shall intentionally publish, post, or otherwise make Security-Sensitive GIS Data publicly available through the GIS Collaboration Site.

n. Nothing in this Contract shall be construed to require a Party to violate the Nevada Public Records Act or any other applicable law. If any Participant receives a request, subpoena, demand, or other compulsory process seeking another Party's data obtained through the GIS Collaboration Site ("Data Request"), the Participant in receipt of the Data Request shall, to the extent practicable and permitted by law, promptly notify the data source Participant before producing the data so that the source Participant may assess and assert any applicable confidentiality, security, privilege, or other protections. The Participant shall produce only what is required by law and shall, where lawful and practicable, seek appropriate protective treatment for Security-Sensitive GIS Data.

o. Each Participant retains all right, title, and interest in and to the data it contributes or makes accessible under this Contract. Except as expressly authorized by the source Participant in writing, no Party acquires any ownership or other proprietary right in another Participant's data by virtue of this Contract. Upon termination of a Participant's participation in this Contract or upon written request of the source Participant after access is no longer authorized, the receiving Party shall promptly cease access, revoke credentials as applicable, and, subject to any legally required retention, delete or destroy copies of another Participant's data obtained solely through the GIS Collaboration Site that are not otherwise independently owned by the receiving Party.

6. DISPUTES.

If a dispute arises between any Participant and the County concerning the terms of this Contract, the Parties will attempt to resolve the dispute through discussions and negotiations under the auspices of the County's GIS Management Office. In the event that an agreement cannot be reached, the dispute will be presented for resolution to the GIS Policy Committee. A majority of the quorum of current Participants may act to resolve the dispute. A quorum shall be no less than half plus one of the total number of current Participants. The decision of the GIS Policy Committee shall be final and binding on the Parties hereto. In the event that the decision is unfavorable or unacceptable to the Participant, nothing in this Section shall be construed to prohibit the Participant or the County from withdrawing from or terminating this Contract upon thirty (30) days' notice as provided in Section 9 below.

7. FUTURE DISSEMINATION OF GIS DATA AND INFORMATION.

In the event the County wishes to enter into a contract with an organization other than the Participants for the purpose of participating in geographic information database development or data dissemination, the County will present the proposed contract to the GIS Policy Committee for review. In determining whether to enter into an agreement with that organization, or whether to disseminate information other than as provided in Sections 16(c) and 16(g) below, the GIS Policy Committee shall consider and determine, as a minimum, the propriety and limits of such action under the standards and criteria set forth at NRS 719.350, and if such agreement or dissemination is appropriate, the additional fee to be required under NRS 239.054. Notwithstanding the foregoing, the County shall not disseminate any Security-Sensitive GIS Data to a non-Participant without the prior written approval of the source Participant unless disclosure is required by law.

8. TERM.

This Contract shall remain in force from July 1, 2026, or the date that it is ratified by appropriate official action of the governing body of each Party, whichever is later, through June 30, 2031, and each Participant shall have the option to renew this Contract on an annual basis thereafter. Such option to renew shall be exercised by the renewing Participant notifying, in writing, all of the other Parties hereto of its intent to continue its participation under this Contract. Such written notification shall be made thirty (30) days prior to June 30, 2031, and each anniversary date thereafter..

9. RIGHT OF TERMINATION.

Each Participant hereto may terminate their respective participation in this Contract, for any reason or no reason at all, with thirty (30) days prior written notice. Upon the effective date of any such termination, any and all rights and obligations of the terminating Participant shall be deemed at an end and canceled, except for such rights as may have previously accrued or vested and except for obligations that by their nature survive termination, including, without limitation, the confidentiality, security, deletion, and return obligations set forth in Section 5. Such termination only terminates the terminating Participant's membership in this Contract. This Contract shall continue to be binding and in effect for the remaining non-terminating Participants. Upon termination, the terminating Participant shall promptly revoke access to its Authorized Users, disconnect or disable any access path that is no longer authorized, and comply with Section 5(n) regarding return or deletion of another Participant's data.

10. ENTIRE AGREEMENT.

This Contract constitutes the entire agreement and understanding of the Parties hereto and supersedes all other oral and written negotiations, agreements, contracts and understandings of every kind, including the interlocal agreement dated May 17, 2022. The Parties understand, agree and declare that no promise, warranty, statement or representation of any kind whatsoever, which is not expressly stated in this Contract, has been made by any party hereto or its officers, employees, or other agents to induce execution of this Contract.

11. FORCE MAJEURE.

Neither County nor any Participant shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to pandemics, strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

12. INDEPENDENT CONTRACTOR.

The Parties hereto are associated with each other only for the purposes and to the extent set forth in this Contract. In respect to performance of services pursuant to this Contract, each Party is and shall be a public agency separate and distinct from the other Party, excluding Clark County Department of Aviation, and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships for an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other Party.

13. ASSIGNMENT PROHIBITED.

No Party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of all of the other Parties.

14. THIRD PARTIES BENEFICIARIES EXCLUDED.

Notwithstanding any other provision of this Contract, this Contract is intended for the sole and exclusive benefit of the Parties hereto and is not intended to benefit any other third party.

15. INVOICES.

Invoices, payments, and notices shall be delivered to the Parties by personal service, hand delivery, electronically via email, or United States mail at the following addresses:

TO CLARK COUNTY DEPARTMENT OF AVIATION at majedk@mccarran.com

TO LAS VEGAS VALLEY WATER DISTRICT at invoices@lvvwd.coupahost.com

TO CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT at AccountsPayable@regionalflood.org

TO CITY OF HENDERSON at ITFinance@cityofhenderson.com

TO CITY OF MESQUITE at invoices@mesquitenv.gov

TO CITY OF BOULDER CITY at AccountsPayable@bcnv.org

TO SOUTHERN NEVADA HEALTH DISTRICT at AP@SNHD.ORG and Attn: Accounts Payable, P.O. Box 3902, Las Vegas, NV, 89127

TO REGIONAL TRANSPORTATION COMMISSION at Regional Transportation Commission, Attn: IT, 600 S Grand Central Pkwy Suite 350, Las Vegas NV 89106

TO THE LAS VEGAS METROPOLITAN POLICE DEPARTMENT at Accounting@lvmpd.com

TO CLARK COUNTY WATER RECLAMATION DISTRICT at accountspayable@cleanwaterteam.com

TO CLARK COUNTY SCHOOL DISTRICT at 0060-accounts-payable-inbox@nv.ccsd.net

TO CITY OF NORTH LAS VEGAS at City Surveyor, Frank Wittie, P.E., City of North Las Vegas, 2250 Las Vegas Blvd N, North Las Vegas, NV 89030

TO CITY OF LAS VEGAS at accountspayable@lasveganevada.gov, Department of Finance, ATTN: Accounts Payable, City of Las Vegas, 495 South Main Street, 4th Floor, Las Vegas, NV 89101-2986

TO OVERTON POWER DISTRICT NO. 5 at smarshall@opd5.com

Overton Power District # 5
Shawna Marshall (AP)
PO BOX 395
Overton, NV 89040

16. MISCELLANEOUS PROVISIONS.

a. The rights and benefits of this Contract include the right of the Parties hereto to utilize the aforementioned data as permitted by law.

b. It is not the intent of any of the Parties hereto to violate any laws of the State of Nevada or of the United States. The Parties hereto agree that in the event any provision of this Contract is held by a court of competent jurisdiction to be in contravention of any such laws, the Parties hereto will enter into immediate negotiations thereon to rectify the clause or clauses in contravention. The remainder of this Contract shall remain in full force and effect.

c. The Parties hereto may disseminate information to the public as prescribed by legislative acts and with the written approval of the source agency.

d. All costs and responsibility for hardware, software, computer communications equipment and supplies, data translation, and extraordinary support services not expressly identified herein are the responsibility of the respective Parties to this Contract.

e. No warranties or guarantees are expressed or implied as to the accuracy of the data provided by the departments or agencies of the Parties hereto.

f. Access to data is herein defined as the right to view data or obtain copies of data in a current or previous (up to one year) data format supported by Esri, Inc. and made available via the GIS Collaboration Site or electronic transfers at no cost to the Parties hereto, subject to the access, download, confidentiality, and security limitations set forth in this Contract.

g. Except as provided in Section 7 above, electronic data exchanged under the terms of this Contract cannot be sold or disseminated by any of the Parties hereto, except for that Party's contractors as expressly permitted by Section 5(f), in which case the data can only be used for the contracted work and remains subject to all confidentiality and security restrictions of this Contract. This provision does not apply to data owned solely by the Party hereto. The County's GIS Management Office will facilitate the dissemination of data to the Party's

contractor provided that Party forwards a letter approving such dissemination to the County's GIS Management Office.

h. It is understood by the Parties hereto that the County's GIS Management Office may enter into Data Subscriber Agreements with other governmental agencies or private companies to provide access to the Southern Nevada GIS Central Repository for a fee. The Data Subscriber Agreements will restrict use to only support internal activities for the respective organization. A list of Data Subscriber Agreements will be circulated at each GIS Policy Committee Meeting; provided, however, that no Security-Sensitive GIS Data shall be provided under a Data Subscriber Agreement without the source Participant's prior written approval unless disclosure is required by law.

i. This Contract may be executed in counterparts, and when each Participant has signed and delivered at least one such counterpart to the County, each counterpart shall be deemed an original and taken together shall constitute one and the same Contract, which shall be binding and effective as to all the parties hereto.

IN WITNESS WHEREOF, the Parties hereto have set their hands the day and year so written.

CLARK COUNTY

Board of County Commissioners

By: _____

Chair

ATTEST:

_____

County Clerk

Date of Official Action: _____

Approved as to Form:

_____

Deputy District Attorney

LAS VEGAS VALLEY WATER DISTRICT, Participant

By: _____

General Manager

Approved as to form for the District:

By: _____

Senior Attorney

CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT, Participant

By: _____

General Manager/Chief Engineer

Approved as to form for the District:

By: _____

RFCD Attorney

CITY OF HENDERSON, Participant

Date of City Council Approval: _____

By: _____

City Manager/CEO

ATTEST:

_____

City Clerk

APPROVED AS TO FUNDING:

_____

Chief Financial Officer

APPROVED TO CONTENT:

_____

Director of Information Technology

APPROVED AS TO FORM:

_____

City Attorney

CITY OF MESQUITE, Participant

By: _____

Mayor

Date: _____

ATTEST:

By: _____

City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____

City Attorney

SOUTHERN NEVADA HEALTH DISTRICT, Participant

By: _____

District Health Officer

Date: _____

Approved as to Form:

By: _____

General Counsel

City of Boulder City, Participant

By: _____

City Manager

By: _____

City Attorney

By: _____

City Clerk

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

By: _____

Chief Executive Officer

Date: _____

LAS VEGAS METROPOLITAN POLICE DEPARTMENT, Participant

By: _____

Authorized Signatory

APPROVED AS TO FORM:

By: _____

General Counsel

CLARK COUNTY WATER RECLAMATION DISTRICT
Board of Trustees
By: _____
Chairman
ATTEST:
_____
County Clerk
Date of Official Action: _____
Approved as to Form:
_____
General Counsel

CITY OF NORTH LAS VEGAS, Participant

Date of Commission Action: _____

By: _____
Mayor or Authorized Signatory

ATTEST:

_____
City Clerk

Approved as to Form:

_____
City Attorney

CLARK COUNTY SCHOOL DISTRICT

By: _____

President - Board of School Trustees

Date: _____

By: _____

Clerk - Board of School Trustees

Date: _____

By: _____

Superintendent of Schools

Date: _____

Approved As to Form:

_____

General Counsel

Date: _____

CITY OF LAS VEGAS

Date of City Council Approval: _____

By: _____

Mayor

ATTEST:

By: _____

City Clerk

Approved as to Form:

By: _____

Deputy City Attorney

OVERTON POWER District, Participant

By_____

MeLisa Garcia
General Manager

APPROVED AS TO FORM:

By_____

General Counsel

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Resolutions

Consideration of Approval of Resolution No. R26-023, adopting Interlocal Contract (No. 3306) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for Canyon Crest Boulevard Improvements Phase 2 (Oasis Boulevard to Mesquite Heights Road)

- Public Comments
- Discussion and Possible Action

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

RECOMMENDATION:

Approve Resolution No R26-023

Background:

The City of Mesquite is requesting funding for Engineering Design Services for Phase 2 improvements to Canyon Crest Boulevard, extending from Oasis Boulevard and ending approximately 1,800 feet west of Mesquite Heights Road. Between Oasis Boulevard and Mesquite Heights Road the project consists of roadway widening to accommodate two additional travel lanes, a two- foot shoulder, construction of a raised median, and associated drainage improvements. The design will incorporate stormwater conveyance along the south side of the corridor, tying into existing infrastructure where feasible and ultimately discharging to the Town Wash. The project also includes the addition of a single travel lane west of Mesquite Heights Road. Additional elements include utility coordination, potential roadway lighting relocation, signing and striping modifications, and limited landscape improvements. The City has secured all necessary right-of-way for the project.

Fiscal Impact: $250,000.00 to be reimbursed to the City of Mesquite by Regional Transportation Commission (RTC). Funds will be placed in GL Account 4540843 (Canyon Crest Blvd Design) Fund.

Budgeted Item: Yes

Attachments:

- Cover Page
- ResNo_R26023.pdf
- RTC_Contract3306.pdf

RESOLUTION
R26-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT (NO 3306) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR CANYON CREST BOULEVARD IMPROVEMENTS PHASE 2 - OASIS BOULEVARD TO MESQUITE HEIGHTS ROAD

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

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that Interlocal Contract (No 3306) 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 22nd day of September 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

INTERLOCAL CONTRACT
CANYON CREST BOULEVARD IMPROVEMENTS PHASE 2
OASIS BOULEVARD TO MESQUITE HEIGHTS ROAD

THIS INTERLOCAL CONTRACT is made and entered into this 10TH day of September 2026, by and between the City of Mesquite, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the CITY is requesting funds to commence the design of Canyon Crest Boulevard Improvements Phase 2, 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 CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; 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 engineering design services for phase 2 improvements to Canyon Crest Boulevard, extending from Oasis Boulevard and ending approximately 1,800 feet west of Mesquite Heights Road. Between Oasis Boulevard and Mesquite heights Road the project consists of roadway widening to accommodate two additional travel lanes, a two-foot shoulder, construction of a raised median, and associated drainage improvements. The design will incorporate stormwater conveyance along the south side of the corridor, tying into existing infrastructure where feasible and ultimately discharging to the Town Wash. The project also includes the addition of a single travel lane west of Mesquite Heights Road. Additional elements include utility coordination, potential roadway lighting relocation, signing and striping modifications, and limited landscape improvements. The City has secured all necessary right-of-way for the project.. 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 Highway Fund as outlined below:

1. The total cost for this contract shall not exceed $250,000.00.

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

    a. ENGINEERING not to exceed $250,000.00
    b. RIGHT-OF-WAY not to exceed $0.00
    c. CONSTRUCTION not to exceed $0.00

3. At the time the ATP for construction is granted, the CITY 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 numbers 1 and 2 above.

5. The RTC agrees to reimburse funds advanced by the CITY for eligible PROJECT costs incurred after July 1, 2026.

SECTION III: GENERAL

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.

2. Preliminary engineering, design, and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition, and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The CITY's Department of Public Works has a policy, which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.

5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of December 31, 2031. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

7. 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 CITY is responsible for the design and construction of the PROJECT. To the extent allowed by law, the CITY will be responsible for the actions or inactions of its officers and employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its officers, employees, or agents.

8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Interlocal Contract 3306 is effective as of the date first set forth above:

Date of Commission Action:

September 10, 2026

REGIONAL TRANSPORTATION COMMISSION

BY: _____

RTC Chair

Attest

_____

MARIN DUBOIS
Government Affairs Supervisor

Approved as to Form

_____

RTC Legal Counsel

Date of Council Action:

September 22, 2026

CITY OF MESQUITE

BY: _____

JESSE WHIPPLE
Mayor

Attest

_____

JULIE GOODSELL
City Clerk

Approved as to Form

_____

ADAM K. ANDERSON
City Attorney

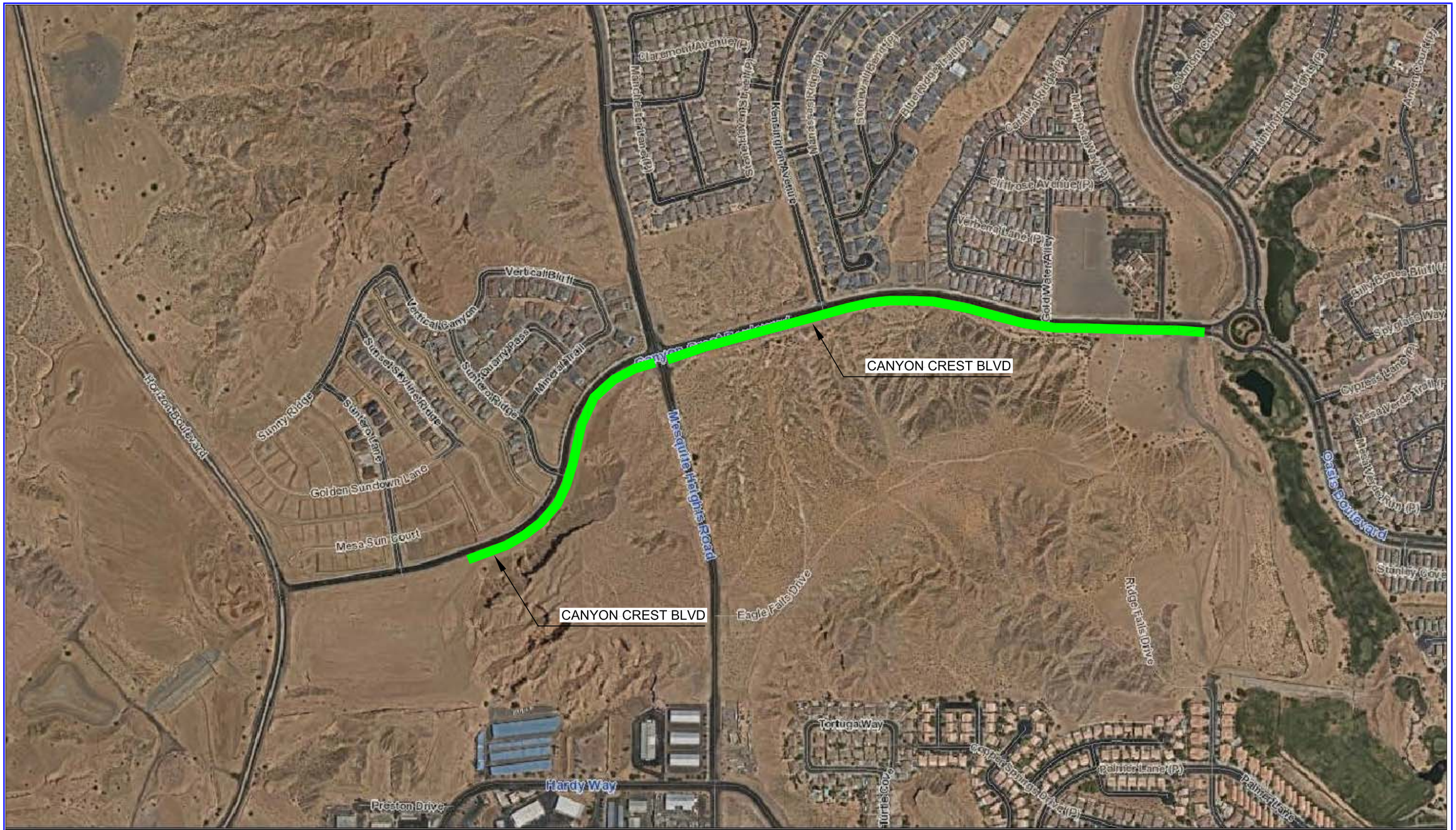


EXHIBIT A
FOR
CANYON CREST BOULEVARD PHASE 2
ROADWAY IMPROVEMENTS

Mesquite Nevada

CITY OF MESQUITE
10 EAST MESQUITE BOULEVARD
MESQUITE, NEVADA 89027
(702) 346-5295

DATE:	SCALE
JULY 2026	N.T.S
DRAWN BY:	SHEET NO.:
TRAVIS A.	1 OF 1

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Resolutions

Consideration and Approval of Resolution No. R26-024, adopting Interlocal Contract (No. 3305) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for Falcon Ridge Parkway & Bertha Howe Avenue - Traffic Signal

- Public Comments
- Discussion and Possible Action

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

RECOMMENDATION:

Approve Resolution No R26-024

Background:

The City of Mesquite is requesting funding for Engineering Design Services for a new traffic signal at the intersection of Falcon Ridge Parkway and Bertha Howe Avenue within the City of Mesquite.

Fiscal Impact: $50,000.00 to be reimbursed to the City of Mesquite by Regional Transportation Commission (RTC). Funds will be placed in GL Account 4540823 (Signal - FRP/Bertha) Fund.

Budgeted Item: Yes

Attachments:

- Cover Page
- ResNo_R26024.pdf

- RTC_Contract3305.pdf

RESOLUTION
R26-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT (NO 3305) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR FALCON RIDGE PARKWAY & BERTHA HOWE AVENUE - TRAFFIC SIGNAL

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

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that Interlocal Contract (No 3305) 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 22nd day of September 2026.

The City of Mesquite:

_____
Jesse Whipple, Mayor

Attest:

_____
Julie Goodsell, City Clerk

Approved as to form:

_____
City Attorney

INTERLOCAL CONTRACT
FALCON RIDGE PARKWAY AND BERTHA HOWE AVENUE
TRAFFIC SIGNAL

THIS INTERLOCAL CONTRACT is made and entered into this 10th day of September 2026, by and between the City of Mesquite, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the CITY is requesting funds to commence the design of Falcon Ridge Parkway and Bertha Howe Avenue Traffic Signal Project, 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 CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; 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 engineering design services for a new traffic signal at the intersection of Falcon Ridge Parkway and Bertha Howe Avenue within the City of Mesquite. 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 Highway Fund as outlined below:

1. The total cost for this contract shall not exceed $50,000.00.

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 $0.00

3. At the time the ATP for construction is granted, the CITY 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 numbers 1 and 2 above.

5. The RTC agrees to reimburse funds advanced by the CITY for eligible PROJECT costs incurred after July 1, 2026.

SECTION III: GENERAL

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.

2. Preliminary engineering, design, and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition, and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The CITY's Department of Public Works has a policy, which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.

5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of December 31, 2031. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

7. 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 CITY is responsible for the design and construction of the PROJECT. To the extent allowed by law, the CITY will be responsible for the actions or inactions of its officers and employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its officers, employees, or agents.

8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Interlocal Contract 3305 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

September 10, 2026 BY: _____

RTC Chair

Attest

_____

MARIN DUBOIS
Government Affairs Supervisor

Approved as to Form

_____

RTC Legal Counsel

Date of Council Action: CITY OF MESQUITE

September 22, 2026 BY: _____

JESSE WHIPPLE
Mayor

Attest

_____

JULIE GOODSELL
City Clerk

Approved as to Form

_____

ADAM K. ANDERSON
City Attorney

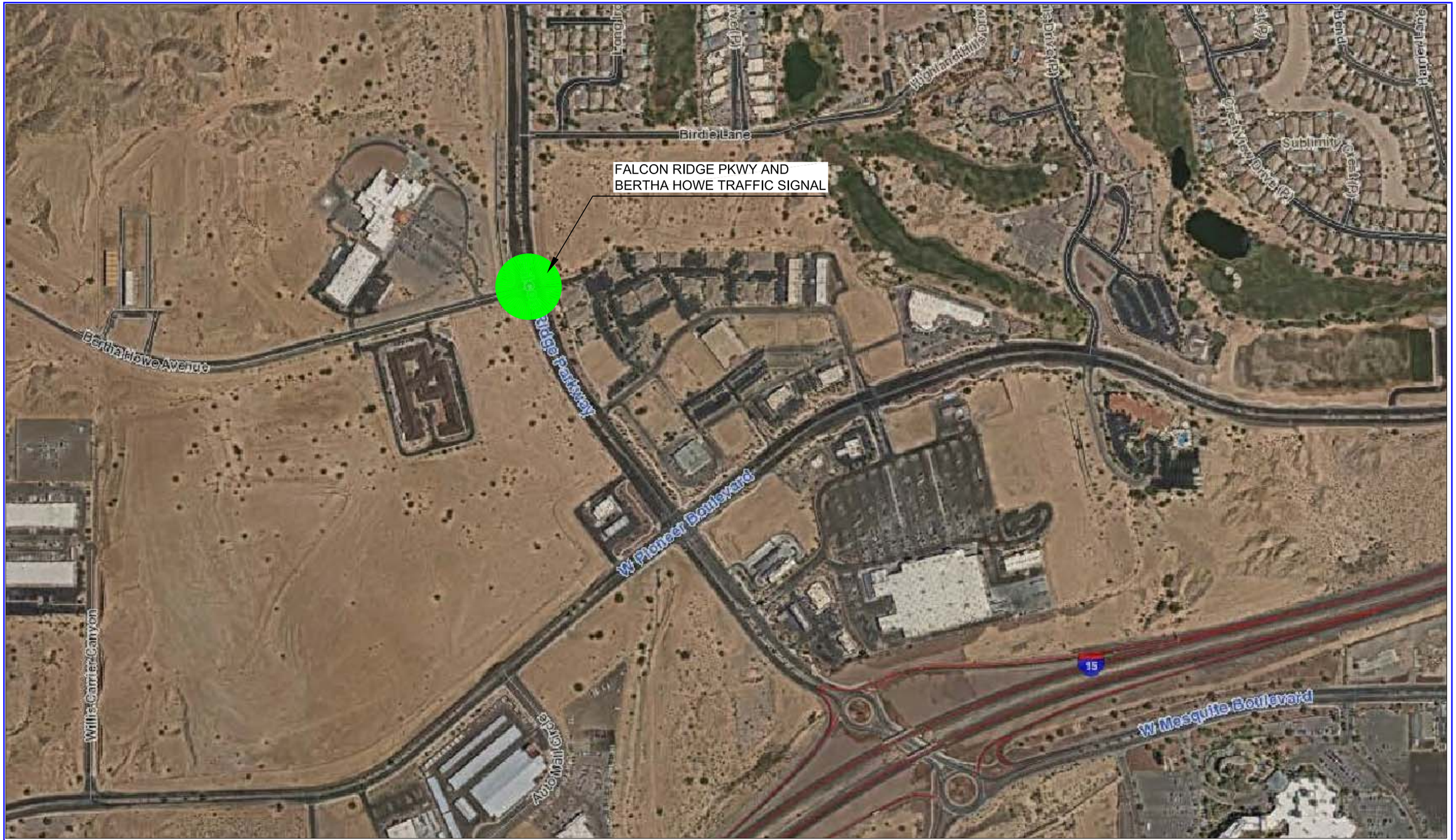


EXHIBIT A
FOR
FALCON RIDGE PKWY AND BERTHA HOWE
TRAFFIC SIGNAL PROJECT

Mesquite
Nevada

CITY OF MESQUITE
10 EAST MESQUITE BOULEVARD
MESQUITE, NEVADA 89027
(702) 346-5295

DATE:	SCALE
JULY 2026	N.T.S
DRAWN BY:	SHEET NO.:
TRAVIS A.	1 OF 1

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Department Reports

Mayor's Comments and Reports

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

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
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

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Tysha Blaber
Submitting Department: Public Works

Adoption of Bills as Ordinances

Consideration of adoption of Bill as Ordinance No. B26-007 amending Title 9, Chapter 7, Articles C Through J of the Mesquite Municipal Code regarding Vacation Home Rentals

- **Public Hearing**
- **Discussion and Possible Action**

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

RECOMMENDATION:

Adopt the Bill as Ordinance B26-007

Background:

Staff is moving forward with a bill to amend Title 9, Chapter 7, Articles C through J regarding Vacation Home Rentals. These changes would revise the Vacation Home Rentals use from conditional use to a permitted use.

Fiscal Impact: None.

Budgeted Item: No

Attachments:
- Cover Page
- ExhibitA.pdf

- BILL_AS_ORDINANCENO_B26-007.pdf

ARTICLE C. RURAL RANCH (RE-1)

SECTION:

9-7C-1: Purpose

9-7C-2: The Use Table For RE-1 Zone

9-7C-3: Height And Area Regulations

9-7C-1: PURPOSE:

The rural ranch district is intended to provide low density uses with a minimum lot size of five (5) acres. Residents of this district will be allowed to maintain a limited number of large animals and accessory buildings in a quiet, rural setting without maintaining a large agricultural operation. This district is appropriate as a transition between agriculture and higher density single-family uses, where urban public facilities and services will not be provided for an extended period of time. The rural ranch district corresponds to and implements the rural estates master plan category. (Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

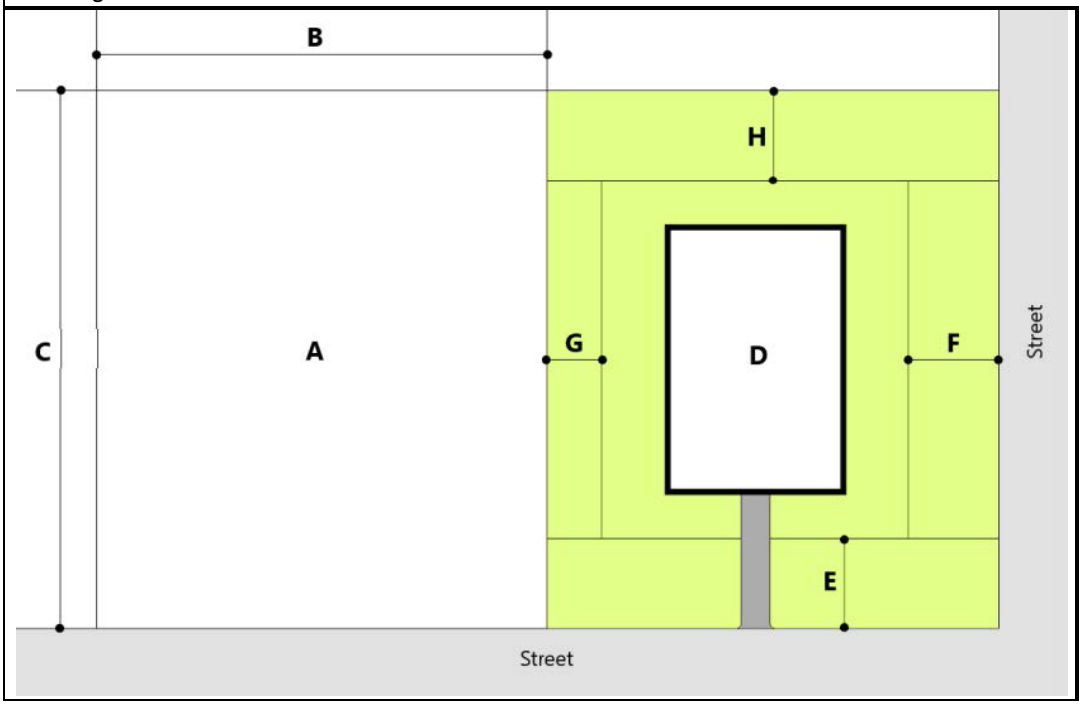
9-7C-2: THE USE TABLE FOR RE-1 ZONE:

NAICS	Uses	Permitted	Accessory	Conditional
NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	X		
	Mobile/Manufactured homes	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Wildlife preserves	X		
	Accessory Structure/Buildings		X	
	Accessory dwellings		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
111000	Crop Production	X		
112000	Animal Production and Aquaculture	X		
112900	Horse ranches and stables	X		
424500	Farm Product Raw Material Merchant Wholesalers inc. Livestock sales yard			X
444220	Plant Nursery	X		
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623900	Community residence - family	X		
623900	Community residence - transitional			X
624410	Childcare facilities			X
712100	Museums, Historical Sites, and Similar Institutions			X
721191	Bed and breakfast inns			X
721199	Vacation home rental*	X		~~X~~
721211	Campgrounds			X
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
813100	Religious Organizations	X		

* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7C-3: HEIGHT AND AREA REGULATIONS:

Building Placement		
	A.	Min. Lot Size: 5 acres
	B.	Min. Lot Width: 250 ft.
	C.	Min. Lot Depth: 300 ft.
	D.	Maximum Roofed Area: 20%
	E.	Min. Front Setback: 40 ft.
	F.	Min. Street Side Setback: 40 ft.
	G.	Min. Side Setback: 20 ft.
	H.	Min. Rear Setback: 40 ft.
	I.	Maximum Building Height: 2 stories/ 35 ft.

Parking Requirements	
1.	Minimum Requirements: Two (2) off street parking spaces per dwelling unit.
2.	All buildings and/or uses shall comply with the requirements of section 9-8-5 of this title.
Site Plan Requirements	
1.	Site plan approval shall be required when appropriate pursuant to section 9-5-4 of this title.
Performance Standards	
1.	Open storage is prohibited, excepting farming machinery, farm products and temporary storage of road materials.
2.	Animal enclosures shall comply with the requirements of section 9-8-7 of this title.
3.	Fencing: fencing and the height shall comply with the requirements of section 9-8-7 of this title.
4.	Sanitary Sewers and on-site sewage disposal systems shall comply with the requirements of section 9-8-7 of this title.
5.	Farming uses shall comply with the requirements of section 9-8-7 of this title.
6.	Manufactured housing shall comply with the requirements of section 9-8-7 of this title.
7.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 187, 6-10-1997; Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

ARTICLE D. RURAL ESTATES (RE-2)

SECTION:

9-7D-1: Purpose

9-7D-2: The Use Table For RE-2 Zone

9-7D-3: Height And Area Regulations

9-7D-1: PURPOSE:

The rural estates district is intended to provide low density uses with a minimum lot size of one and one-half (1.5) acres. Residents of this district will be allowed to maintain a limited number of large animals and accessory buildings in a quiet, rural setting without maintaining a large agricultural operation. This district is appropriate as a transition between agriculture and higher density single-family uses, where urban public facilities and services will not be provided for an extended period of time. The rural estates district corresponds to and implements the rural estates master plan category. (Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

9-7D-2: THE USE TABLE FOR RE-2 ZONE:

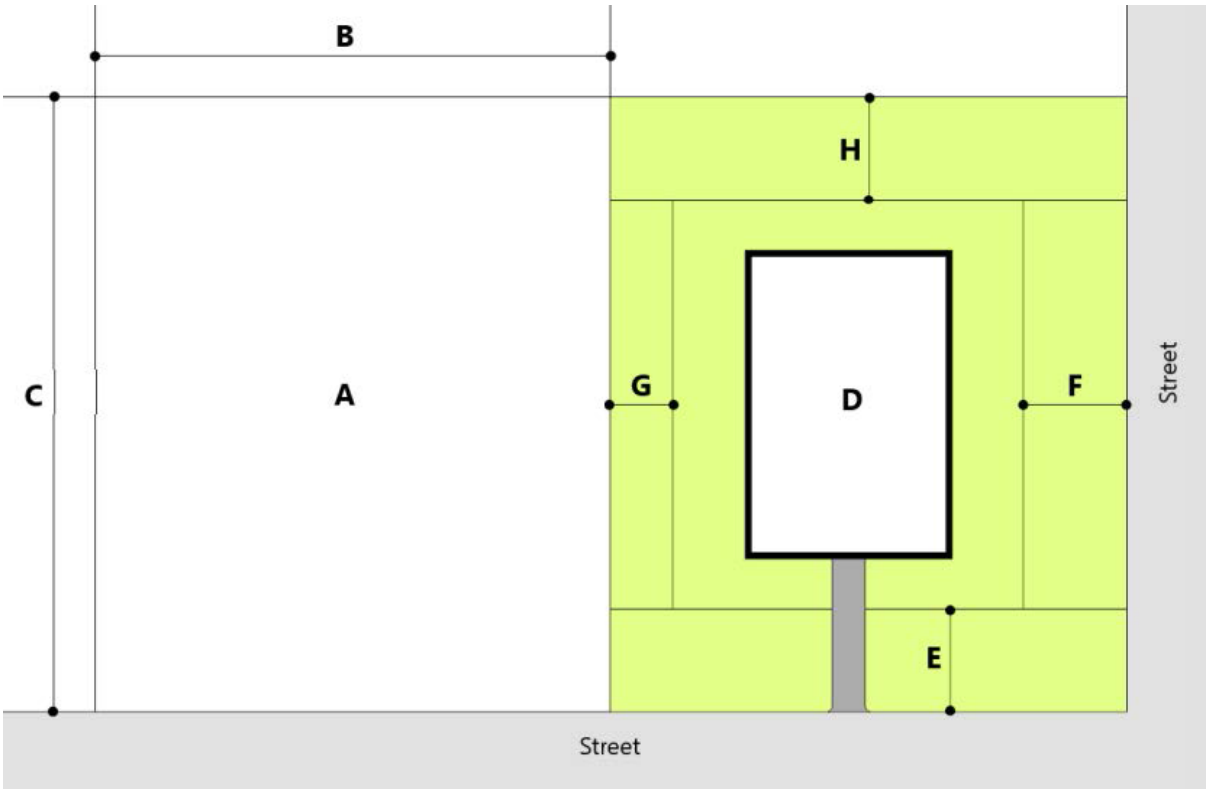
NAICS	Uses	Permitted	Accessory	Conditional
NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	X		
	Mobile/Manufactured homes	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Accessory Structure/Buildings		X	
	Accessory dwellings		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
111000	Crop Production	X		
112000	Animal Production and Aquaculture	X		
112900	Horse ranches and stables	X		
444220	Plant Nursery	X		
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623900	Community residence - family	X		
623900	Community residence - transitional			X
624410	Childcare facilities			X
721191	Bed and breakfast inns			X
721199	Vacation home rental*	X		~~X~~
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
813100	Religious Organizations	X		

* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7D-3: HEIGHT AND AREA REGULATIONS:

Building Placement		
	A.	Min. Lot Size: 1.5 acres



B.	Min. Lot Width: 250 ft.
C.	Min. Lot Depth: 300 ft.
D.	Maximum Roofed Area: 20%
E.	Min. Front Setback: 40 ft.
F.	Min. Street Side Setback: 40 ft.
G.	Min. Side Setback: 20 ft.
H.	Min. Rear Setback: 40 ft.
I.	Maximum Building Height: 2 stories/35 ft.

Parking Requirements	
1.	Min. Requirements: Two (2) off street parking spaces per dwelling unit.
2.	All buildings and/or uses shall comply with the requirements of section 9-8-5 of this title.
Site Plan Requirements	
1.	Site plan approval shall be required when appropriate pursuant to section 9-5-4 of this title.
Performance Standards	
1.	Open storage is prohibited, excepting farming machinery, farm products and temporary storage of road materials.
2.	Animal enclosures shall comply with the requirements of section 9-8-7 of this title.
3.	Fencing: fencing and the height shall comply with the requirements of section 9-8-7 of this title.
4.	Sanitary Sewers and on-site sewage disposal systems shall comply with the requirements of section 9-8-7 of this title.
5.	Farming uses shall comply with the requirements of section 9-8-7 of this title.
6.	Manufactured housing shall comply with the requirements of section 9-8-7 of this title.
7.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

ARTICLE E. RURAL RESIDENTIAL (RE-3)

SECTION:

9-7E-1: Purpose

9-7E-2: The Use Table For RE-3 Zone

9-7E-3: Height And Area Regulations

9-7E-1: PURPOSE:

The rural residential district is intended to provide low density uses with a minimum lot size of one-half (1/2) acre or larger. This district is appropriate where moderate density rural development is desired and where public facilities exist or could reasonably be extended to the development. The rural residential district corresponds to and implements the rural estates master plan category. (Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

9-7E-2: THE USE TABLE FOR RE-3 ZONE:

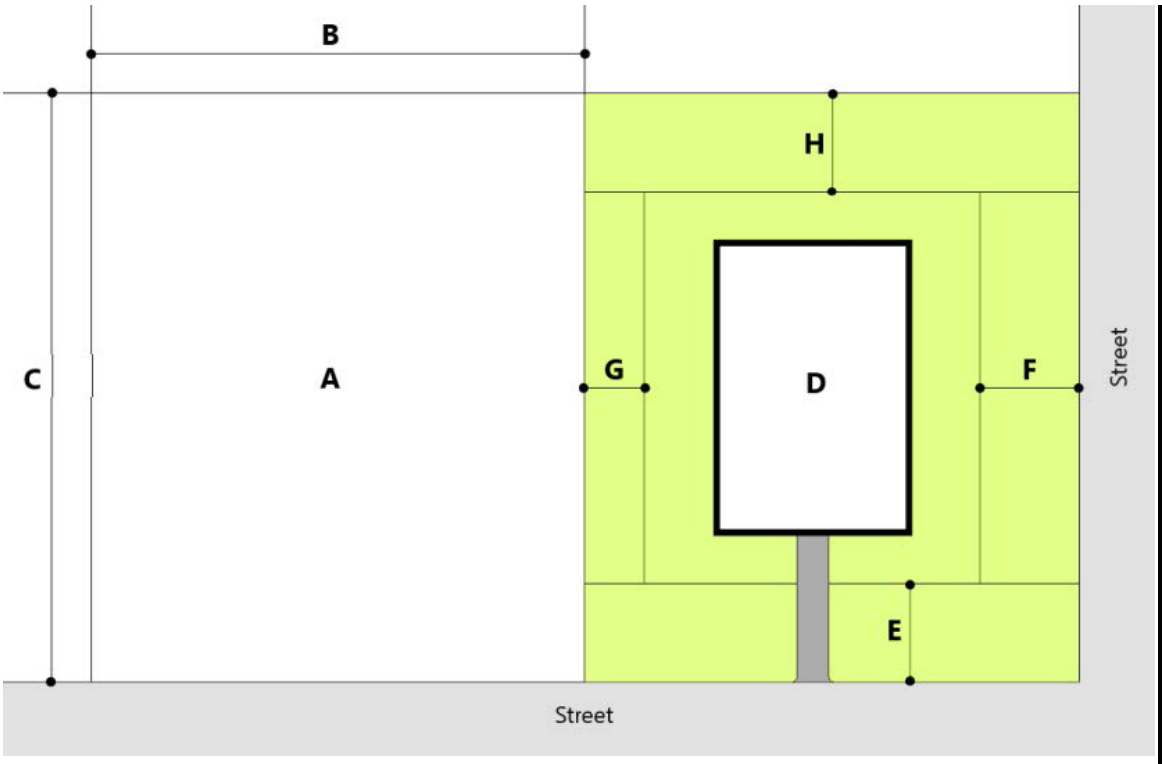
NAICS	Uses	Permitted	Accessory	Conditional
NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Accessory Structure/Buildings		X	
	Accessory dwellings		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
111000	Crop Production		X	
112000	Animal Production and Aquaculture			X
112900	Horse ranches and stables	X		
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623900	Community residence - family	X		
623900	Community residence - transitional			X
624410	Childcare facilities			X
712100	Museums, Historical Sites, and Similar Institutions			X
713910	Golf Courses and Country Clubs			X
721191	Bed and breakfast inns			X
721199	Vacation home rental*	X		~~X~~
812220	Cemeteries			X
813100	Religious Organizations	X		

* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7E-3: HEIGHT AND AREA REGULATIONS:

Building Placement		
	A.	Min. Lot Size: 0.5 acre (21,780 sq. ft.)
	B.	Min. Lot Width: 124 ft.
	C.	Min. Lot Depth: 175 ft.
	D.	Maximum Roofed Area: 20%



E.	Min. Front Setback: 40 ft.
F.	Min. Street Side Setback: 40 ft.
G.	Min. Side Setback: 20 ft.
H.	Min. Rear Setback: 40 ft.
I.	Maximum Building Height: 2 stories/35 ft.

Parking Requirements	
1.	Min. Requirements: Two (2) off street parking spaces per dwelling unit.
2.	All buildings and/or uses shall comply with the requirements of section 9-8-5 of this title.
Site Plan Requirements	
1.	Site plan approval shall be required when appropriate pursuant to section 9-5-4 of this title.
Performance Standards	
1.	Open storage is prohibited, excepting farming machinery, farm products and temporary storage of road materials.
2.	Animal enclosures shall comply with the requirements of section 9-8-7 of this title.
3.	Fencing: fencing and the height shall comply with the requirements of section 9-8-7 of this title.
4.	Sanitary Sewers and on-site sewage disposal systems shall comply with the requirements of section 9-8-7 of this title.
5.	Farming uses shall comply with the requirements of section 9-8-7 of this title.
6.	Manufactured housing shall comply with the requirements of section 9-8-7 of this title.
7.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 187, 6-10-1997; Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. B24-004, 9-24-2024)

ARTICLE F. SINGLE-FAMILY RESIDENTIAL (SF)

SECTION:

9-7F-1: Purpose

9-7F-2: The Use Table For SF Zone

9-7F-3: Height And Area Regulations

9-7F-1: PURPOSE:

The Single-Family Residential (SF) District is intended as an area for moderate density residential uses in a suburban environment. The principal land uses are single-family detached homes, interspersed with parks, trails, open space and limited public facilities. Large lot subdivision development is discouraged. This district is appropriate for locations where

suburban characteristics are desired and full public services are available. (Ord. 295, 2-10-2004; amd. Ord. B24-004, 9-24-2024)

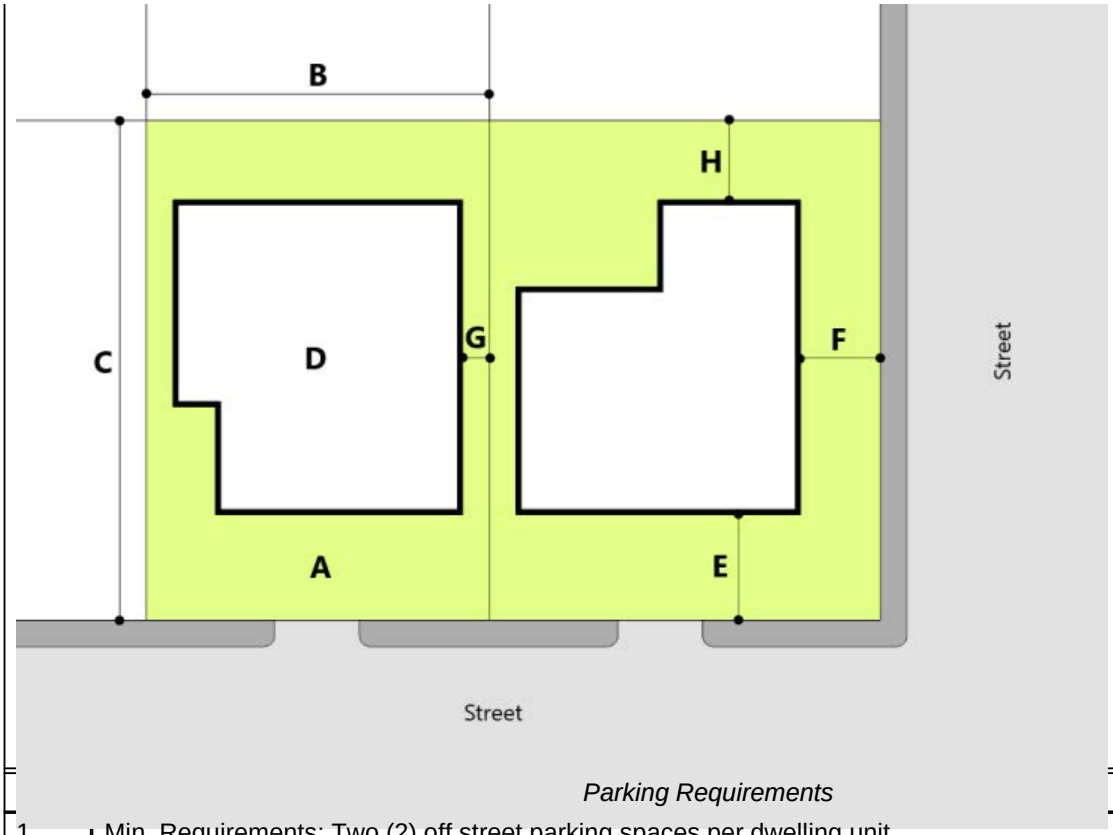
9-7F-2: THE USE TABLE FOR SF ZONE:

NAICS	Uses	Permitted	Accessory	Conditional
NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	X		
	Mobile/Manufactured homes	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings		X	
	Attached housing/Townhomes			X
	Home occupations (See Chapter 8, Article A for more details)		X	
	Homes of more than 2 stories			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623300	Continuing Care Retirement Communities and Assisted Living Facilities			X
623900	Community residence - family	X		
623900	Community residence - transitional			X
624410	Childcare facilities			X
713910	Golf Courses and Country Clubs			X
721199	Vacation home rental*	X		~~X~~
813100	Religious Organizations	X		
* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.				

(Ord. B24-004, 9-24-2024)

9-7F-3: HEIGHT AND AREA REGULATIONS:

Building Placement		
Building Placement		
	A.	Min. Lot Size: 7,000 sq. ft.
	B.	Min. Lot Width: 65 ft.
	C.	Min. Lot Depth: 95 ft.
	D.	Max. Roofed Area: 50% of Lot Area
	E.	Min. Front Setback: 20 ft.
	F.	Min. Street Side Setback: 15 ft.
	G.	Min. Side Setback: 5 ft.
	H.	Min. Rear Setback: 15 ft.



I.	Max. Height of a Main Building: 2 stories, 35 ft.

Parking Requirements

1.	Min. Requirements: Two (2) off street parking spaces per dwelling unit.
2.	Commercial vehicles over one and one-half (1.5) tons are prohibited from parking anywhere in the single-family zone.
3.	Parking in the front yard is prohibited unless on a paved driveway of paved surface.
	* No more than half (1/2) of the width of the front yard may be used as a driveway.
	* No more than two-thirds (2/3) of the front yard of a circle or hammerhead may be used as a driveway.
	* Corner and cul-de-sac lots and other odd shaped lots must have driveways that are not significantly wider or out of character in comparison to neighboring and nearby homes.
4.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
Performance Standards	
1.	Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title and/or the driveway in the front yard allows an automobile turn around before entering traffic.
2.	Open storage, junk vehicle storage, and outdoor storage are prohibited.
3.	The storage of personal property is prohibited in front yard or porches.
4.	Enclosures are limited to those for domestic pets only. (See Title 10 “Animal Control.”)

(Ord. 295, 2-10-2004; amd. Ord. 377, 6-12-2007, eff. 7-5-2007; Ord. 578, 6-23-2020; Ord. B24-004, 9-24-2024)

ARTICLE G. ATTACHED HOUSING (MF-1)

SECTION:

9-7G-1: Purpose

9-7G-2: The Use Table For MF-1 Zone

9-7G-3: Height And Area Regulations

9-7G-1: PURPOSE:

The Attached Housing District is intended to allow for the development of conventional attached dwellings, commonly known as duplexes. Due to the potential for reducing development costs, the MF-1 District also promotes affordable housing in a low density environment. The MF-1 District implements the multi-family residential master plan category. (Ord. 544, 9-11-

2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

9-7G-2: THE USE TABLE FOR MF-1 ZONE:

NAICS	Uses	Permitted	Accessory	Conditional
NAICS	Uses	Permitted	Accessory	Conditional
	Attached housing/Townhomes	X		
	Dwellings, single-family detached	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Mixed use development	X		
	Planned unit development (townhouses, cluster units, condominiums, garden apartments)	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings		X	
	Apartment			X
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
112900	Horse ranches and stables			X
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623100	Nursing Care Facilities			X
623200	Residential Intellectual and Developmental Disability, Mental Health, and SAF (Facility for intermediate care)			X
623300	Continuing Care Retirement Communities and Assisted Living Facilities	X		
623900	Community residence - family	X		
623900	Community residence - transitional	X		
624410	Childcare facilities			X
712100	Museums, Historical Sites, and Similar Institutions			X
713910	Golf Courses and Country Clubs			X
713940	Fitness and Recreational Sports Centers inc. Health clubs, gymnasiums, and sports (tennis) courts, etc.	X		
721199	Timesharing apartments			X
721199	Vacation home rental*	X		~~X~~
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
812310	Launderette		X	
813100	Religious Organizations	X		
813400	Civic and Social Organizations			X

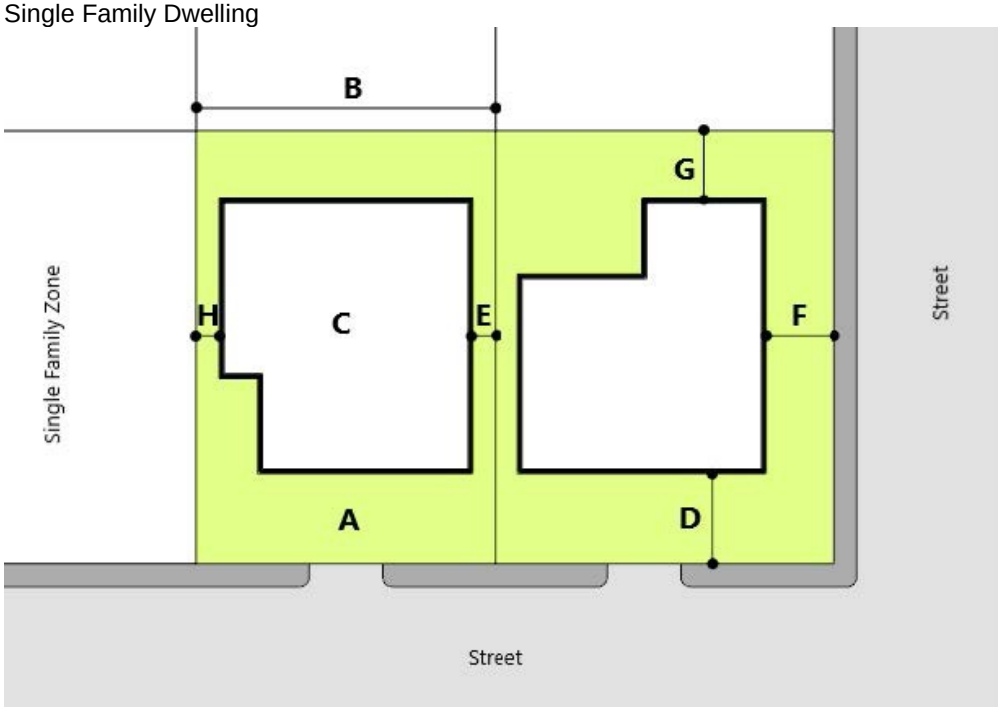
* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7G-3: HEIGHT AND AREA REGULATIONS:

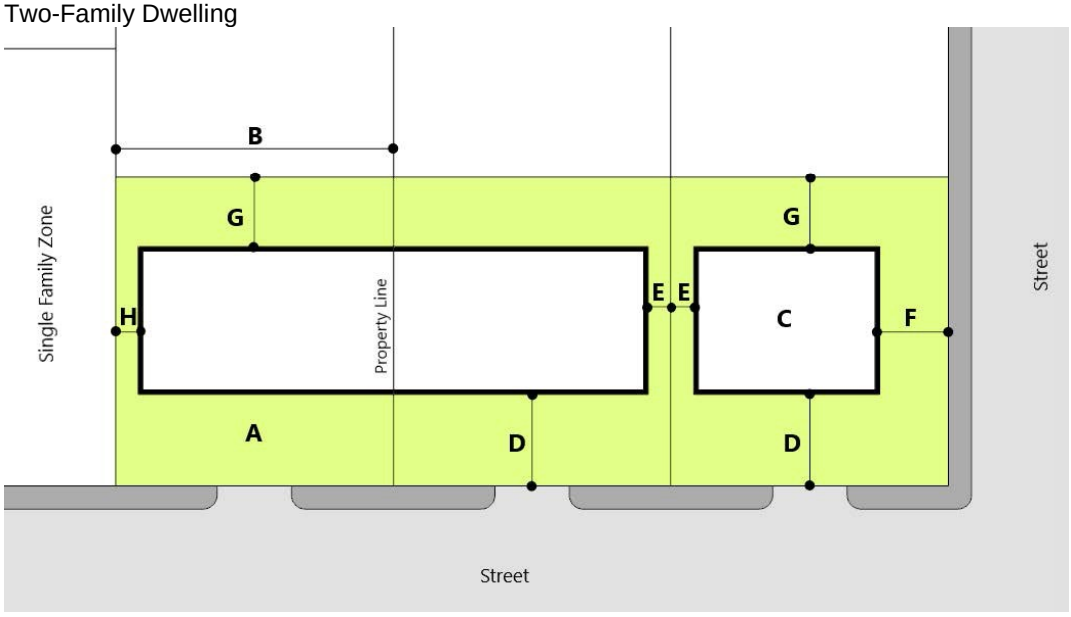
Building Placement

Single Family Dwelling



A.	Min. Lot Area per Unit: 7,000 sq. ft.
B.	Min. Lot Width: 70 ft.
C.	Max. Density: 6 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 5 ft.
F.	Min. Street Side Setback: 10 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

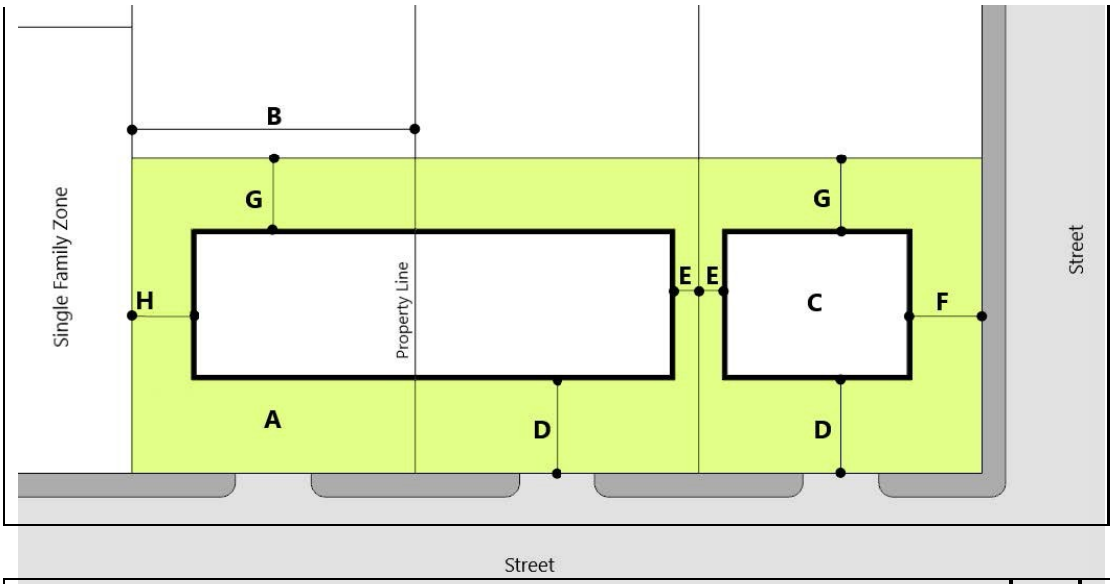
Two-Family Dwelling



A.	Min. Lot Area per Unit: 4,000 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 10 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 10 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

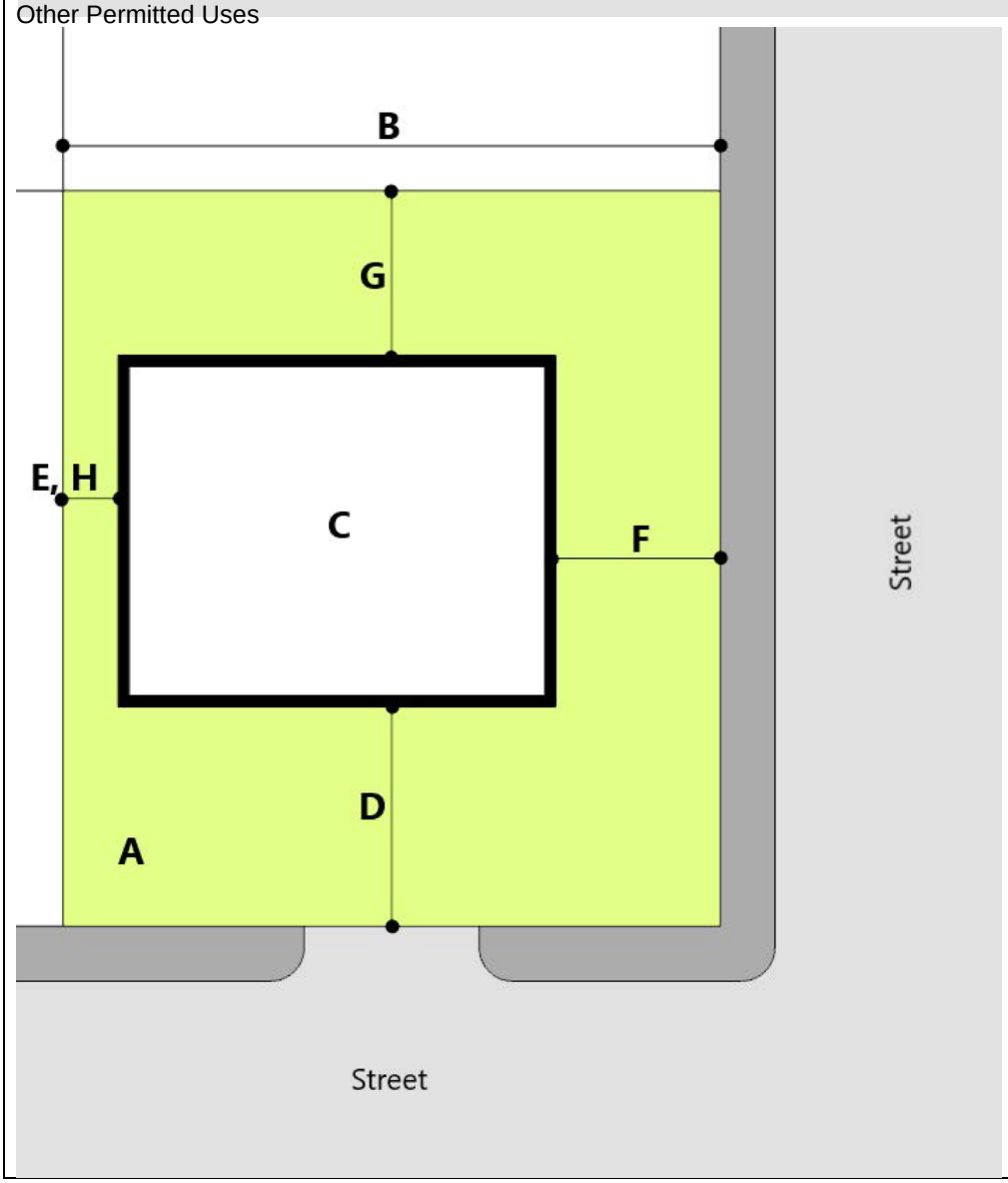
Townhouse Cluster

A.	Min. Lot Area per Unit: 4,000 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 10 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.



H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 35 ft.
J.	Min. Open Space: 20% of the area of the lot.

Other Permitted Uses



A.	Min. Lot Area per Unit: None
B.	Min. Lot Width: None
C.	Max. Density: None
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 10 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 35 ft.
J.	Min. Open Space: 20% of the area of the lot

Parking Requirements	
1.	Garage spaces are counted toward parking requirements.
2.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
Performance Standards	
1.	Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title.
2.	Open storage is prohibited.

3.	Animal Enclosures: Animal enclosures are limited to those for domestic pets only.
4.	Other Uses; Additional Standards: For uses other than single-family detached dwellings, the following additional standards shall apply:
	* Duplex lots in the MF-1 District shall be platted in pairs, unless rental units are proposed within a lot under one ownership, such that a duplex may be placed on each pair of lots for the purpose of encouraging individual ownership of each side or unit. The subdivision plat shall designate the pairs of lots and which lot lines are to be outside lot lines of each pair. Single-family detached dwelling may be constructed on one of the designated pair of lots if required setback is provided between separate buildings;
	* All utilities shall be provided separately to each duplex in an MF-1 District, such that each unit is individually metered;
	* Pedestrian circulation systems (sidewalks, walkways and paths) shall be located and designed to provide adequate physical separation from vehicles along public and private streets and drives within any parking area. Paved walkways shall be provided from all dwellings to trash and service areas;
	* Housing located on sloping sites shall be placed on the lot so as to take advantage of changes of grade, scenic views and adjacent open space. Where possible, dwelling units shall be placed so as to avoid facing the rear yard toward a street. If such orientation is necessary, a sixty foot (60') rear yard setback will be required;
	* A two (2) hour fire rated wall shall be constructed so as to totally separate one family dwelling from another. All such fire walls shall be continuous and unbroken from the foundation slab to the underside of the roof sheathing, deck, or slabs, provided the lower roof assembly is constructed of 1-hour fire-resistive construction within 4 feet of the fire wall and the supporting elements for the roof assembly are protected for the full length within an equal fire-resistive rating.
5.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. 577, 7-14-2020; Ord. B24-004, 9-24-2024)

ARTICLE H. MULTI-FAMILY LOW DENSITY (MF-2)

SECTION:

9-7H-1: Purpose

9-7H-2: The Use Table For MF-2 Zone

9-7H-3: Height And Area Regulations

9-7H-1: PURPOSE:

This district is intended to fulfill the need for low density multi-family residential development. The property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types and serving generally as a buffer between higher density multi-family districts and single-family districts. (Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

9-7H-2: THE USE TABLE FOR MF-2 ZONE:

NAICS	Uses	Permitted	Accessory	Conditional
NAICS	**Uses**	**Permitted**	**Accessory**	**Conditional**
	Apartment	X		
	Attached housing/Townhomes	X		
	Condominiums	X		
	Dwellings, multi-family	X		
	Dwellings, single-family detached	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Mixed use development	X		

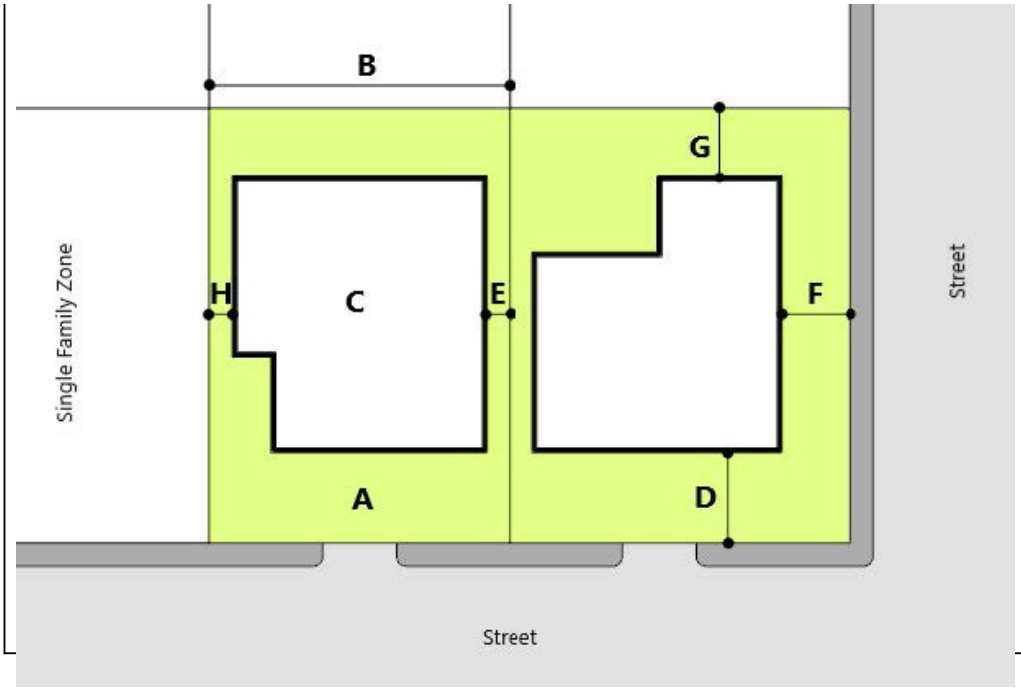
	Planned unit development (townhouses, cluster units, condominiums, garden apartments)	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
112900	Horse ranches and stables			X
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623100	Nursing Care Facilities			X
623200	Residential Intellectual and Developmental Disability, Mental Health, and SAF (Facility for intermediate care)			X
623300	Continuing Care Retirement Communities and Assisted Living Facilities	X		
623900	Community residence - family	X		
623900	Community residence - transitional	X		
624410	Childcare facilities			X
711200	Sports Clubs (spectator sports)	X		
712100	Museums, Historical Sites, and Similar Institutions			X
713910	Golf Courses and Country Clubs			X
713940	Fitness and Recreational Sports Centers inc. Health clubs, gymnasiums, and sports (tennis) courts, etc.	X		
721199	Timesharing apartments			X
721199	Vacation home rental*	X		~~X~~
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
812310	Launderette		X	
813100	Religious Organizations	X		

* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

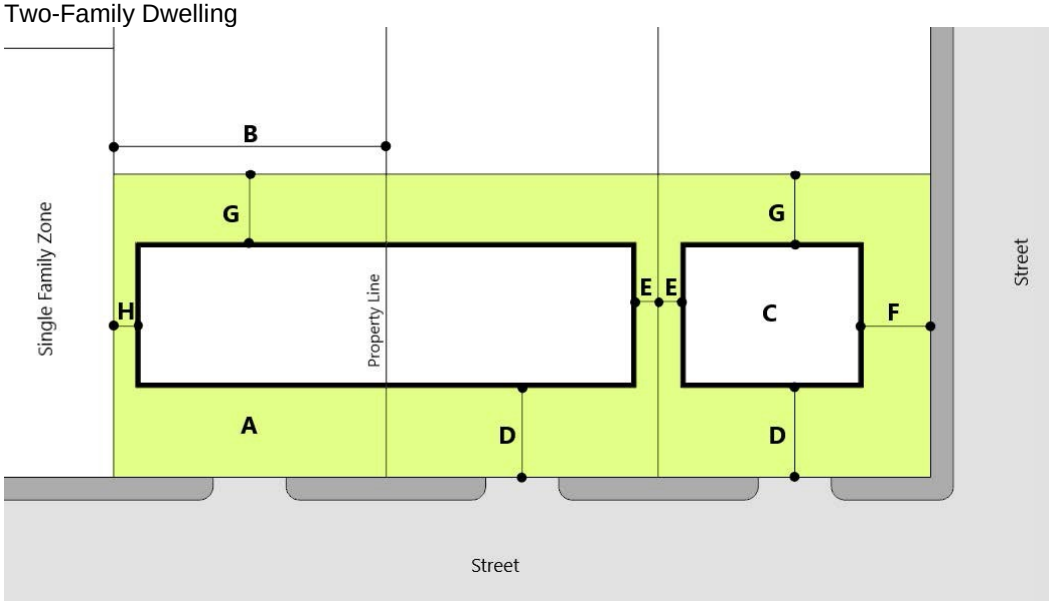
9-7H-3: HEIGHT AND AREA REGULATIONS:

Building Placement		
Single Family Dwelling	A.	Min. Lot Area per Unit: 6,000 sq. ft.
	B.	Min. Lot Width: 60 ft.
	C.	Max. Density: 7 dwelling units per acre
	D.	Min. Front Setback: 20 ft.
	E.	Min. Side Setback: 5 ft.
	F.	Min. Street Side Setback: 10 ft.
	G.	Min. Rear Setback: 15 ft.
	H.	Min. Setback from Single Family Zone: 5 ft.



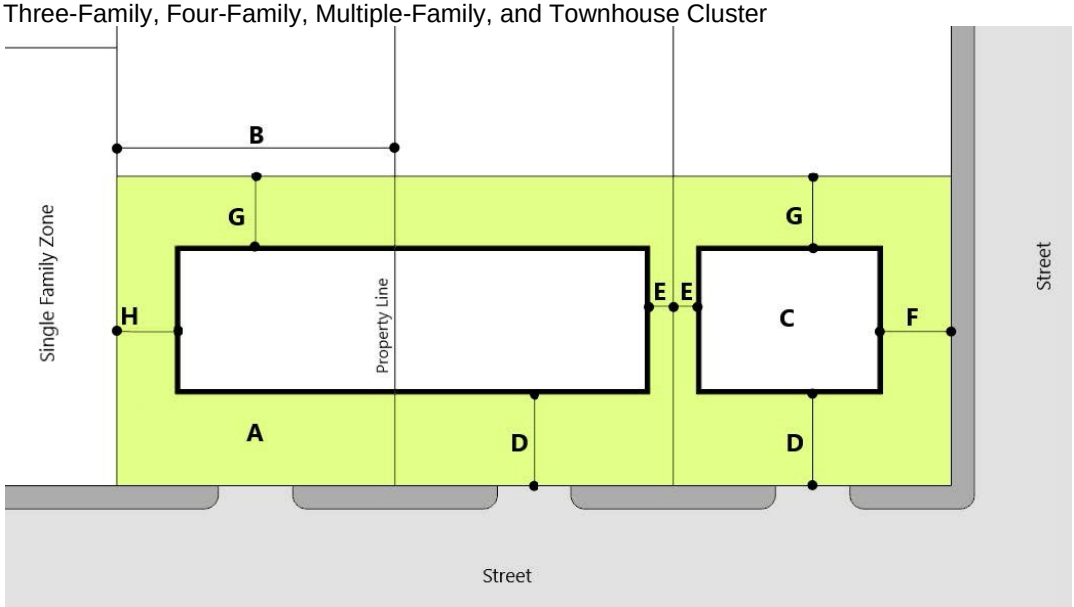
I.	Max. Building Height: 35 ft.

Two-Family Dwelling



A.	Min. Lot Area per Unit: 4,000 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 10 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 10 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

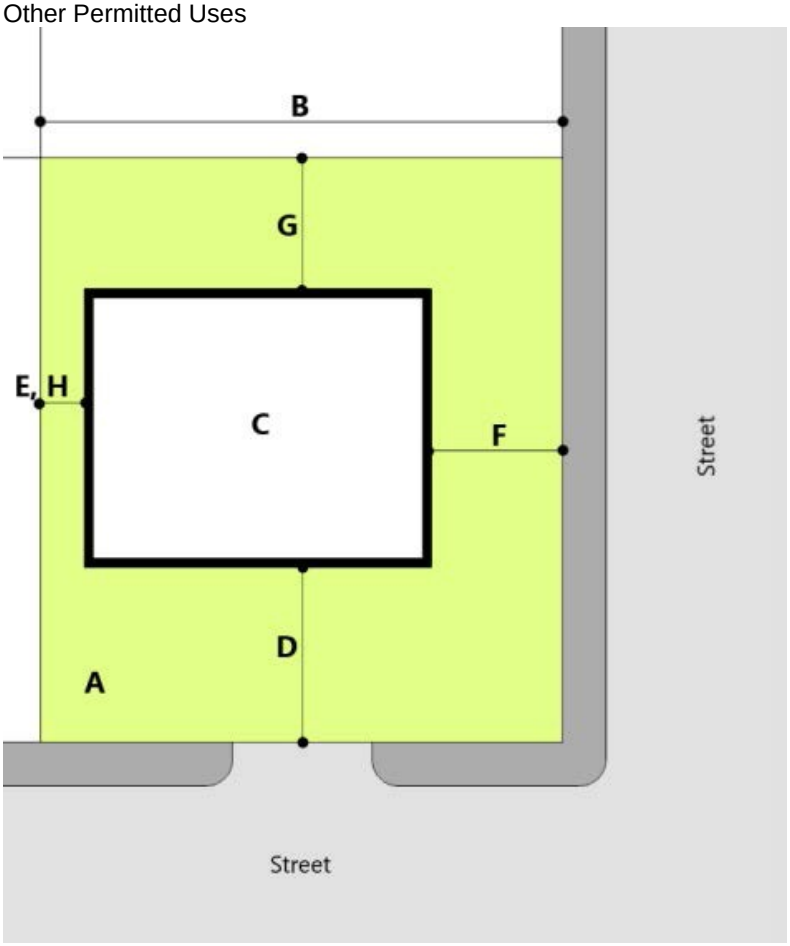
Three-Family, Four-Family, Multiple-Family, and Townhouse Cluster



A.	Min. Lot Area per Unit: 4,000 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 10 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 15 ft.

I.	Max. Building Height: 35 ft.
J.	Two (2) additional stories, for a total of four (4), may be permitted pursuant to an approved conditional use permit. Applicable bulk regulations will be determined as part of the CUP requirements.
K.	Min. Open Space: 20% of the area of the lot

Other Permitted Uses



A.	Min. Lot Area per Unit: None
B.	Min. Lot Width: None
C.	Max. Density: None
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 10 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 35 ft.
J.	Min. Open Space: 20% of the area of the lot

Parking Requirements	
1.	Garage spaces are counted toward parking requirements.
2.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
Performance Standards	
1.	Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title.
2.	Open storage is prohibited.
3.	Animal Enclosures: Animal enclosures are limited to those for domestic pets only.
4.	Special provisions for multi-family dwelling groups and open spaces shall comply with the requirements of section 9-8-7 of this title.
5.	Commercial Business Uses: Shall comply with the requirements of section 9-8-7 of this title.

	* There shall be no entrance to such business use, except from inside the multi-family building in which the use is located;
	* The business use shall be restricted to the ground floor or basement;
	* The floor area of such business use shall not exceed 25% of the ground floor area of the multi-family building in which the business use is located; and
	* There shall be no outside advertising signs for the business use.
6.	Timesharing Apartments: Timesharing apartments shall comply with the requirements of section 9-8-7 of this title.
7.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

ARTICLE I. MULTI-FAMILY MEDIUM DENSITY (MF-3)

SECTION:

9-7I-1: Purpose

9-7I-2: The Use Table For MF-3 Zone

9-7I-3: Height And Area Regulations

9-7I-1: PURPOSE:

This district is intended to accommodate moderate to high density multi-family uses while ensuring livability, open spaces, and a high level of landscaping and buffering. This district is appropriate for multi-family areas located near supporting transportation and commercial facilities where full urban services are available. The MF-3 District implements the multi-family residential master plan category. (Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

9-7I-2: THE USE TABLE FOR MF-3 ZONE:

NAICS	Uses (the Same with MF-2)	Permitted	Accessory	Conditional
NAICS	Uses (the Same with MF-2)	Permitted	Accessory	Conditional
	Apartment	X		
	Attached housing/Townhomes	X		
	Condominiums	X		
	Dwellings, multi-family	X		
	Dwellings, single-family detached	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Mixed use development	X		
	Planned unit development (townhouses, cluster units, condominiums, garden apartments)	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings[1]		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
112900	Horse ranches and stables			X
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		

623100	Nursing Care Facilities			X
623200	Residential Intellectual and Developmental Disability, Mental Health, and SAF (Facility for intermediate care)			X
623300	Continuing Care Retirement Communities and Assisted Living Facilities	X		
623900	Community residence - family	X		
623900	Community residence - transitional	X		
624410	Childcare facilities			X
711200	Sports Clubs (spectator sports)	X		
712100	Museums, Historical Sites, and Similar Institutions			X
713910	Golf Courses and Country Clubs			X
713940	Fitness and Recreational Sports Centers inc. Health clubs, gymnasiums, and sports (tennis) courts, etc.	X		
721199	Timesharing apartments			X
721199	Vacation home rental*	X		~~X~~
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
812310	Launderette		X	
813100	Religious Organizations	X		

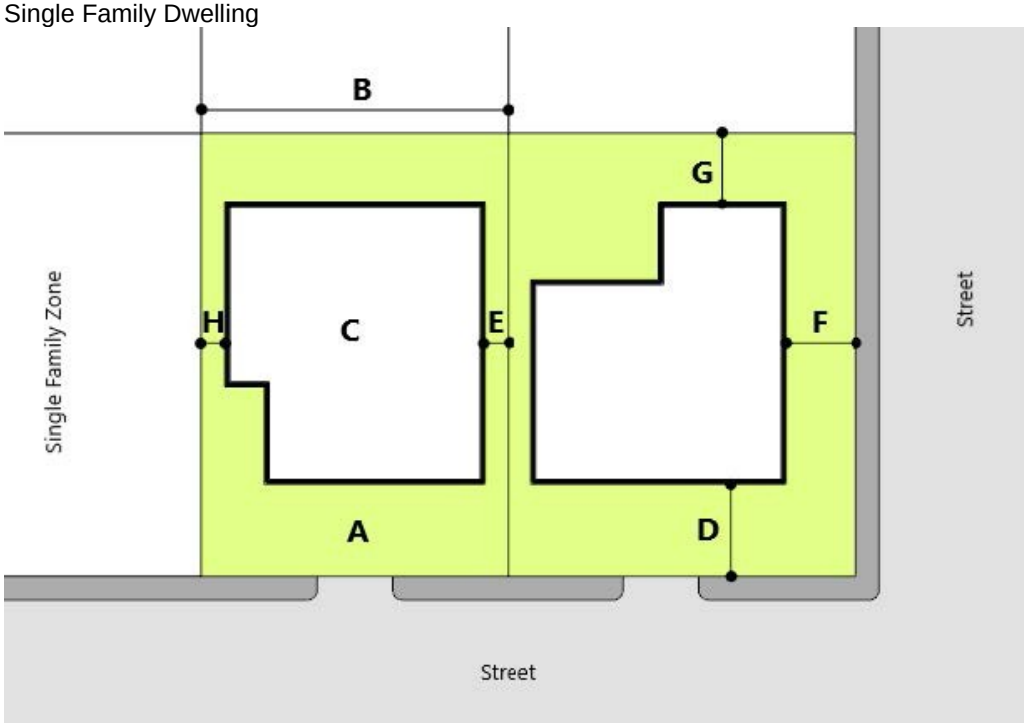
* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7I-3: HEIGHT AND AREA REGULATIONS:

Building Placement

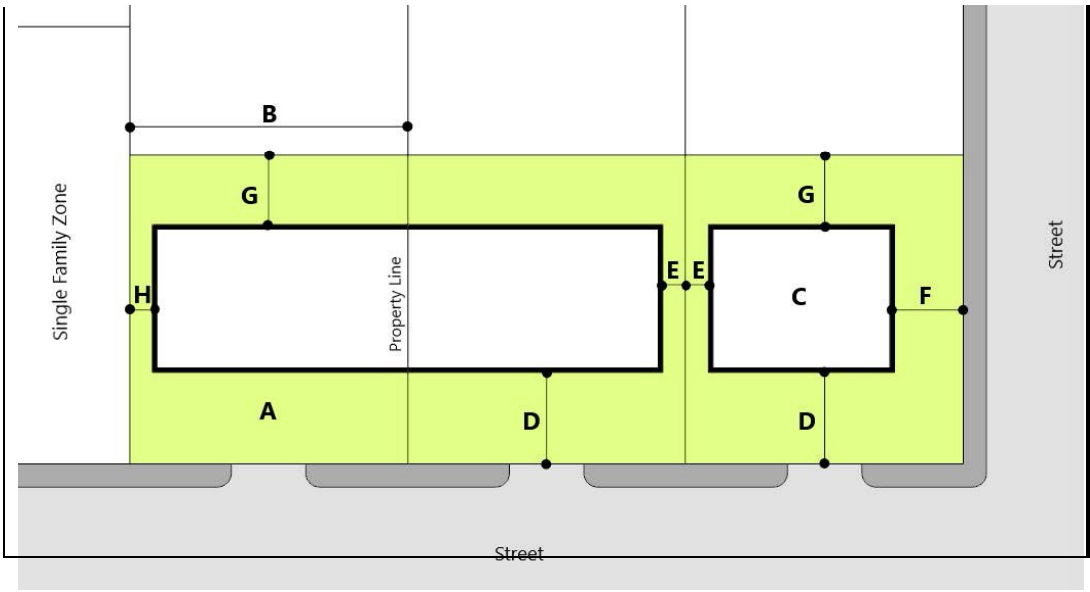
Single Family Dwelling



A.	Min. Lot Area per Unit: 6,000 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 7 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 5 ft.
F.	Min. Street Side Setback: 10 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

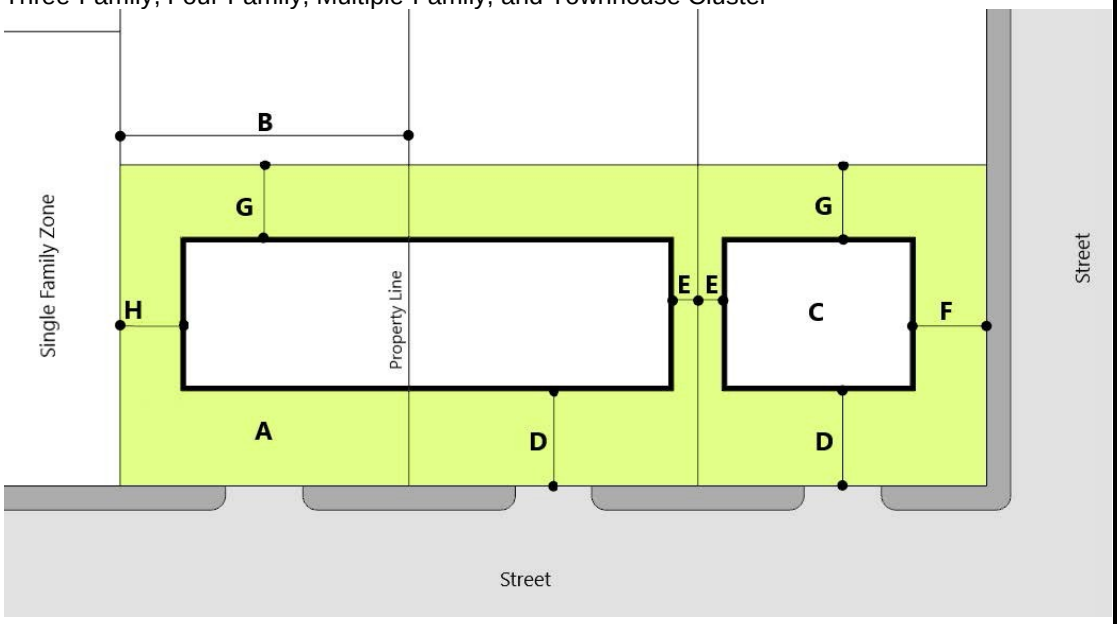
Two-Family Dwelling

A.	Min. Lot Area per Unit: 3,500 sq. ft.
B.	Min. Lot Width: 60 ft.



C.	Max. Density: 12 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 10 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

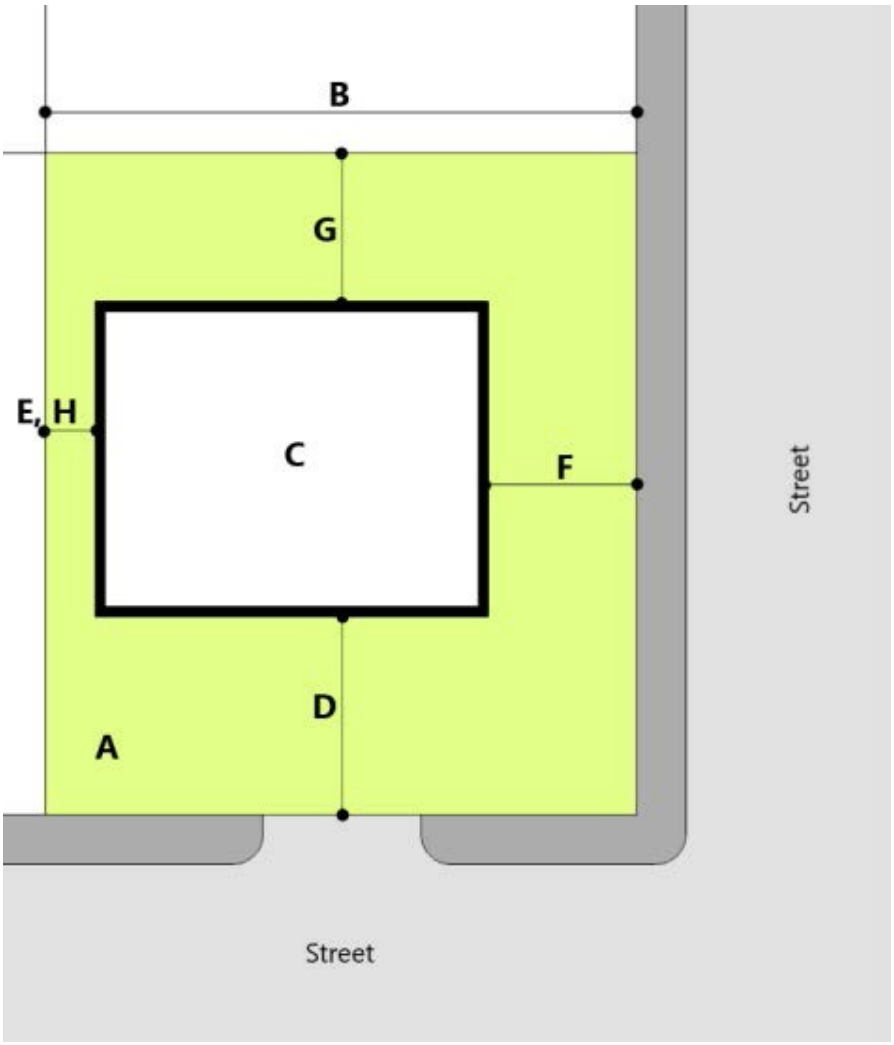
Three-Family, Four-Family, Multiple-Family, and Townhouse Cluster



A.	Min. Lot Area per Unit: 2,178 sq. ft.
B.	Min. Lot Width: 60 ft.
C.	Max. Density: 20 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 3 stories or 40 ft.
J.	Two (2) additional stories, for a total of four (4), may be permitted pursuant to an approved conditional use permit. Applicable bulk regulations will be determined as part of the CUP requirements.
K.	Min. Open Space: 20% of the area of the lot

Other Permitted Uses

A.	Min. Lot Area per Unit: None
B.	Min. Lot Width: None
C.	Max. Density: None
D.	Min. Front Setback: 20 ft.



E.	Min. Side Setback: 10 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 35 ft.
J.	Min. Open Space: 20% of the area of the lot

Parking Requirements	
1.	Garage spaces are counted toward parking requirements.
2.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
Performance Standards	
1.	Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title.
2.	Open storage is prohibited.
3.	Animal Enclosures: Animal enclosures are limited to those for domestic pets only.
4.	Additions to existing structures shall comply with the requirements of section 9-8-7 of this title.
5.	Special provisions for multi-family dwelling groups and open spaces shall comply with the requirements of section 9-8-7 of this title.
6.	Commercial Business Uses (Permitted): Shall comply with the requirements of section 9-8-7 of this title.
	* There shall be no entrance to such business use, except from inside the multi-family building in which the use is located;
	* The business use shall be restricted to the ground floor or basement;
	* The floor area of such business use shall not exceed 25% of the ground floor area of the multi-family building in which the business use is located; and,
	* There shall be no outside advertising signs for the business use.
7.	Timesharing Apartments: Timesharing apartments shall comply with the requirements of section 9-8-7 of this title.
8.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. 577, 7-14-2020; Ord. B24-004, 9-24-2024)

ARTICLE J. MULTI-FAMILY HIGH DENSITY (MF-4)

SECTION:

9-7J-1: Purpose

9-7J-2: The Use Table For MF-4 Zone

9-7J-3: Height And Area Regulations

9-7J-1: PURPOSE:

This district is intended to fulfill the need for high density multi-family residential development. It is appropriate in close proximity to shopping, schools and employment where full urban services and facilities are available. The MF-4 District implements the multi-family residential master plan category. (Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

9-7J-2: THE USE TABLE FOR MF-4 ZONE:

NAICS	Uses (the Same with MF-2)	Permitted	Accessory	Conditional
NAICS	Uses (the Same with MF-2)	Permitted	Accessory	Conditional
	Apartment	X		
	Attached housing/Townhomes	X		
	Condominiums	X		
	Dwellings, multi-family	X		
	Dwellings, single-family detached	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Mixed use development	X		
	Planned unit development (townhouses, cluster units, condominiums, garden apartments)	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings		X	
	Home occupations (See Chapter 8, Article A for more details)		X	
	Wildlife preserves			X
112900	Horse ranches and stables			X
531200	Offices of Real Estate Agents and Brokers			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623100	Nursing Care Facilities			X
623200	Residential Intellectual and Developmental Disability, Mental Health, and SAF (Facility for intermediate care)			X
623300	Continuing Care Retirement Communities and Assisted Living Facilities	X		
623900	Community residence - family	X		
623900	Community residence - transitional	X		
624410	Childcare facilities			X
711200	Sports Clubs (spectator sports)	X		
712100	Museums, Historical Sites, and Similar Institutions			X
713910	Golf Courses and Country Clubs			X

713940	Fitness and Recreational Sports Centers inc. Health clubs, gymnasiums, and sports (tennis) courts, etc.	X		
721199	Timesharing apartments			X
721199	Vacation home rental*	X		~~X~~
721300	Rooming and Boarding Houses, Dormitories, and Workers' Camp inc. Employee housing			X
812220	Cemeteries			X
812310	Launderette		X	
813100	Religious Organizations	X		

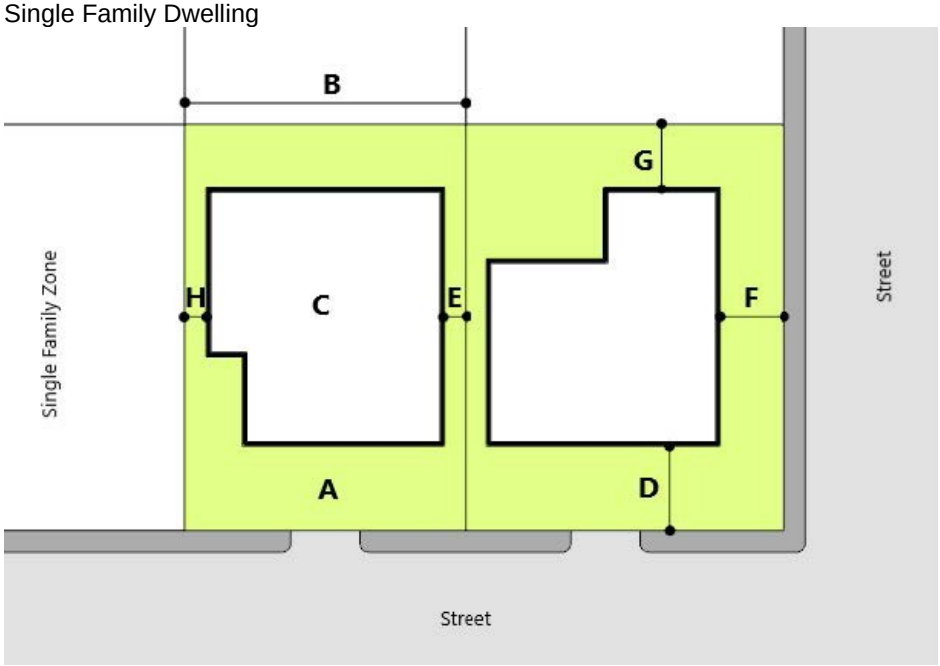
* Vacation home rental shall ~~only~~ be permitted ~~with the issuance of a conditional use permit~~, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly ~~permit~~ prohibit home rentals.

(Ord. B24-004, 9-24-2024)

9-7J-3: HEIGHT AND AREA REGULATIONS:

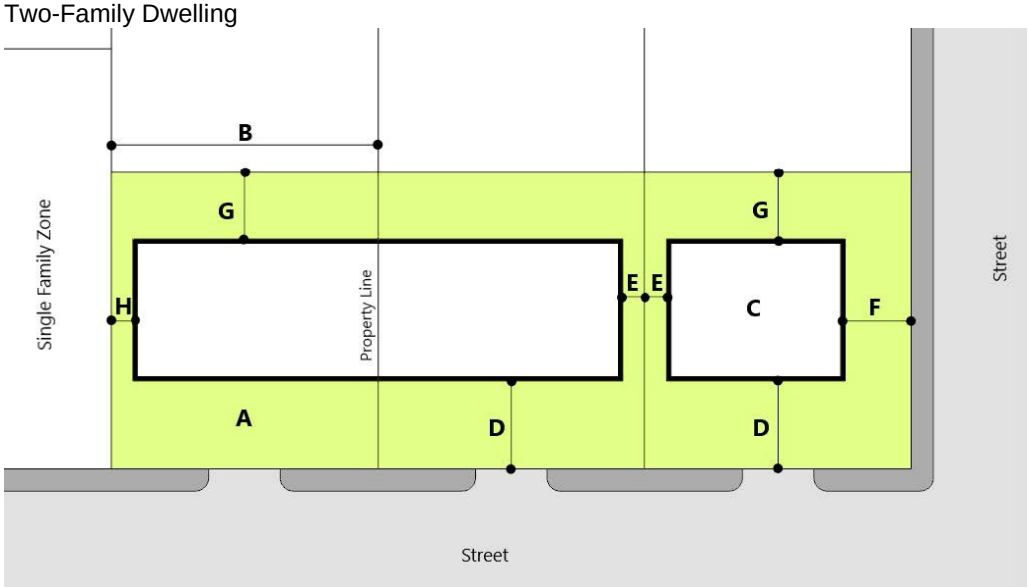
Building Placement

Single Family Dwelling



A.	Min. Lot Area per Unit: 5,000 sq. ft.
B.	Min. Lot Width: 50 ft.
C.	Max. Density: 8 dwelling units per acre
D.	Min. Front Setback: 15 ft.
E.	Min. Side Setback: 5 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 15 ft.
H.	Min. Setback from Single Family Zone: 5 ft.
I.	Max. Building Height: 35 ft.

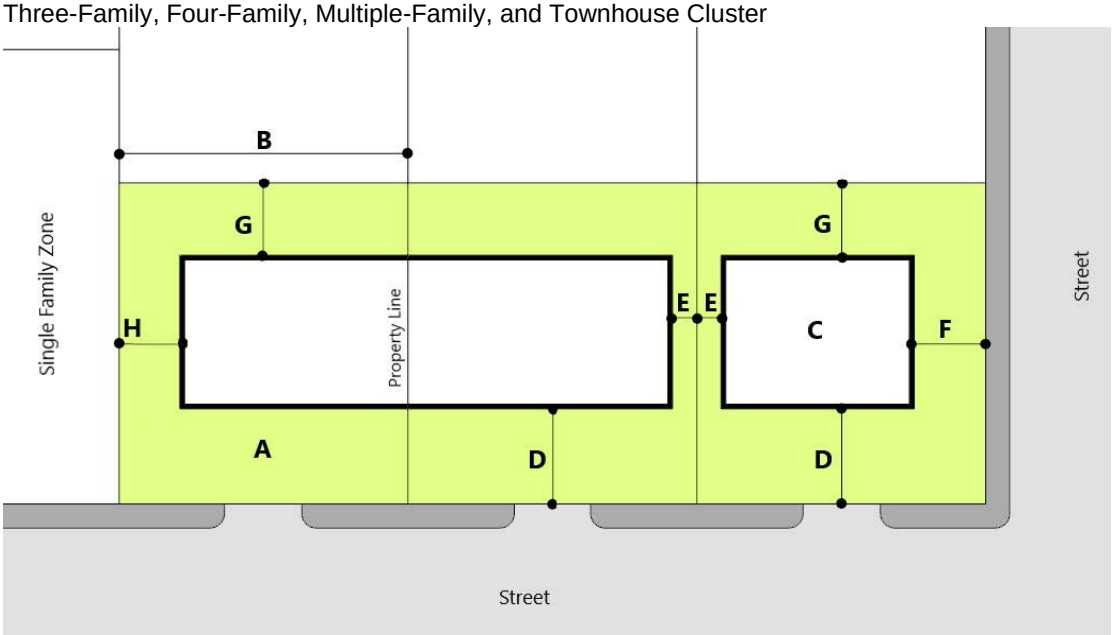
Two-Family Dwelling



A.	Min. Lot Area per Unit: 3,000 sq. ft.
B.	Min. Lot Width: 50 ft.
C.	Max. Density: 14 dwelling units per acre
D.	Min. Front Setback: 20 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 15 ft
G.	Min. Rear Setback: 20 ft.
H.	Min. Setback from Single Family Zone: 15 ft.

	I.	Max. Building Height: 35 ft.

Three-Family, Four-Family, Multiple-Family, and Townhouse Cluster



A.	Min. Lot Area per Unit: 1,742 sq. ft.
B.	Min. Lot Width: 50 ft.
C.	Max. Density: 25 dwelling units per acre
D.	Min. Front Setback: 15 ft.
E.	Min. Side Setback: 0 or 5 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Rear Setback: 20 ft.
H.	Min. Setback from Single Family Zone: 15 ft.
I.	Max. Building Height: 40 ft.
J.	Two (2) additional stories, for a total of four (4), may be permitted pursuant to an approved conditional use permit. Applicable bulk regulations will be determined as part of the CUP requirements.
K.	Min. Open Space: 20% of the area of the lot

Planned Unit Development/Conditional Use Permit	
A .	Specific projects in the MF-4 zone may be permitted as a Planned Unit Development (PUD) or a conditional use permit, where the development standards including mix of uses, building height, residential density, setbacks, off-street parking, required open space and landscaping, etc. are specifically determined through a public hearing process before the City Council or other decision-making body. Projects reviewed through a conditional use permit or planned unit development may be permitted to exceed twenty-five (25) dwelling units per acre.

B .	High Density Projects through CUP or PUD: For any project seeking CUP or PUD approval to exceed a residential density of twenty-five (25) dwelling units per acre (DUA) or to achieve mixed-use developments, the Planning Commission or City Council, in addition to the decision criteria listed in 9-5-3.E.3 and/or 9-7U-7 for CUPs and PUDs, must make affirmative findings with regard to the following criteria in order to approve the CUP or PUD allowing increased density:
	* The project site is located in an area with more intensive commercial, industrial, civic, mixed use, or multifamily residential uses, with ready access to arterial streets and urban amenities. Increased density projects are not generally appropriate for areas developed with a homogeneous fabric of low to medium density residential development. The Planning Commission or City Council must find that the proposed increase in density and/or building height will not be inappropriate given the pattern of surrounding development and the context of the site. Such higher density projects are expected to be most appropriate near industrial development, the Central Business District, and other areas of high intensity activity.
	* The project design works with the topography to minimize or mitigate the visual impact of the development. Designs which take advantage of landscape features to create visually interesting projects are encouraged.
C .	Any project seeking an increase in allowable density to over twenty-five (25) dwelling unit per acre shall hold a neighborhood meeting as described in MMC 9-5-1.C prior to the required public hearing.
	Parking Requirements
1.	Garage spaces are counted toward parking requirements.
2.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
	Performance Standards
1.	Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title.
2.	Open storage is prohibited.
3.	Animal Enclosures: Animal enclosures are limited to those for domestic pets only.
4.	Additions to existing structures shall comply with the requirements of section 9-8-7 of this title.
5.	Special provisions for multi-family dwelling groups and open spaces shall comply with the requirements of section 9-8-7 of this title.
6.	Commercial Business Uses (Permitted): Shall comply with the following requirements:
	a. There shall be no entrance to such business use, except from inside the multi-family building in which the use is located;
	b. The business use shall be restricted to the ground floor or basement;
	c. The floor area of such business use shall not exceed 25% of the ground floor area of the multi-family building in which the business use is located; and,
	d. There shall be no outside advertising signs for the business use.
7.	Timesharing Apartments: Timesharing apartments shall comply with the requirements of section 9-8-7 of this title.
8.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized in this district.

(Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B22-008, 10-11-2022; Ord. B24-004, 9-24-2024)

BILL AS ORDINANCE NO. B26-007

AN ORDINANCE OF THE CITY OF MESQUITE, NEVADA, AMENDING CHAPTER 7 OF TITLE 9 OF THE MESQUITE MUNICIPAL CODE REGARDING VACATION HOME RENTALS; REVISING ARTICLES C THROUGH J OF SAID CHAPTER; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the City Council of the City of Mesquite previously enacted Chapter 13 of Title 2 of the Mesquite Municipal Code to license and regulate the operation of vacation home rentals; and

WHEREAS, on June 9, 2026, the City Council enacted Bill No. B26-005 to comprehensively update the licensing, occupancy, operational, and enforcement standards governing vacation home rentals; and

WHEREAS, the City Council finds that the operational, safety, and enforcement standards enacted in Title 2 adequately protect the public health, safety, and welfare of residents without the need for site-by-site conditional use reviews for vacation home rentals within the city; and

WHEREAS, the City of Mesquite previously adopted Chapter 7 of Title 9 of the Mesquite Municipal Code, which governs residential zoning districts and dictates allowable land uses within the City; and

WHEREAS, revising the City's use tables across multiple residential zoning districts to change vacation home rentals from a conditional use to a permitted use streamlines municipal administration and provides regulatory clarity; and

WHEREAS, the City Council further finds that the proposed amendments are intended to support the public health, safety, and general welfare while balancing the interests of property owners, residents, visitors, and the community at large;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, NEVADA, AS FOLLOWS:

SECTION 1. Articles "C" through "J", of Chapter 7, of Title 9 of the Mesquite Municipal Code, relating to residential zoning districts are hereby amended as set forth in **EXHIBIT A**, attached hereto and incorporated herein by reference.

SECTION 2. If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no way affect the remaining provisions of this ordinance.

SECTION 3. All ordinances, parts of ordinances or chapters, sections or paragraphs contained in

the Mesquite Municipal Code in conflict herewith are hereby repealed.

SECTION 4. The City Clerk shall cause this ordinance to be published once immediately following its adoption, by title, together with the names of the council members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

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

SECTION 6. 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, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED, ADOPTED, AND APPROVED this_____day of_____, 2026.

By: _____
Jesse Whipple, Mayor

Attest:

By: _____
Julie Goodsell, City Clerk

AYE:

NAY:

ABSTAIN:

PUBLICATION DATE:

EFFECTIVE DATE:

Approved as to Form:

By: _____
Adam Anderson, City Attorney

AGENDA ITEM
Technical Review Meeting
Meeting Date: September 15, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Zoning

Application #ZCM-26- 002- Consideration of proposal by Mesquite Medical Center, LLC, to change the zoning on 10.82 acres from PUD/ High- Density Multifamily Residential (PUD/MF-4) to PUD/General Commercial (PUD/CR-2). The site is located at 1170 Birdie Lane, east of Falcon Ridge Parkway, between Bertha Howe Avenue and Birdie Lane, Clark County Assessor's Parcel # 001-18-101-031.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing and adopt Resolution R 26-026 to approve Master Plan Map Amendment Case No. ZCM-26-002 to amend the City's zoning map to change the zoning on Clark County Assessor's Parcel# 001-18-101-031 from PUD/High Density Multifamily Residential (PUD/MF-4) to PUD/Commercial-General (PUD/CR-2) as requested by the applicant.

Background:

The project site was rezoned by the City from PUD/CR-2 to PUD/MF-4 on April 26, 2005. A conditional use permit was also approved at that time to permit an overall residential density of 14.4 du/ac. The approved project planned for 154 units in thirteen (13) two-story 12-plex buildings. Tentative and final maps were approved for that project, however it was never built. The property owner now wants to change the zoning on the property back to the original CR-2 in order to accommodate the Smithâ€™s Marketplace project. It is also noted that Development of the site will require further City Council review for a conditional use permit for a gasoline service station, and Site Plan and Architectural Review as a â€œmajor site plan

reviewâ€,by the City Council (MMC 9-5-4.B.4) since the project site exceeds 10 acres.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Smiths Marketplace Resolution Exhibit A.pdf
- ZCM 26-002 Smith Marketplace staff memo.pdf
- ZCM 26-002 Smiths Marketplace zoning map amendment Resolution R26-026.pdf
- ZCM-26-002.pdf

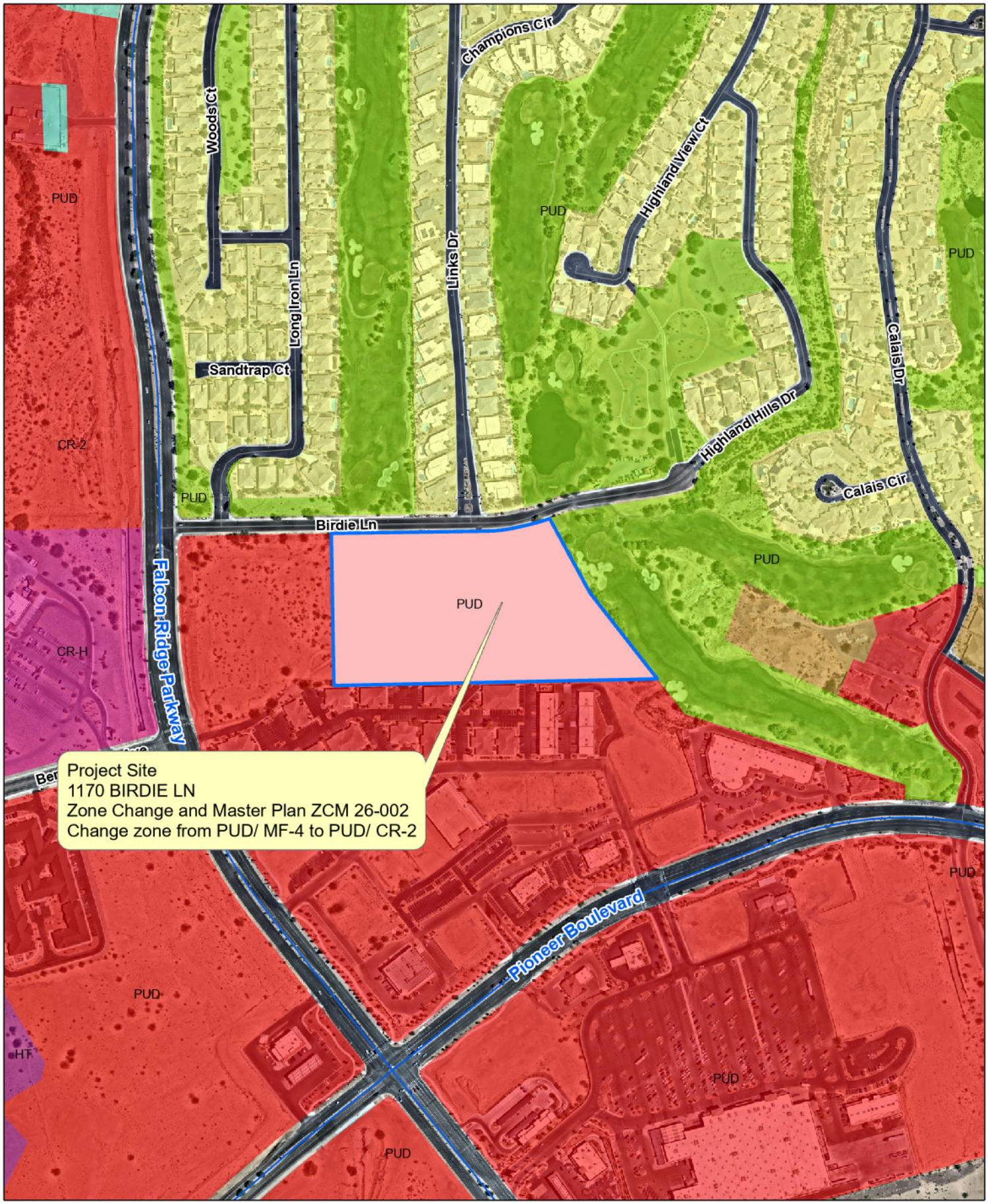


EXHIBIT A
RESOLUTION R26-026
Zone Change and Master Plan ZCM 26-002
Smith's Marketplace Change of Zone
1170 BIRDIE LN

Mesquite NV

City of Mesquite GIS
Date: 9/3/2026
Path: U:\Dans Documents\Project Permits\ZCM 26-002 Smiths Marketplace Change of Zone\SMITHS RESOLUTION EXA.aprx

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TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

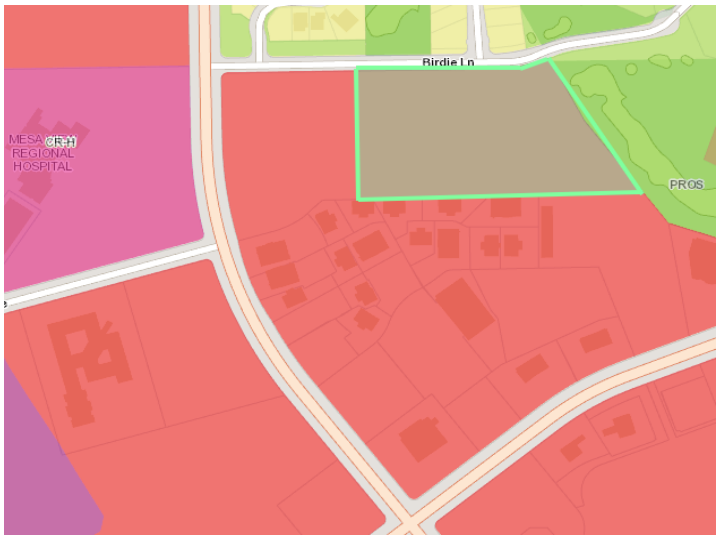
DATE: Technical Review- September 15, 2026
City Council- September 22, 2026

RE: **Application #ZCM-26-002-** Proposal by Mesquite Medical Center, LLC, to change the zoning on 10.82 acres from *PUD/ High-Density Multifamily Residential* (PUD/MF-4) to PUD/*General Commercial* (PUD/CR-2). The site is located at 1170 Birdie Lane, east of Falcon Ridge Parkway, between Bertha Howe Avenue and Birdie Lane, Clark County Assessor's Parcel # 001-18-101-031.

Project Description:

Mesquite Medical Center, LLC, own two parcels consisting of approximately 17.5 acres on the south side of Birdie Lane, extending east from Falcon Ridge Parkway. The west parcel is zoned *PUD/General Commercial* (PUD/CR-2). The east parcel (the subject property) is zoned *PUD/High Density Multifamily Residential* (PUD/MF-4). Both parcels are within the Falcon Ridge Planned Unit Development (PUD) and are zoned *Commercial* by the PUD. The applicant is proposing to change the underlying zoning of 1170 Birdie Lane from MF-4 to CR-2, so that both properties may be developed together as a commercial center under CR-2 zoning, with a Smith's Marketplace store currently planned as the anchor tenant.

Current zoning:



Surrounding zoning and land uses:

North: *SF* and *POSC*. Mesa Hills and The Reserve subdivisions; Falcon Ridge Golf Course Hole #8.

East: *POSC*. Hole #1 of the Falcon Ridge Golf Course

South: *CR-2*. Falcon Mesa Business Park

West: *CR-2*. Vacant. (Part of this project site.)

Key Facts

- Current Zoning:

Parcel 001-18-101-031 10.8 acres zoned *PUD/High-Density Multifamily* (MF-4)
Parcel 002-13-501-012 6.9 acres zoned *PUD/Commercial-General* (CR-2)

- Proposed Zoning: (Combined parcels) 17.7 acres to be zoned PUD/*Commercial-General* (CR-2) within the Falcon Ridge PUD

Background

The project site was rezoned by the City from PUD/CR-2 to PUD/MF-4 on April 26, 2005. A conditional use permit was also approved at that time to permit an overall residential density of 14.4 du/ac. The approved project planned for 154 units in thirteen (13) two-story 12-plex buildings. Tentative and final maps were approved for that project, however it was never built. The property owner now wants to change the zoning on the property back to the original CR-2 in order to accommodate the Smith's Marketplace project.

Analysis

The applicant is proposing to rezone the subject property (1 of 2 parcels under single ownership) to *PUD/Commercial-General* (PUD/CR-2) in preparation for a comparatively large commercial development (Smith's Marketplace). Development of the site will require further Site Plan and Architectural Review as a "major site plan review", by the City Council (MMC 9-5-4.B.4). It is also noted that the previous approvals included a requirement for an eight (8) foot wide trail along the south side of Birdie Lane. Staff will review this requirement when a site development plan is submitted for review.

Master Plan Amendment Procedures

The proposal is being processed as a Master Plan amendment. A neighborhood meeting has been scheduled by the Applicant for September 10, 2026.

Section 9-5-1 of the Municipal Code sets forth the requirements for amending the City's Master Plan (including changes to the zoning map). The section requires that the City Council make

specific findings when acting to amend the Master Plan. Staff suggests that the following findings can be made in support of the proposed amendments:

Consistency with Master Plan. The proposed amendment substantially complies with the policies and action programs of the master plan. The proposed CR-2 zoning would be consistent with the original zoning for the site and the land-use designation in the Falcon Ridge PUD.

Promotes The Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes and intent of the development code. The proposed commercial designation will be consistent with other development in the area. New development will be required to extend and install utilities, construct streets, driveways, parking areas, street frontage improvements, and provide drainage through the site.

Responds to Changed Conditions. The proposed zoning map amendment responds to changed conditions that have occurred since original adoption by the city council, and the requested amendment allows for a more desirable use and management of land within the land use and zoning districts. *General Commercial* zoning is intended for "retail, service, wholesale, office, and other general business uses of an intense character." Given the emerging commercial and business park character of the area (generally the Falcon Ridge/ Pioneer Boulevard area including the northeast quadrant of the intersection), staff believes that the proposed general commercial zoning will be more appropriate for the area than the existing multifamily residential zoning.

Recommendation

Staff recommends that the City Council hold a public hearing and **adopt Resolution R 26-026** to **approve** Master Plan Map Amendment Case No. ZCM-26-002 to amend the City's zoning map to change the zoning on Clark County Assessor's Parcel# 001-18-101-031 from *PUD/High Density Multifamily Residential* (PUD/MF-4) to *PUD/Commercial- General* (PUD/CR-2) as requested by the applicant.

Mesquite
Nevada

RESOLUTION NUMBER R26-026

CONSIDERATION OF ZONE CHANGE MASTER PLAN MAP AMENDMENT CASE NO. ZCM-26-002 TO REZONE 10.82 ACRES CURRENTLY ZONED *PUD/HIGH-DENSITY MULTI-FAMILY RESIDENTIAL* (PUD/MF-4) TO *PUD/GENERAL COMMERCIAL* (PUD/CR-2).

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/master plan 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 September 22, 2026, 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, Mesquite Medical Center, LLC, property owners, have requested to re-zone approximately 10.62 acres zoned *Planned Unit Development/ High Density Multifamily Residential* (PUD/ MF-4) to the *Planned Unit Development*/*General Commercial* (PUD/CR-2) zone;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mesquite, Nevada, does hereby adopt and endorse Zone Change/Master Plan Map Amendment #ZCM-26-002 to change the zoning and land-use designation for the subject property (APN# 001-18-810-031) from *Planned Unit Development/ High Density Multifamily Residential* (PUD/ MF-4) to the *Planned Unit Development*/*General Commercial* (PUD/CR-2) zone as shown on Exhibit A.

IN WITNESS WHEREOF, the Mesquite City Council hereby adopts Resolution R26-026 for the reasons and purposes set forth herein on this 22nd day of September, 2026.

THE CITY OF MESQUITE, NEVADA

By:_____
Jesse Whipple, Mayor

Attest:

By: _____
Julie Goodsell, City Clerk

Approved as to Form:

By:_____
Adam Anderson, City Attorney

Mesquite
Nevada

Zone Change/Master Plan Amendment

Project Information

Project Name Smith's SMC #343 Marketplace

Project Location 1170 Birdie Lane

Assessor's Parcel Number(s) 00118101031

Existing Zoning/Land Use PUD Multi-Family High Density (MF-4) Gross Acres 10.82

Proposed Zoning/Land Use PUD Regional Commercial 2 (CR-2) Gross Acres 10.82

☒ Please attached Letter of Expected Impact (see checklist on back)

Applicant Signature [signature] Date 08/11/26

Applicant Information

Property Owner(s) Smith's Food & Drug Centers, Inc., an Ohio corporation

Mailing Address 1550 South Redwood Road, Salt Lake City, UT 84104

Phone No 801-974-1159 Email daniel.padron@kroger.com Fax No

Applicant (if different than Owner) AWA

Mailing Address 1385 West 2200 South, Suite 300, Salt Lake City, UT 84119

Phone No 702-370-6962 Email rickm@awaeng.com Fax No

Contact Person/Representative (if different than Owner) Troy Wolverton

Mailing Address 1385 West 2200 South, Suite 300, Salt Lake City, UT 84119

Phone No 702-370-6962 Email rickm@awaeng.com Fax No

Office Use Only

Case No ZCM-26-002 Application Fee $ 600

Date Received 8/12/26 Noticing Fee $ 300

Received By JR 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 1170 Birdie Lane, Mesquite, Nevada 89027

Assessor's Parcel No(s) 0118101031

Applicant Information

Property Owner(s) Mesquite Medical Center, LLC (Gary Frey, Manager)

Mailing Address 12246 La Prada Place, Las Vegas, Nevada 89138

Applicant (if different than Owner) AWA

Mailing Address 1385 South 2200 West, Suite 300, Salt Lake City, UT 84119

(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.

Mesquite Medical Center LLC

Property Owner Signature _____ Print Name Gary M Frey manager

Applicant Signature _____ Print Name _____

Notary Public	
SUBSCRIBED AND SWORN TO BEFORE ME THIS	**DAY OF**
BY	**AS THE OWNER/APPLICANT**
NOTARY PUBLIC	**MY COMMISSION EXPIRES**

PLEASE SEE ATTACHED NOTARY DOCUMENT

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th (Date) day of June (Month), 20 26 (Year), by

(1) Gary M. Frey

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CESILIA A. AGUILAR
Notary Public - California
Los Angeles County
Commission # 2479445
My Comm. Expires Jan 13, 2028

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner/Applicant Affidavit

Document Date: 6/12/26 Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

20060407-0002922

Fee: $16.00 RPTT: $11,153.70
N/C Fee: $0.00

04/07/2006 14:18:26
T20060061937
Requestor:
TICOR TITLE OF NEVADA INC

Frances Deane KGP
Clark County Recorder Pgs: 4

APN No: 001-18-110-001

Space Above for Recorder's Use Only

R.P.T.T.: $ 11,153.70

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, SUNRISE OAKS LTD., LIMITED PARTNERSHIP, a Nevada Limited Partnership, as to its undivided fifty-eight and three-tenths percent (58.3%) interest, does hereby Grant, Bargain, Sell and Convey to

MESQUITE MEDICAL CENTER, LLC, a Nevada limited liability company,

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUNRISE OAKS, LTD., LIMITED PARTNERSHIP, a Nevada limited partnership

By: JJE Enterprises, LLC, a Nevada limited liability company, its General Partner

By: Joseph Ebner
Joseph Ebner, Manager

ASSESSOR'S COPY

NOTARY ACKNOWLEDGMENT FOR GRANT, BARGAIN, SALE, DEED

MELISSA VITELA
Notary Public, State of Nevada
Appointment No. 03810651
My Appt. Expires March 7, 2007

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on April 4, 2006, by Joseph Ebner, as Manager of JJE Enterprises, LLC, a Nevada limited liability company, the General Partner of Sunrise Oaks, Ltd., Limited Partnership, a Nevada limited partnership.

Melissa Vitela
Notary Public
My Commission Expires: 3/7/07

WHEN RECORDED MAIL TO:

Mesquite Medical Center, LLC
870 Seven Hills Drive, Suite 201
Henderson, Nevada 89052

MAIL TAX STATEMENTS TO:

Mesquite Medical Center, LLC
870 Seven Hills Drive, Suite 201
Henderson, Nevada 89052

ASSESSOR'S COPY

EXHIBIT A
LEGAL DESCRIPTION

Lot 2A20 of FALCON RIDGE BUSINESS PARK, a Commercial Subdivision, as shown by map thereof on file in Book 101 of Plats, Page 62, in the Office of the County Recorded, Clark County, Nevada.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 001-18-110-001 69
   b) _____
   c) _____
   d) _____
2. Type of Property:
   a) ☒ Vacant Land b) ☐ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other_____

FOR RECORDER'S OPTIONAL USE ONLY
Book:_____ Page:_____
Date of Recording:_____
Notes:

3. Total Value/Sales Price of Property $ 3,750,929.00
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ 2,186,791.60
   Real Property Tax Due: $ 11,153.70

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: [redacted] 58.3%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Title Agent

Signature _____ Capacity

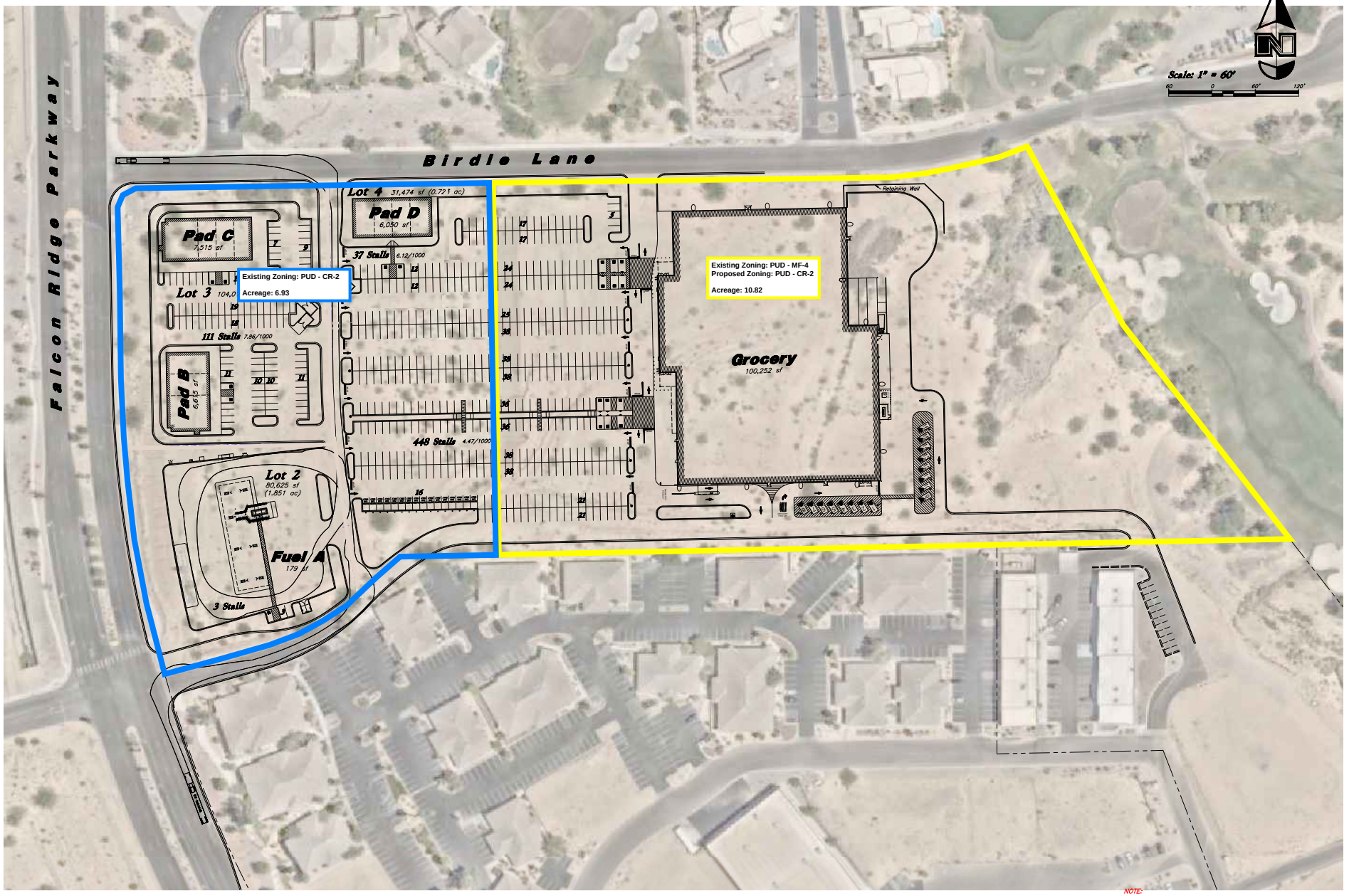
SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Sunrise Oaks	Print Name: Mesquite Medical
Address:	Address: 870 Seven Hills Dr. #201
City: Same.	City: Henderson
State: _____ Zip:	State: NV Zip: 89052

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buy)
Print Name Ticor Title of Nevada, Inc. Escrow #
Address 777 N. Rainbow Blvd., #150
City: Las Vegas State: NV Zip: 89107

AN ADDITIONAL RECORDING FEE OF $1.00 WILL APPLY FOR EACH DECLARATION OF VALUE TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

2922

ASSESSOR COPY



NOTE:

This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

AWA
8242 North Redwood Road
Salt Lake City, Utah 84116
(801) 521-8529 - awaeng.com

REV | DATE | DESCRIPTION

CLIENT INFORMATION:
Smiths/Kroger

CLIENT LOGO:

Site Development Plan

SMC#343 - Mesquite
Falcon Ridge Parkway & Birdie Lane
Mesquite, Nevada

Project No:	smc343
Designer:	JR
PM:	JR
QCM:	XX
Final Review:	XX

smc343 CSP B2

23 Apr, 2026

SHEET NO.
B2

August 11th, 2026

City of Mesquite Development Services Department
Planning & Zoning Division
10 E. Mesquite Boulevard
Mesquite, Nevada 89027

RE: Zone Change Justification Letter for Smith's SMC 343 Marketplace

To Whom It May Concern:

Smith's Food & Drug Center is requesting approval of a **Zone Change** for the property located at 1170 Birdie Lane, Mesquite, Nevada. The subject property consists of approximately 10.82 acres and is identified as Assessor's Parcel Number 00118101031.

The property is currently zoned PUD Multi-Family High Density (MF-4). The requested zone change is to PUD Regional Commercial (CR-2) to allow development of a 100,252 square-foot Smith's Marketplace grocery store, a fuel center, and multiple commercial outpads.

SITE OVERVIEW

The subject property is located along Falcon Ridge Parkway and Birdie Lane, near Bertha Howe Avenue. The site is currently vacant and is situated north of the existing commercial development.

Surrounding land uses include Falcon Ridge Golf Course and associated residential development to the north and east, commercial uses to the south, and medical/office uses to the west across Falcon Ridge Parkway. The area includes a mix of commercial, medical, hospitality, recreational, and residential uses. The subject property is located at the northern edge of an established commercial area and is directly accessible from Falcon Ridge Parkway.

ZONE CHANGE REQUEST

The proposed PUD Regional Commercial (CR-2) zoning will allow the property to be developed as a coordinated commercial center anchored by Smith's Marketplace. The proposed grocery store, fuel center, and outpads will provide grocery, fueling, retail, and service uses for residents, visitors, and nearby businesses.

The requested zoning is consistent with the commercial zoning and character of the area to the west adjacent property along Falcon Ridge Parkway and south of the site along the West Pioneer Boulevard corridor. The property's location along Falcon Ridge Parkway provides appropriate visibility and access for a regional commercial use, while the site layout and development standards can address transitions to the golf course and residential areas to the north and east.

The existing PUD Multi-Family High Density (MF-4) zoning is less suitable for the property given the site's frontage, access, and relationship to surrounding commercial and medical/office

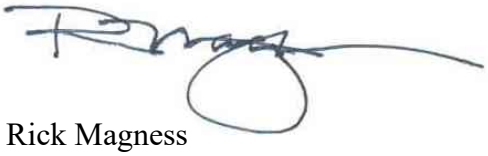
uses. The proposed CR-2 zoning provides a more appropriate framework for development of the site and supports a logical extension of the existing commercial activity in the area.

SITE DEVELOPMENT

The proposed development will be reviewed through the applicable City processes for access, circulation, parking, landscaping, lighting, drainage, utilities, building design, and public improvements. Final plans will be coordinated with City staff to ensure compliance with applicable zoning, engineering, building, fire, and development standards.

It is anticipated that the information contained within will be found sufficient to support the requested Zone Change approval. If there are any questions or if additional information is needed, please contact Rick Magness at 702-370-2962 or rickm@awaeng.com.

Sincerely,



Rick Magness

Development Services Project Manager

AWA
A Galloway Company
1385 W 2200 S, Suite 300
Salt Lake City, UT 84119
801.521.8529 • GallowayUS.com

August 3rd, 2026

City of Mesquite
10 East Mesquite Boulevard
Mesquite, Nevada 89027

RE: Letter of Expected Impact
Falcon Ridge & Birdie Lane (APN: 001-18-101-031)

To Whom It May Concern,

On behalf of the applicant, AWA, and the property owner, Mesquite Medical Center, LLC., respectfully submit this Letter of Expected Impact in support of the Zone Change / Master Plan Amendment application for the proposed commercial development project in Mesquite, Nevada.

INTRODUCTION
The applicant is requesting approval to rezone approximately 10.82 acres located along Birdie Lane from MF-4 to CR-2. The proposed zone change would allow the property to be developed with commercial uses consistent with the intent and development standards of the requested zoning district.

PROPOSED DEVLEOPMENT
The project is anticipated to include a 100,252-square-foot commercial store, multiple outpads, and a fuel center. Supporting improvements will include parking areas, internal access drives, landscaping, site lighting, utility connections, drainage facilities, and other related civil improvements. The final site layout and required infrastructure improvements will be refined through coordination with the City of Mesquite, Virgin Valley Water District, and other applicable reviewing agencies during the entitlement, design, and permitting processes.

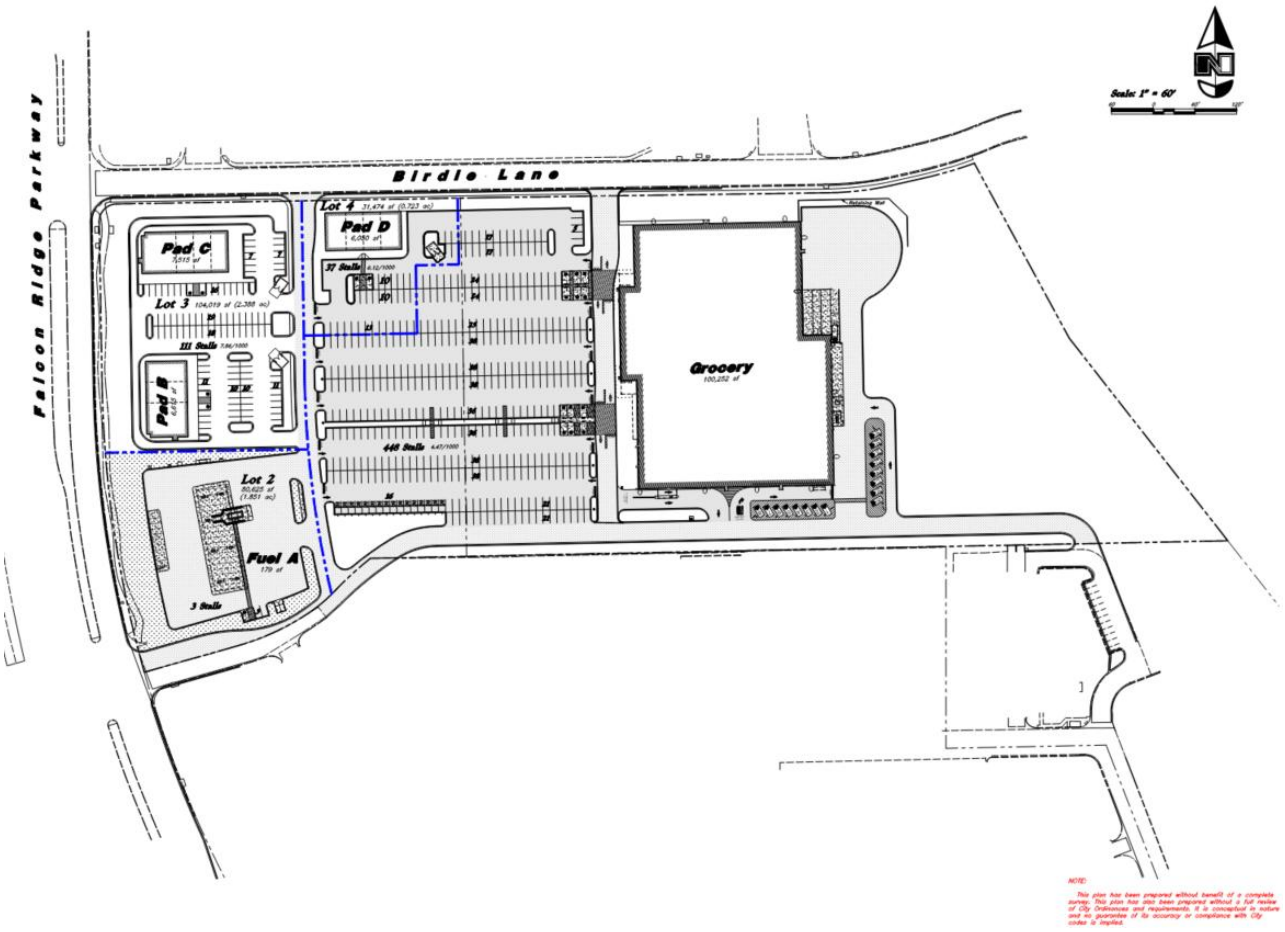
PROPOSED PROJECT SCHEDULE

Finalize Rezone Change	September 14, 2026
Close on Property	October 9, 2026
Begin Civil Design	February 15, 2027
Start Construction	January 6, 2028
Store Grand Opening	January 10, 2028

FIGURE 1 - VICINITY MAP



FIGURE 2 - SITE DEVELOPMENT PLAN



UTILITY/INFRASTRUCTURE SOURCING

UTILITY	ANTICIPATED SOURCE OR METHOD OF SERVICE
Water	Service through Virgin Valley Water District facilities.
Sanitary Sewer	Connection to existing or extended Sanitary Sewer, subject to City of Mesquite review.
Storm Drainage	On-site drainage collection, conveyance, and discharge/detention facilities to be designed through the drainage study and civil plans.
Electric	Service from Overton Power District existing utility, subject to provider review.
Natural Gas	Service from Southwest Gas Corporation existing utility, subject to provider review.
Telecommunications	Service from TDS Telecom and/or Rio Virgin Telephone Company existing utility, subject to provider review.

TRIP GENERATION COMPARISON REPORT
See Appendix A for full report

Executive Summary

The report showed the following recommendations/conclusions:

- The signalized intersections were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- For the Falcon Ridge Pkwy and Bertha Howe intersection, the additional development traffic was sufficient to warrant a signal based on Peak Hour, 4-Hour and 8-Hour warrants.

- The unsignalized intersections and accesses were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- Signs and striping should be consistent with MUTCD and Mesquite City standards.

- The development should be approved as proposed.

Smith's Marketplace Development - Mesquite, Nevada
Table One
AM Peak Hour Trip Generation

Facility	ITE Land Use	Area 1,000 sf / lane	Trip Rate	Trips	Internal Trip %	External Trips	Pass-by %	Pass-by Trips	Primary %	Primary Trips
Free-Standing Discount Superstore	813	100.26	1.88	189	2%	**186**	29%	**54**	71%	**132**
Gasoline/Service Station	944	14.00	11.32	159	20%	**128**	63%	**81**	37%	**47**
Fast Casual Restaurant	930	3.00	1.58	5	2%	**5**	50%	**3**	50%	**2**
Strip Retail Plaza (<40k)	822	3.62	3.93	15	2%	**15**	0%	**0**	100%	**15**
Fast Casual Restaurant	930	3.00	1.58	5	2%	**5**	50%	**3**	50%	**2**
Strip Retail Plaza (<40k)	822	4.52	3.93	18	2%	**18**	0%	**0**	100%	**18**
Strip Retail Plaza (<40k)	822	6.05	3.93	24	2%	**24**	0%	**0**	100%	**24**
Total						**381**		**141**		**240**

Smith's Marketplace Development - Mesquite, Nevada
Table Two
AM Peak Hour Primary and Pass-by Trips

Facility	ITE Land Use	In %	Out %	Pass-by Trips	Pass-by Inbound Trips	Pass-by Outbound Trips	Primary Trips	Primary Inbound Trips	Primary Outbound Trips
Free-Standing Discount Superstore	813	56%	44%	54	**30**	**24**	132	**74**	**58**
Gasoline/Service Station	944	50%	50%	81	**41**	**40**	47	**24**	**23**
Fast Casual Restaurant	930	64%	36%	3	**2**	**1**	2	**1**	**1**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	15	**8**	**7**
Fast Casual Restaurant	930	64%	36%	3	**2**	**1**	2	**1**	**1**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	24	**13**	**11**
Total				**141**	**75**	**66**	**240**	**131**	**109**

Smith's Marketplace Development - Mesquite, Nevada
Table Three
PM Peak Hour Trip Generation

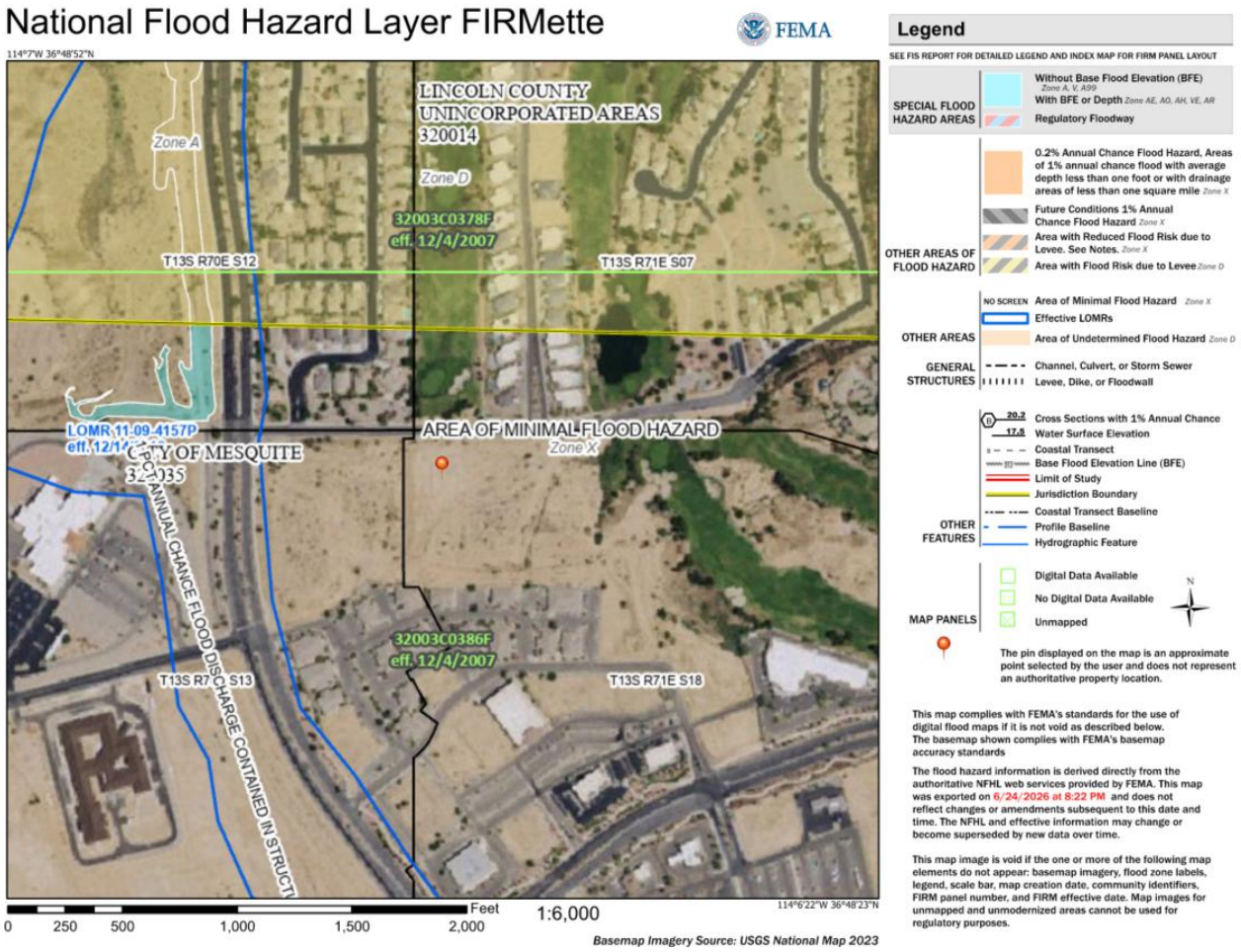
Facility	ITE Land Use	Area 1,000 sf / lane	Trip Rate	Trips	Internal Trip %	External Trips	Pass-by %	Pass-by Trips	Primary %	Primary Trips
Free-Standing Discount Superstore	813	100.26	4.32	434	7%	**404**	29%	**117**	71%	**287**
Gasoline/Service Station	944	14.00	14.23	200	20%	**160**	57%	**91**	43%	**69**
Fast Casual Restaurant	930	3.00	14.35	44	7%	**41**	55%	**23**	45%	**18**
Strip Retail Plaza (<40k)	822	3.62	6.29	23	7%	**22**	40%	**9**	60%	**13**
Fast Casual Restaurant	930	3.00	14.35	44	7%	**41**	55%	**23**	45%	**18**
Strip Retail Plaza (<40k)	822	4.52	6.29	29	7%	**27**	40%	**11**	60%	**16**
Strip Retail Plaza (<40k)	822	6.05	6.29	39	7%	**37**	40%	**15**	60%	**22**
Total						**732**		**289**		**443**

Smith's Marketplace Development - Mesquite, Nevada
Table Four
PM Peak Hour Primary and Pass-by Trips

Facility	ITE Land Use	In %	Out %	Pass-by Trips	Pass-by Inbound Trips	Pass-by Outbound Trips	Primary Trips	Primary Inbound Trips	Primary Outbound Trips
Free-Standing Discount Superstore	813	49%	51%	117	**57**	**60**	287	**141**	**146**
Gasoline/Service Station	944	50%	50%	91	**46**	**45**	69	**35**	**34**
Fast Casual Restaurant	930	53%	47%	23	**12**	**11**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	9	**5**	**4**	13	**7**	**6**
Fast Casual Restaurant	930	53%	47%	23	**12**	**11**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	11	**6**	**5**	16	**8**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	15	**8**	**7**	22	**11**	**11**
Total				**289**	**146**	**143**	**443**	**222**	**221**

FEMA FLOODPLAIN STATUS

This property lies withing flood zone X as Designated on FEMA Flood Insurance Rate Map City of Mesquite and incorporated areas map number 32003C0386F dated 4 December 2007. Flood zone X is defined as," Area of minimal flood hazard" and LOMR 11-09-4157P effective 12 December 2012 being a part of the 1-Percent-Annual-Change flood discharge contained in structure.



The applicant will provide the final FEMA floodplain designation in the project drainage study or civil submittal. If any portion of the property is located within a regulated floodplain or flood hazard area, the applicant will coordinate with the City and applicable agencies to obtain required approvals and design the project accordingly.

PUBLIC AGENCY PERMITS AND APPROVALS

AGENCY/ENTITY	ANTICIPATED REVIEW OR APPROVAL
City of Mesquite	Zone Change/Master Plan Amendment, Site Development Plan Review, Drainage Study Review, Traffic Generation Review, Civil Improvement Plan, Grading Permit, Building Permit, Sign Permit, Certificate of Occupancy
Virgin Valley Water District	Water Service Review, Water Network Analysis, Service Approval, and Water Improvement Plan Approval
Utility Providers	Electric, Gas, Telecommunications, and related service approvals
Fire Authority Review	Fire Access, Fire-Flow, Hydrant, and Life-Safety
NDOT	Review if any project access or improvement affect NDOT right-of-way
NDEP	Construction stormwater and all other Environmental Permits
Other Agencies	Any additional state, federal, or local approvals determined necessary during project review

IMPACT TO SURROUNDING PROPERTIES

APN	Relation to Development	Land Use	Zoning	Proposed Development Effect on Property
00107301049	North	Parks, Recreation, and Open Space	PUD – PROS	N/A
00107417033	North	Park, Recreation, and Open Space	PUD – SF	N/A
00107417034	North	Single-Family Residential	PUD – SF	N/A
00213510010	South	Commercial General	PUD – CR-2	Added Private Roadway, Traffic
00118114015	South	Commercial General	PUD – CR-2	Added Private Roadway, Traffic
00118114016	South	Commercial General	PUD – CR-2	Added Private Roadway, Traffic
00118114017	South	Commercial General	PUD – CR-2	Added Private Roadway, Traffic
00118114005	South	Commercial General	PUD – CR-2	Added Private Roadway, Traffic
00785900866	West	Commercial General	PUD – CR-2	Construction
00881300842	East	Park, Recreation, and Open Space	PUD - PROS	N/A

The proposed commercial development is not expected to create an isolated or incompatible land use. The project will be designed to provide appropriate access, circulation, screening, lighting control, and utility service in a manner that respects surrounding properties.

CONCLUSION

The proposed SMC 343 project will allow development of a new commercial store use on the subject property and will provide associated site, access, utility, drainage, and landscape improvements. The applicant intends to work closely with the City of Mesquite and all applicable agencies to identify and mitigate project-related impacts through the entitlement, civil design, permitting, and construction process.

We hope this Letter of Expected Impact satisfies the City of Mesquite's requirements for the Zone Change / Master Plan Amendment application. Please contact Rick Magness at (702) 370-6962 or rickm@awaeng.com with any questions or if additional information is required.

Regards,

AWA, a Galloway Company

A Galloway Company
1385 W 2200 S, Suite 300
Salt Lake City, UT 84119
801.521.8529 • GallowayUS.com

APPENDIX A

Traffic Impact Study

Traffic Impact Study

August 2026

Smith's Marketplace Retail Development – Mesquite , NV



Prepared By:
Anderson Wahlen & Associates, Inc.
(AWA) 2010 N. Redwood Rd.
Salt Lake City, UT 84116
Phone (Office): (801) 521-8529

Land Development Consultants

A Report Prepared for:

Traffic Impact Analysis
Smith's Marketplace Development
Falcon Ridge Parkway and Bertha Howe Lane
Mesquite, Nevada

Prepared by:

_____
Randy Wahlen

Reviewed by:

_____
Troy Wolverton, PE

Date: ###
AWA Project Number: ###

Smith's Marketplace Retail Development TIS

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IV. Projected Traffic 10

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b. Unsignalized Analysis 24
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I. Executive Summary

The report showed the following recommendations/conclusions:

- The signalized intersections were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- For the Falcon Ridge Pkwy and Bertha Howe intersection, the additional development traffic was sufficient to warrant a signal based on Peak Hour, 4-Hour and 8-Hour warrants

- The unsignalized intersections and accesses were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- Signs and striping should be consistent with MUTCD and Mesquite City standards.

- The development should be approved as proposed.

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II. Project Description

The following traffic study was scoped and completed with the following:

- Gathering traffic counts/projections at existing intersections/accesses:
  - Falcon Ridge Pkwy and Birdie Lane
  - Falcon Ridge Pkwy and Bertha Howe Ave.
  - Falcon Ridge Pkwy and Pioneer Blvd.
  - Falcon Ridge Pkwy and I-15 WB Ramp - Roundabout
  - Falcon Ridge Pkwy and I-15 EB Ramp – Roundabout
  - Birdie Lane and Long Iron Lane
  - Birdie Lane and Links Drive
- Analyze Project Accesses:
  - Access A – Birdie Lane (Westmost Access)
  - Access B – Birdie Lane (Eastmost Access)
- Trip Generation based on the conceptual land use plan.
- Analyses of the nearby intersections and accesses to the site

Figure One shows a vicinity map of the site.

Figure Two shows the count locations and lane configurations.

Figure Three shows the conceptual site plan.

Falcon Ridge Parkway is three lanes northbound/southbound with a left turn and right turn auxiliary lanes near the Bertha Howe intersection. The speed limit is posted at 35 mph.



AWA	Figure One	Smith's Marketplace - Mesquite, Nevada Vicinity Map



AWA	Figure Two	Smith's Marketplace - Mesquite, Nevada Existing Traffic Count Locations



AWA	Figure Three	Smith's Marketplace - Mesquite, Nevada Concept Site Plan

III. Existing Traffic

Intersection counts for study area intersections and access were made on Thursday, July 9, 2026. Counts were made in 15-minute intervals. The Peak Hours were from 8:00 AM to 9:00 AM and from 4:00 PM to 5:00 PM.

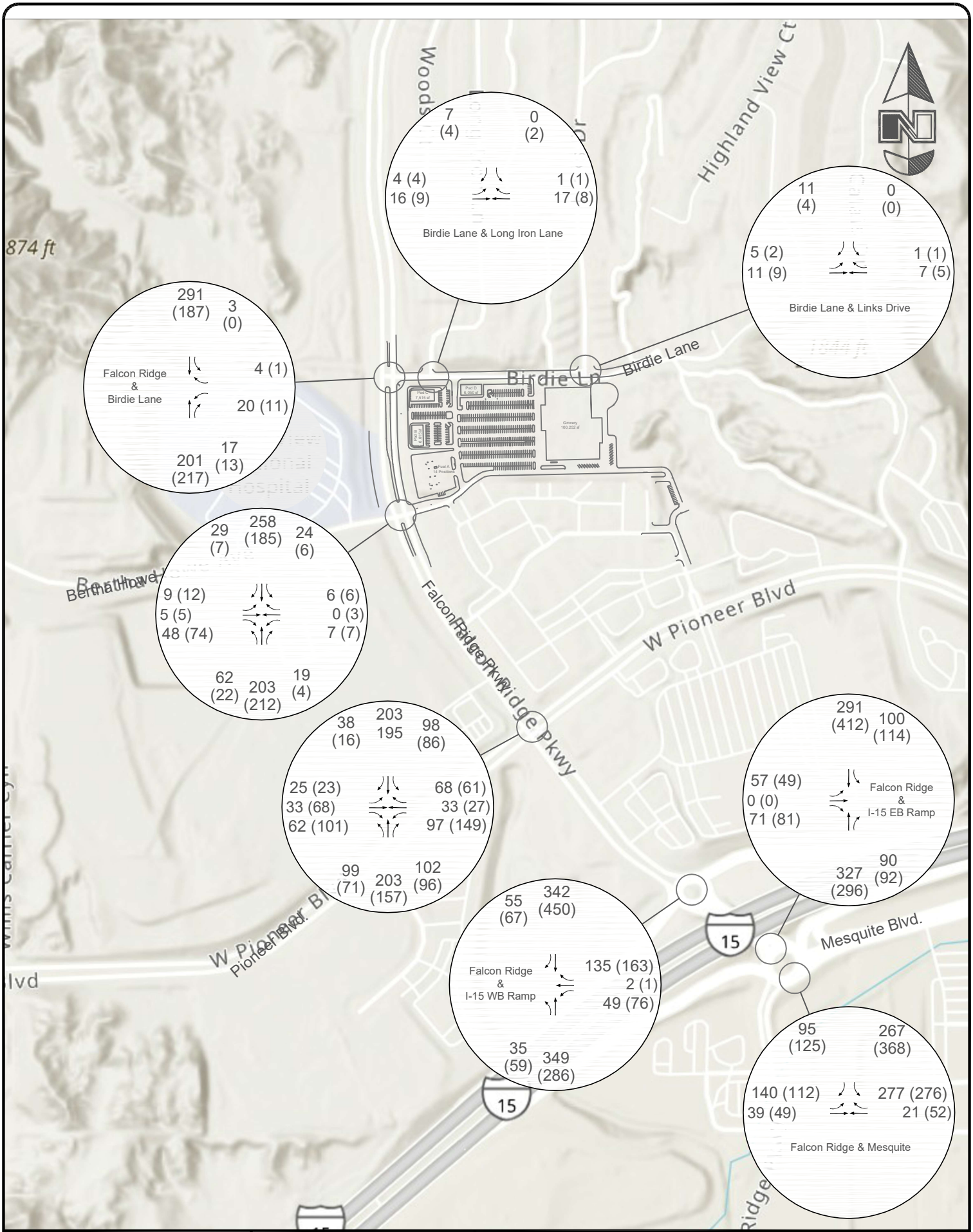
The traffic counts can be seen in Appendix A. Existing traffic counts can be seen in Figure Four.

The opening day for the development, for the purposes of this traffic study, was 2027. Therefore, one year of growth will be added to the existing traffic to estimate 2027 Opening Day Background Traffic.

To estimate opening day traffic, Clark County historic AADT counts from 2015 – 2024 were used. Two nearby locations along Pioneer Blvd. were used,

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
31474	Pioneer Blvd, 245ft E of Falcon Ridge Pkwy	5500	6350	6700	6400	7700	7000	7400	7500	7400	8250
31475	Pioneer Blvd, 580ft W of Falcon Ridge Pkwy	1650	1650	2000	2900	2950	2700	4050	3700	3850	4700
31476	Falcon Ridge Pkwy, 500ft N of W Pioneer Blvd	5000	6950	7300	5800	7450	6750	7400	8600	8300	9400
31580	Falcon Ridge Pkwy, 100ft S of Pioneer Blvd	11600	10600	12000	11800	14200	11300	13500	14100	13600	15300
30193	Mesquite Blvd. .3 mi W of Pulsipher Ln	8450	9750	10000	9500	10700	8850	10600	10600	10600	11000
37131	Horizon Blvd, 130ft N of Crestview Dr.	1600	1600	1600	1400	1650	1600	1750	1950	1800	2250

The Clark County counts nearby the site showed approximately 4.6% annual growth. For the purposes of this report, the future opening background traffic will be grown by 4.6%.



AWA	Figure Four	Smith's Marketplace - Mesquite, Nevada Existing Traffic Counts

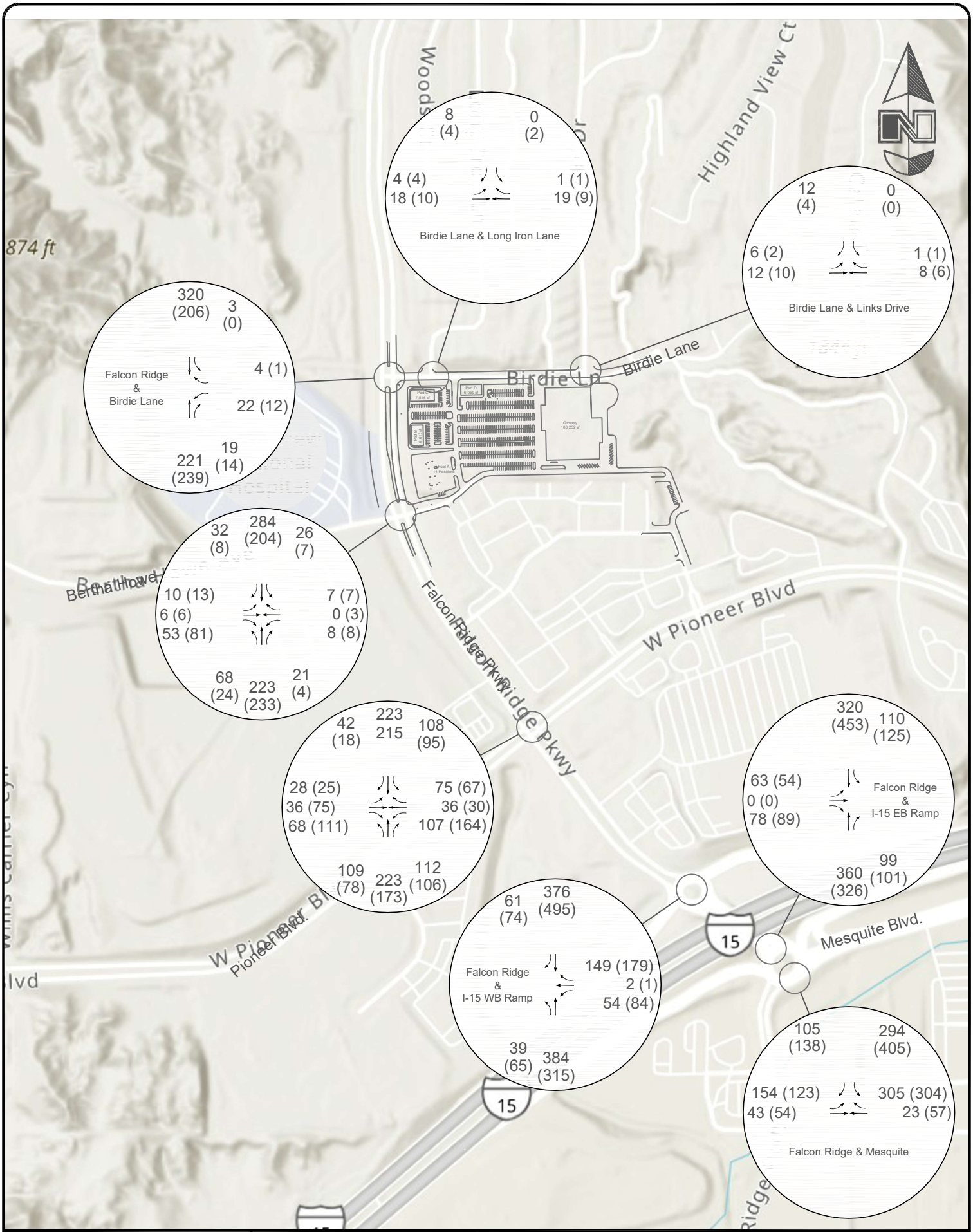
In addition to the background growth, the traffic counts will be grown to address the seasonal demand. The Mesquite Transportation Master Plan had counts for October of 2024 (mid-day traffic) and the traffic counts from this study include AM/PM Peak hour counts from July of 2026. This study has 12 hour counts for the purpose of signal warrant analysis at Falcon Ridge/Bertha Howe, but this intersection was not counted in the master plan. Therefore, there is no way to make a direct seasonal comparison.

The best available information was to average the mid-day counts on Falcon Ridge, between Hardy and Pioneer (from the Master Plan) and compare these to the Falcon Ridge flow at Bertha Howe mid-day counts. Based on this, an additional 4.2% would be added to account for the summer to fall transition (on a typical weekday).

To simplify this overall process, 10% additional traffic will be added to the counts from July 2026 to represent 2027 projected background traffic (which includes an annual growth factor plus a seasonal factor).

Figure Five shows the 2027 projected background traffic.

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AWA	Figure Five	Smith's Marketplace - Mesquite, Nevada 2027 Background Traffic (Opening Day)

IV. Projected Traffic

The Institute of Transportation Engineers (ITE) Trip Generation (Twelfth Edition) handbook was used to estimate trips for the land uses.

Internal Traffic – Trips that travel within the development

With shared retail development, internal traffic occurs. Internal trips are those that travel within the development, i.e., from fast food to retail and visa versa. To include these individually is effectively double counting. To determine the internal trips, NCHRP 684 - Enhancing Internal Trip Capture Estimation for Mixed-Use Developments was used. This document looks at internal capture based on land uses, exiting/entering trips, etc. The spreadsheet printouts in the appendix showed 2% internal capture for the AM and 7% internal capture for the PM. This was based off the standard capture rates per land use/trips generated that NCHRP 684 set. The base spreadsheet can be found at https://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_684.xlsx
The exception to this is the Smith's Fuel Center, where past traffic counts have shown that at least 20% of the fuel center traffic comes from the Smith's Marketplace. This is due to the fresh values points that are applied for discounted gasoline purchase.

Primary Trips - New trips that are unrelated to commuter traffic

Primary and Pass-by trips were estimated. Primary trips represent those trips which are not already in the area. In this case, vehicles traveling from their homes directly to the development would be considered primary trips as they will be making new trips through the study intersections to access this site.

Pass-by Trips - Trips from commuters and others passing the site

Pass-by trips were estimated. Pass-by trips represent those trips which already pass the site as background traffic. This traffic already exists on the roadway and does not constitute additional traffic, to offsite intersections. However, it must be accounted for as the pass-by trips change from passing traffic to entering and exiting traffic. Therefore, these represent an increase in turning movements at the project accesses, but no additional impact at other intersections in the area that they were already utilizing.

ITE has 11th Edition Pass-by Rates which shows pass-by rates for different land uses. Please see the following link:
https://www.ite.org/ITEORG/assets/File/Trip%20Generation%20Appendices%20PUBLISHED/Appendices/Pass-By%20Tables%20-%20Trip%20Generation%20Manual%2011th%20Ed.xlsx
The individual pass-by rates for the nearest available land use for the PM Peak Hour are shown in the appendix: For the Smith's Marketplace, 29% was used; for fuel center, 57% was used; for Fast Casual, 55% was used (based on ITE 934); and for Retail, the nearest retail use of 821 was used to estimate 40%.

Table One shows the AM Peak Hour Trip Generation.

Table Two shows trip distribution for the AM Peak Hour.

Smith's Marketplace Development - Mesquite, Nevada
Table One
AM Peak Hour Trip Generation

Facility	ITE Land Use	Area 1,000 sf / lane	Trip Rate	Trips	Internal Trip %	External Trips	Pass-by %	Pass-by Trips	Primary %	Primary Trips
Free-Standing Discount Superstore	813	100.26	1.88	189	2%	**186**	29%	**54**	71%	**132**
Gasoline/Service Station	944	14.00	11.32	159	20%	**128**	63%	**81**	37%	**47**
Fast Casual Restaurant	930	3.00	1.58	5	2%	**5**	50%	**3**	50%	**2**
Strip Retail Plaza (<40k)	822	3.62	3.93	15	2%	**15**	0%	**0**	100%	**15**
Fast Casual Restaurant	930	3.00	1.58	5	2%	**5**	50%	**3**	50%	**2**
Strip Retail Plaza (<40k)	822	4.52	3.93	18	2%	**18**	0%	**0**	100%	**18**
Strip Retail Plaza (<40k)	822	6.05	3.93	24	2%	**24**	0%	**0**	100%	**24**
Total						**381**		**141**		**240**

Smith's Marketplace Development - Mesquite, Nevada
Table Two
AM Peak Hour Primary and Pass-by Trips

Facility	ITE Land Use	In %	Out %	Pass-by Trips	Pass-by Inbound Trips	Pass-by Outbound Trips	Primary Trips	Primary Inbound Trips	Primary Outbound Trips
Free-Standing Discount Superstore	813	56%	44%	54	**30**	**24**	132	**74**	**58**
Gasoline/Service Station	944	50%	50%	81	**41**	**40**	47	**24**	**23**
Fast Casual Restaurant	930	64%	36%	3	**2**	**1**	2	**1**	**1**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	15	**8**	**7**
Fast Casual Restaurant	930	64%	36%	3	**2**	**1**	2	**1**	**1**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	55%	45%	0	**0**	**0**	24	**13**	**11**
Total				**141**	**75**	**66**	**240**	**131**	**109**

Table Three shows the PM Peak Hour Trip Generation.

Table Four shows trip distribution for the PM Peak Hour.

Smith's Marketplace Development - Mesquite, Nevada
Table Three
PM Peak Hour Trip Generation

Facility	ITE Land Use	Area 1,000 sf / lane	Trip Rate	Trips	Internal Trip %	External Trips	Pass-by %	Pass-by Trips	Primary %	Primary Trips
Free-Standing Discount Superstore	813	100.26	4.32	434	7%	**404**	29%	**117**	71%	**287**
Gasoline/Service Station	944	14.00	14.23	200	20%	**160**	57%	**91**	43%	**69**
Fast Casual Restaurant	930	3.00	14.35	44	7%	**41**	55%	**23**	45%	**18**
Strip Retail Plaza (<40k)	822	3.62	6.29	23	7%	**22**	40%	**9**	60%	**13**
Fast Casual Restaurant	930	3.00	14.35	44	7%	**41**	55%	**23**	45%	**18**
Strip Retail Plaza (<40k)	822	4.52	6.29	29	7%	**27**	40%	**11**	60%	**16**
Strip Retail Plaza (<40k)	822	6.05	6.29	39	7%	**37**	40%	**15**	60%	**22**
Total						**732**		**289**		**443**

Smith's Marketplace Development - Mesquite, Nevada
Table Four
PM Peak Hour Primary and Pass-by Trips

Facility	ITE Land Use	In %	Out %	Pass-by Trips	Pass-by Inbound Trips	Pass-by Outbound Trips	Primary Trips	Primary Inbound Trips	Primary Outbound Trips
Free-Standing Discount Superstore	813	49%	51%	117	**57**	**60**	287	**141**	**146**
Gasoline/Service Station	944	50%	50%	91	**46**	**45**	69	**35**	**34**
Fast Casual Restaurant	930	53%	47%	23	**12**	**11**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	9	**5**	**4**	13	**7**	**6**
Fast Casual Restaurant	930	53%	47%	23	**12**	**11**	18	**10**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	11	**6**	**5**	16	**8**	**8**
Strip Retail Plaza (<40k)	822	50%	50%	15	**8**	**7**	22	**11**	**11**
Total				**289**	**146**	**143**	**443**	**222**	**221**

Trip Distribution Assumptions

The following describes both primary and pass-by traffic assumptions. The distribution at these accesses was assumed based on the overall circulation of the development and the tendency that drivers are more prone to enter the closest access as they encounter the site.

Primary Trips

The Origin/Destination Assumptions for primary trips were based on reviewing the densities around the project. It showed that the north/south of the project on Falcon Ridge Pkwy had the highest overall draw for the project based on both development and roadway infrastructure.

	Trip Distribution
North	**45%**
South	**45%**
East	**5%**
West	**5%**

Figure Six contains the assumptions for primary site generated traffic projections. Figure Seven has the primary site generated projections based on the assumptions and the trips generated in the tables above.

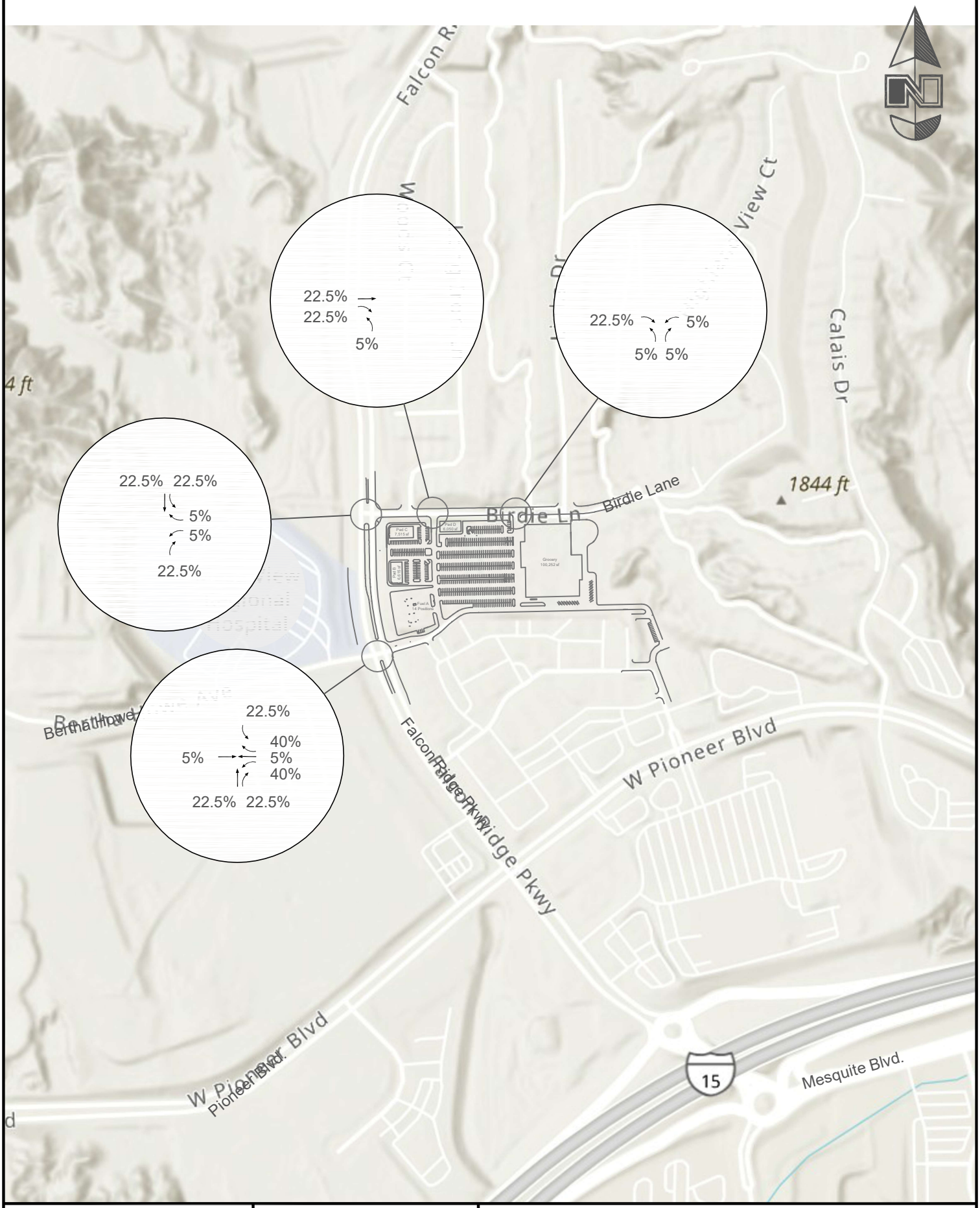
Pass-by Trips

All of these planned land uses will follow commuter traffic patterns, which showed the volumes on Falcon Ridge Pkwy are approximately 50% of those passing the site northbound and southbound (this was consistent for both the AM and PM Peak Hours). Pass-by traffic will exit and continue in the same direction as it came from. After this initial distribution of traffic, the pass-by assumptions were further broken down by direction.

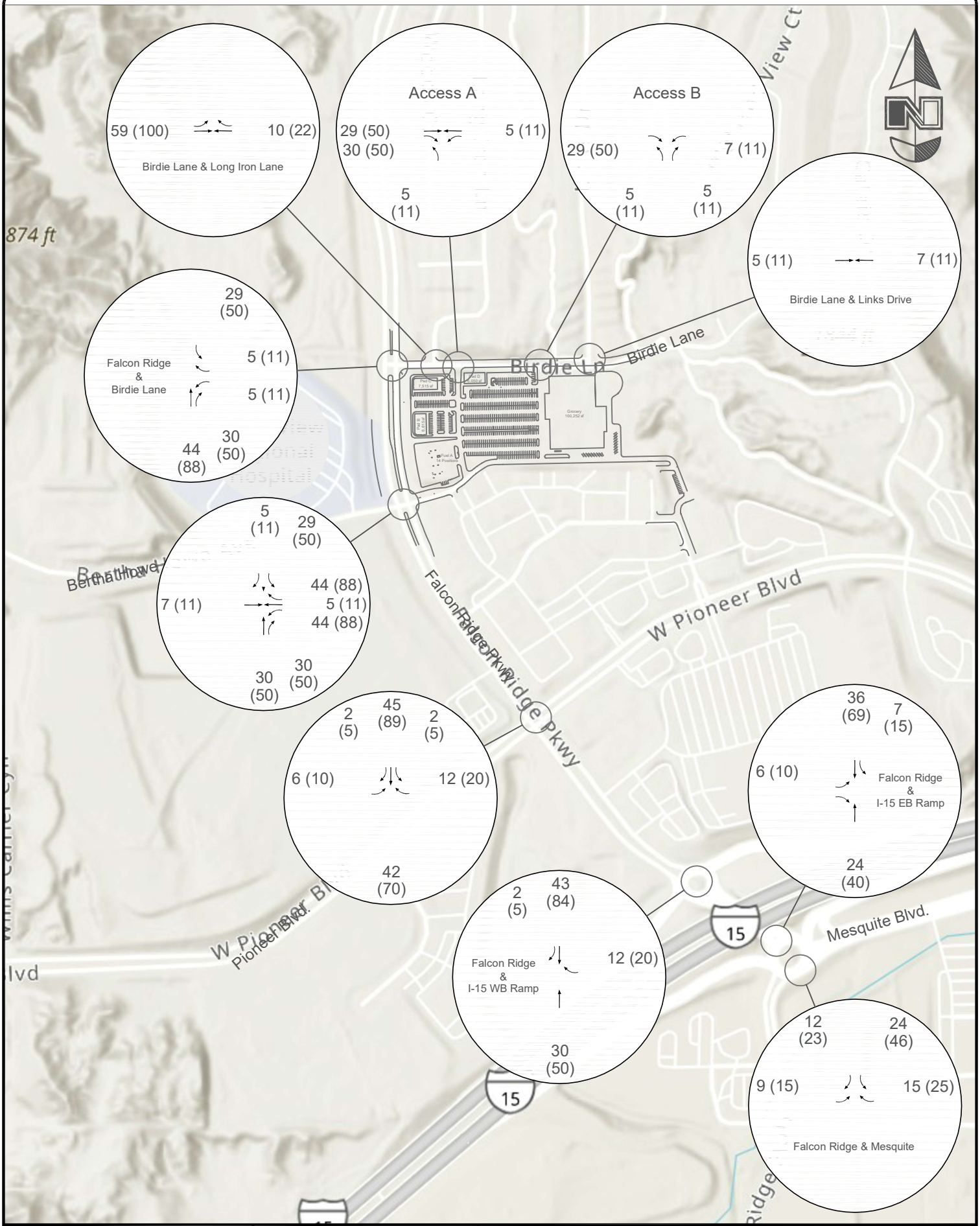
Figure Eight contains the assumptions for pass-by site generated traffic. Figure Nine has the pass-by site generated projections based on the assumptions and the trips generated in the tables above. It also shows a negative number where the pass-by was diverted.

Figure Ten has the total site generated traffic (primary plus pass-by).

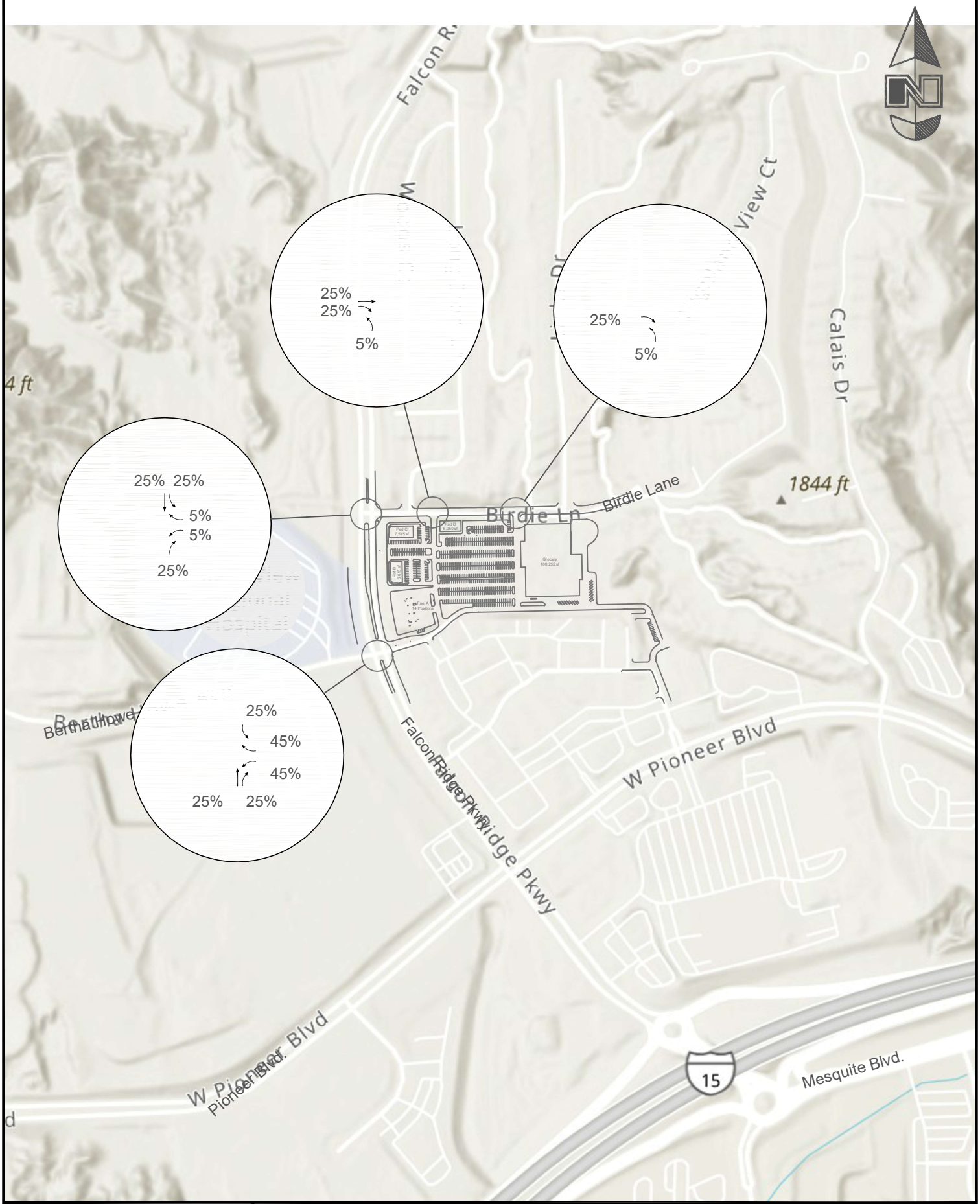
Figure Eleven has the 2027 background traffic (opening day) plus total site generated traffic.



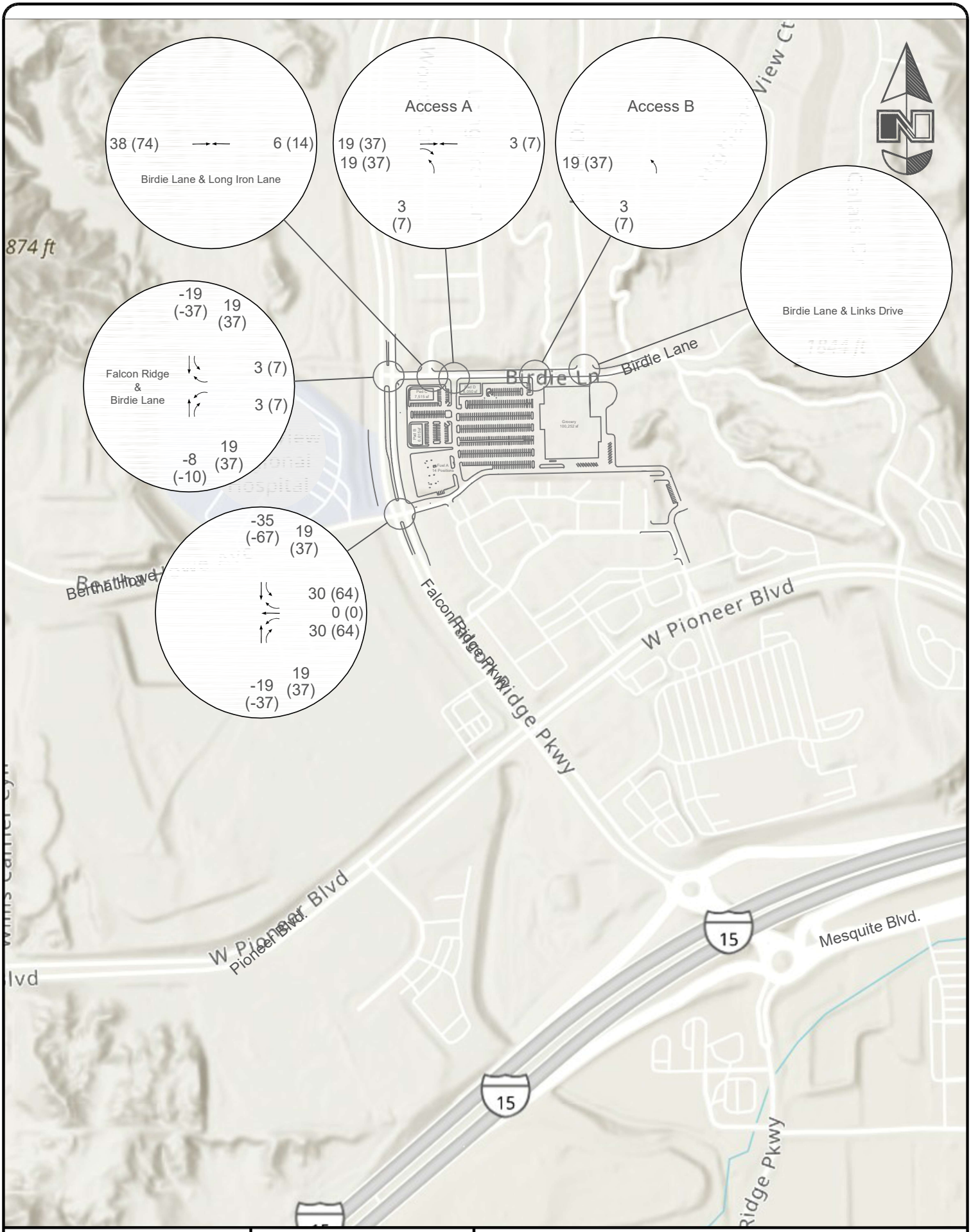
AWA	Figure Six	Smith's Marketplace - Mesquite, Nevada Primary Site Generated Assumptions



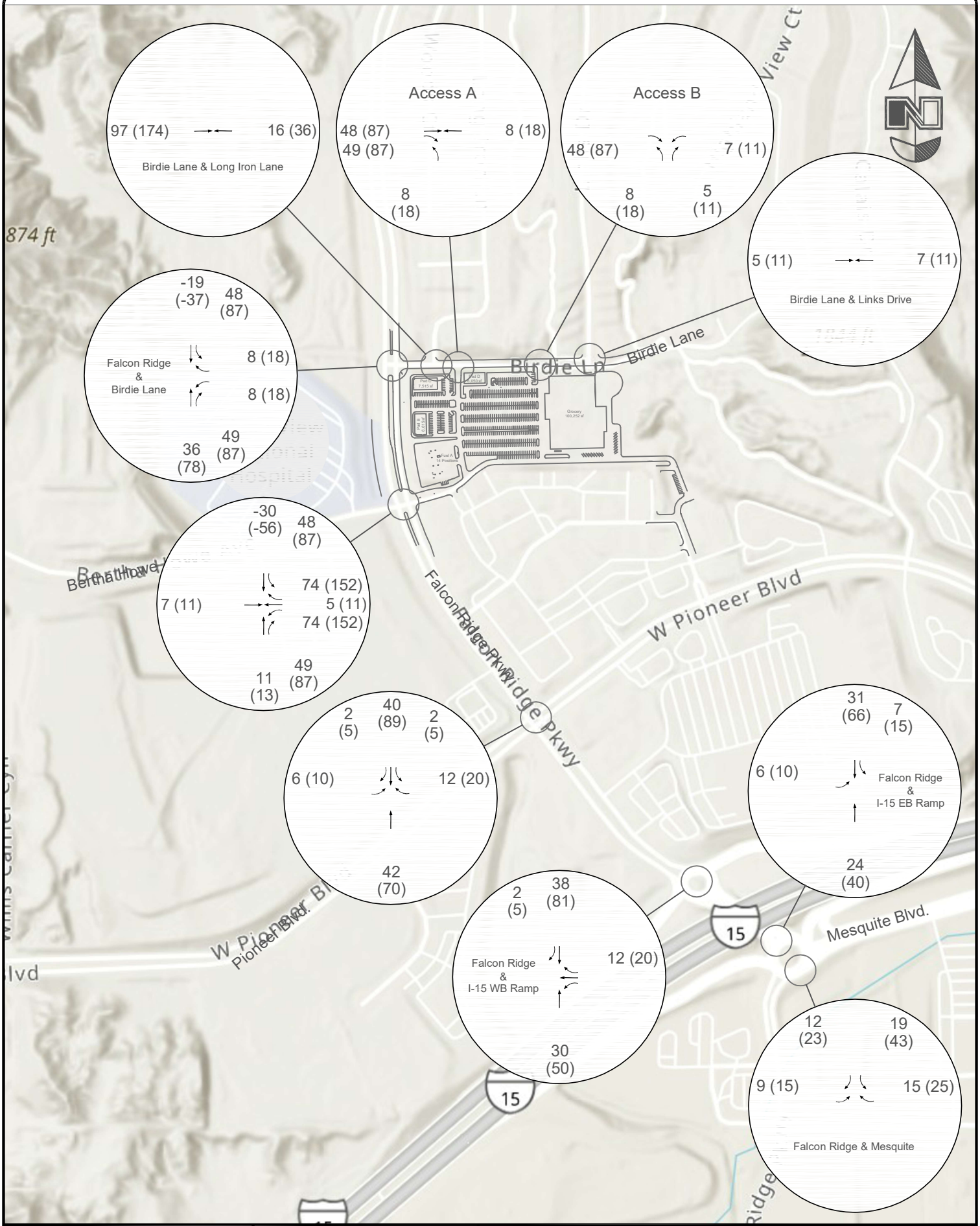
AWA	Figure Seven	Smith's Marketplace - Mesquite, Nevada Primary Site Generated Trips



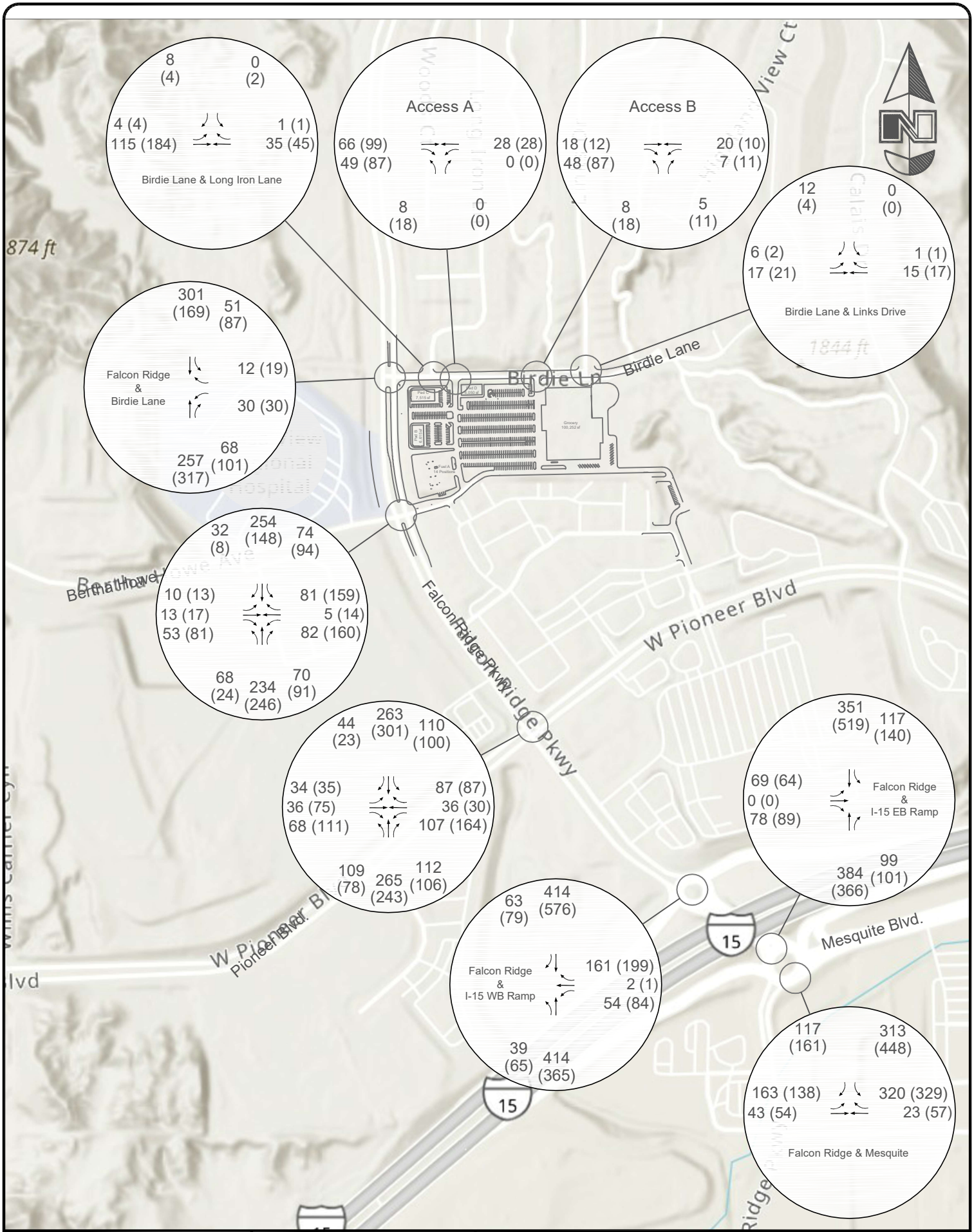
AWA	Figure Eight	Smith's Marketplace - Mesquite, Nevada Pass-by Site Generated Assumptions



AWA	Figure Nine	Smith's Marketplace - Mesquite, Nevada Pass-by Site Generated Trips



AWA	Figure Ten	Smith's Marketplace - Mesquite, Nevada Total Site Generated Trips



AWA	Figure Eleven	Smith's Marketplace - Mesquite, Nevada 2027 Background plus Total Site Generation

VI. Traffic Analysis

The unsignalized and signalized accesses/intersections are analyzed using the Synchro software to evaluate the impacts of the project on the surrounding traffic network. SimTraffic modelling is used for the roundabouts as the simulation provides more complete information than HCM. Table Five shows the Level of Service delay ranges for unsignalized/signalized intersections.

Smith's Marketplace Retail Development TIS
Table Five
Intersection LOS-Delay Relationship

Level of Service	Unsignalized Total Delay Per Vehicle (sec)	Signalized Total Delay Per Vehicle (sec)
A	$\leq$ 10.0	$\leq$ 10.0
B	> 10.0 and $\leq$ 15.0	> 10.0 and $\leq$ 20.0
C	> 15.0 and $\leq$ 25.0	> 20.0 and $\leq$ 35.0
D	> 25.0 and $\leq$ 35.0	> 35.0 and $\leq$ 55.0
E	> 35.0 and $\leq$ 50.0	> 55.0 and $\leq$ 80.0
F	>50.0	>80.0

a. Signalized Intersection and Roundabout Analysis

For this section of the report, HCM 7 with actuation was used to analyze the signalized intersections. For existing conditions, cycle lengths and phasing were based on actual videos from the counts. Care should be taken in comparing individual movements as they are not equal comparisons in all cases. Due to the actuation optimization, delay can improve with the addition of more vehicles (which seems counter intuitive). This is because the development could add more traffic to underutilized lanes, thereby improving average delays for these movements (and the actuation is also being optimized differently).

As HCM 7 does not readily show the queues on signalized intersections, the 95th percentile queue was modelled in SimTraffic. To run the model, 10 random simulations were completed for the PM Peak Hour with the site).

Table Six shows the analysis for the AM and PM Peak Hour for Falcon Ridge Pkwy. and Pioneer Blvd. intersection.

Smith's Marketplace Retail Development TIS
Table Six
Falcon Ridge Pkwy. and Pioneer Blvd.
Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection

Delay / LOS (in sec)	AM 2027 Background	AM 2027 With Site	PM 2027 Background	PM 2027 With Site
Eastbound Left	23.3/C	23.5/C	21.5/C	21.7/C
Eastbound Thru/Right	28.8/C	29.0/C	30.4/C	30.5/C
Westbound Left	25.3/C	25.3/C	24.8/C	24.8/C
Westbound Thru	25.0/C	25.3/C	22.9/C	23.4/C
Westbound Right	27.2/C	28.4/c	24.2/C	25.3/C
Northbound Left	30.2/C	30.4/C	33.3/C	33.4/C
Northbound Thru	8.4/A	8.9/A	10.8/C	11.0/C
Northbound Right	8.9/A	9.4/A	11.6/B	11.7/B
Southbound Left	30.2/C	30.9/C	33.5/C	33.6/C
Southbound Thru	8.4/A	8.9/A	10.8/B	11.0/B
Southbound Right	8.3/A	8.7/A	10.4/B	10.4/B
Intersection	**18.1/B**	**18.1/B**	**21.1/C**	**20.2/C**

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

SimTraffic modelling showed eastbound left turns at 47' and southbound left turns at 45'. These queues do not exceed the available storage lengths. The other left turns at this intersection are not affected by the site.

Table Seven shows the analysis for the AM and PM Peak Hour for Falcon Ridge Pkwy. and Bertha Howe Ave. intersection. It was modelled as unsignalized in the 2027 background scenarios with an assumed future signal in the "with site" scenarios. The signal warrant portion of this report will address this signal.

Smith's Marketplace Retail Development TIS
Table Seven
Falcon Ridge Pkwy. And Bertha Howe Ave.
Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection

Delay / LOS (in sec)	AM 2027 Background	AM 2027 With Site*	PM 2027 Background	PM 2027 With Site*
Eastbound Left	14.0/B	10.4/B	11.8/B	10.3/B
Eastbound Thru/Right	10.9/B	14.3/B	10.6/B	16.5/B
Westbound Left	12.2/B	11.0/B	11.9/B	11.8/B
Westbound Thru	N/A	10.7/B	N/A	10.8/B
Westbound Right	N/A	11.8/B	N/A	13.0/B
Northbound Left	9.7/A	10.0/A	9.1/A	10.3/B
Northbound Thru	N/A	12.2/B	N/A	13.6/B
Northbound Right	N/A	12.6/B	N/A	14.4/B
Southbound Left	9.1/A	10.0/B	9.1/A	11.0/B
Southbound Thru	N/A	12.2/B	N/A	11.4/B
Southbound Left	N/A	11.8/B	N/A	11.1/B
Intersection	N/A	**11.9/B**	N/A	**12.8/B**

*with future signal

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

SimTraffic modelling showed that the available storage lengths were sufficient for the projected queues. The westbound approach queues were 110' (westbound left) 26' (westbound thru) and 67' (westbound right). The southbound left turn had a projected queue of 55'. The other left turns at this intersection are not affected by the site.

Table Eight shows the analysis for the AM and PM Peak Hour for Falcon Ridge Pkwy. and I-15 WB ramp/roundabout.

Smith's Marketplace Retail Development TIS Table Eight Falcon Ridge Pkwy. And I-15 WB Ramp/Roundabout. Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection				
Delay / LOS (in sec)	**AM 2027 Background**	**AM 2027 With Site**	**PM 2027 Background**	**PM 2027 With Site**
Westbound Approach	1.2/A	1.3/A	1.6/A	1.6/A
Northbound Approach	3.9/A	4.1/A	3.9/A	4.1/A
Southbound Approach	3.6/A	3.9/A	4.5/A	4.9/A
Intersection	**3.2/A**	**3.5/A**	**3.7/A**	**3.9/A**

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 analysis projected queues at less than one car length, so no mitigation is necessary.

The I-15 eastbound roundabout has additional legs with one-way ramps that do not model correctly in SimTraffic. To provide a reasonable analysis of this roundabout the FHWA Planning Thresholds for a two-lane roundabout were reviewed. The thresholds would suggest that the entering volume at one leg of the intersection plus the circulating volume passing that leg should be less than 1,900 vehicles per hour for a two-lane roundabout. Volumes above 1,900 would suggest roundabout capacity issues. The following entering vs. flow capacities were analyzed. It was found that none of these exceeded the 1,900 vehicle per hour planning threshold, so the roundabout is not a capacity issue, with or without the site:

	AM Peak	**PM Peak**
Falcon Ridge - North Leg	591	716
I-15 Eastbound Off-ramp	638	869
Falcon Ridge – West Leg	727	900
Mesquite Blvd. – East Leg	575	588

Queuing was not projected, but with the speed and free flow characteristics of a roundabout, queueing should not be a significant issue.

b. Unsignalized Intersection Analysis

HCM 7 was used to project the 95th percentile queue and to perform the capacity analysis for unsignalized intersections.

Table Nine shows the analysis for Falcon Ridge Pkwy and Birdie Lane. Detailed data can be seen in in the Appendix.

Smith's Marketplace Retail Development TIS
Table Nine
Falcon Ridge Pkwy and Birdie Lane
Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection

Delay / LOS (in sec)	AM 2027 Background	AM 2027 With Site	PM 2027 Background	PM 2027 With Site
Westbound Left	10.9/B	13.1/B	10.7/B	14.9/B
Westbound Right	9.7/A	10.2/B	9.8/A	10.6/B
Southbound Left	9.0/A	9.9/A	0.0/A	10.8/B

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 showed that the queues at less than one vehicle length. This queue does not exceed the available storage lengths.

Table Ten shows the analysis for Birdie Lane and Long Iron Lane. Detailed data can be seen in in the Appendix.

Smith's Marketplace Retail Development TIS
Table Ten
Birdie Lane and Long Iron Lane
Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection

Delay / LOS (in sec)	AM 2027 Background	AM 2027 With Site	PM 2027 Background	PM 2027 With Site
Eastbound Left	7.3/A	7.3/A	7.2/A	7.3/A
Southbound Left/Right	8.4/A	8.5/A	8.5/A	9.0/A

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 showed that the queues at less than one vehicle length. This queue does not exceed the available storage lengths.

Table Eleven shows the analysis for Birdie Lane and Links Lane. Detailed data can be seen in in the Appendix.

Smith's Marketplace Retail Development TIS Table Eleven Birdie Lane and Links Lane Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection				
Delay / LOS (in sec)	**AM 2027 Background**	**AM 2027 With Site**	**PM 2027 Background**	**PM 2027 With Site**
Eastbound Left	7.2/A	7.3/A	7.2/A	7.3/A
Southbound Left/Right	8.4/A	8.4/A	8.4/A	8.4/A

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 showed that the queues at less than one vehicle length. This queue does not exceed the available storage lengths.

Table Twelve shows the analysis for Birdie Lane and Access A. Detailed data can be seen in in the Appendix.

Smith's Marketplace Retail Development TIS Table Twelve Birdie Lane and Access A Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection				
Delay / LOS (in sec)	**AM 2027 Background**	**AM 2027 With Site**	**PM 2027 Background**	**PM 2027 With Site**
Northbound Left	N/A	9.2/A	N/A	9.6/A

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 showed that the queues at less than one vehicle length. This queue does not exceed the available storage lengths.

Table Thirteen shows the analysis for Birdie Lane and Access B. Detailed data can be seen in in the Appendix.

Smith's Marketplace Retail Development TIS
Table Thirteen
Birdie Lane and Access B
Peak Hour - HCM Delay / LOS Analysis for Signalized Intersection

Delay / LOS (in sec)	AM 2027 Background	AM 2027 With Site	PM 2027 Background	PM 2027 With Site
Northbound Left	N/A	9.0/A	N/A	9.1/A
Westbound Left	N/A	7.4/A	N/A	7.4/A

The analysis shows that the intersection works well and that the additional traffic does not significantly impact the intersection.

HCM 7 showed that the queues at less than one vehicle length. This queue does not exceed the available storage lengths.

Signal Warrant Analysis

Warrant 3 – Peak Hour Volumes

The traffic on Falcon Ridge Pkwy. (south leg at Bertha Howe) has a total northbound/southbound volume 1,015 during the noon hour (the highest hour measured between 7:00 am and 7:00 pm). This total two-way volume on the (Major Street) is one of the factors for determining whether a signal would be warranted for Warrant 3, Peak Hour Volume.

The Minor Street Volume with the Smith's Marketplace is projected as 310 vehicles (westbound approach at noon hour % of peak – see time of day comparison below) per hour for a traffic signal to be warranted (see Figure 4C-4 for Peak Hour Warrant on a Major Street). The plot of the Peak Hour Warrant based on MUTCD Figure 4C-4 is shown below. The projected westbound left turn traffic at the proposed signal **would exceed Warrant 3** requirements, Peak Hour Volume.

Based on the above projections, Warrant 3 would be met.

Warrant 3 - Peak Hour Volumes

Figure 4C-3. Warrant 3, Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane

Major Street – 1,015
Minor Street - 310

To provide additional signal warrant information for Warrant 2 (Four Hour Vehicular Volume), and Warrant 1 (Eight Hour Vehicular), Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use ITE Trip Generation Manual, 11th Edition was used. The distribution for an overall retail center with a supermarket – Land Use 821 was used as the best available data. These 16 hours of data shows how other hours of the day compare to the peak hour of development traffic. The PM Peak hour is the highest percentage of daily, at 9.0% from 5:00 to 6:00 pm.

Land Use 821
Time of Day Comparison vs. PM Peak Hour

Time of Day	% of 16 Hr. Total	% of PM Peak Hour
6:00 - 7:00 AM	1.2%	13.3%
7:00 - 8:00 AM	2.3%	25.5%
8:00 - 9:00 AM	3.5%	39.9%
9:00 - 10:00 AM	4.9%	54.4%
10:00 - 11:00 AM	6.6%	73.3%
11:00 - 12:00 PM	8.0%	88.9%(2)
12:00 - 1:00 PM	8.4%	93.3%(1)(2)
1:00 - 2:00 PM	7.6%	84.4%(2)
2:00 - 3:00 PM	7.4%	82.2%(2)
3:00 - 4:00 PM	7.7%	85.6%(2)
4:00 - 5:00 PM	8.5%	94.4%(1)(2)
5:00 - 6:00 PM	**9.0%**	**100.0%(1)(2)**
6:00 - 7:00 PM	8.2%	91.1%(1)(2)
7:00 - 8:00 PM	7.0%	77.8%
8:00 - 9:00 PM	6.0%	66.7%
9:00 - 10:00 PM	3.7%	41.1%

(1) Highest 4 Hours
(2) Highest 8 Hours

The important data to glean from this is that the 4th Highest Hour was 91.1% of the PM Peak and the 8th Highest hour was 82.2% of the PM Peak.

Warrant 2 – Four-Hour Vehicular Volume

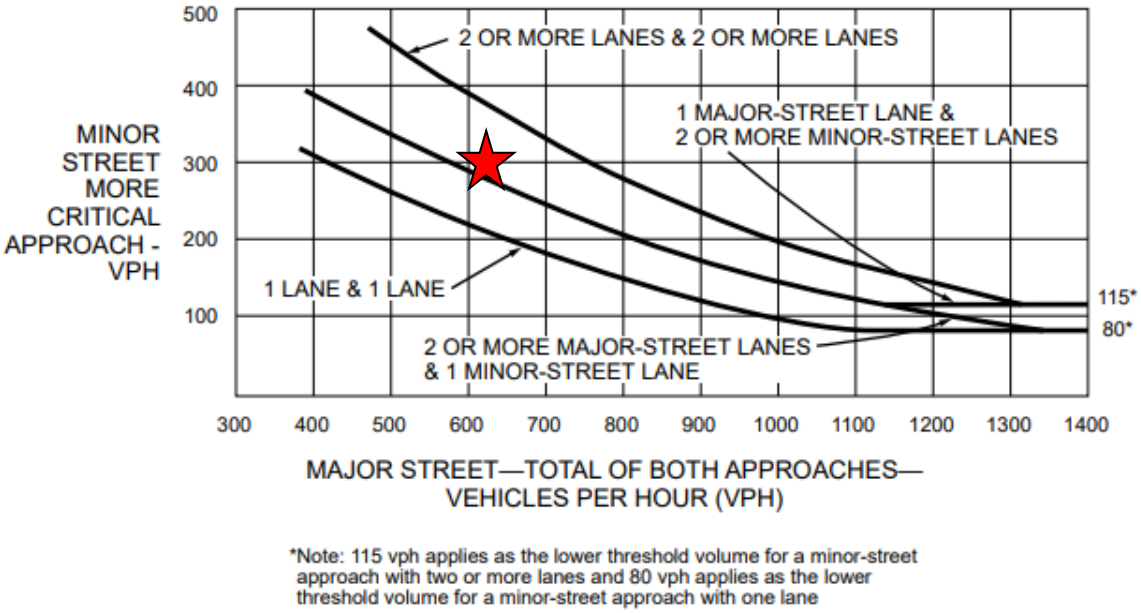
The next figure shows the MUTCD Figure 4C-2 for the four-hour vehicle warrant. The four highest hours for Falcon Ridge Pkwy based on the highest hours of development traffic is 6:00 pm to 7:00 pm. The sum of the projected volumes during this hour was 610 vehicles.

To meet the four-hour warrant, the proposed signal would have to meet the nomograph below. The Smith's Development was projected to have 303 vehicles on the westbound approach during the same hour.

Based on the above projections, Warrant 2 would be met.

Warrant 2 – Four-Hour Vehicular Volume

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane

Major Street – 610
Minor Street - 303

(1) The four-hour major street volume was estimated as a minimum of 91.1 percent of the peak hour volume.

Warrant 1 – Eight-Hour Vehicular Volume

For the Eight-Hour Vehicular Volume warrant, Condition A in the table below was met. For the 2:00 pm to 3:00 pm hour (eight highest hour of development traffic), 852 vehicles per hour were present on Falcon Ridge Pkwy. For the same hour, the minor street volume for the development was 273 vehicles (82.2% of peak hour projected).

Based on the above projections, Warrant 1 would be met.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on more critical minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

852 vehicles

273 vehicles

VIII. Recommendations/Conclusions

The report showed the following recommendations/conclusions:

- The signalized intersections were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- For the Falcon Ridge Pkwy and Bertha Howe intersection, the additional development traffic was sufficient to warrant a signal based on Peak Hour, 4-Hour and 8-Hour warrants

- The unsignalized intersections and accesses were shown to operate with acceptable delays and levels-of-service with no significant impact from the development traffic.
    - Critical left turn queues at the signals were shown to not exceed the available storage lengths.

- Signs and striping should be consistent with MUTCD and Mesquite City standards.

- The development should be approved as proposed.

APPENDICES

Appendix A	Traffic Counts
Appendix B	HCM Traffic Analyses

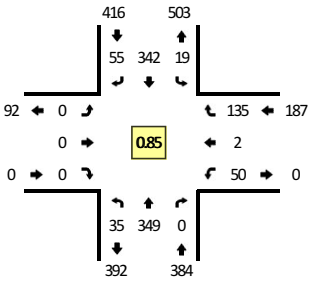
Appendix A Traffic Counts

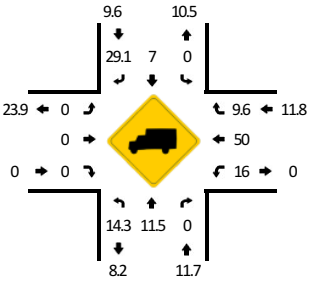
1385 W 2200 S, Suite 300, Salt Lake City, UT 84119 801.521.8529 awaeng.com

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

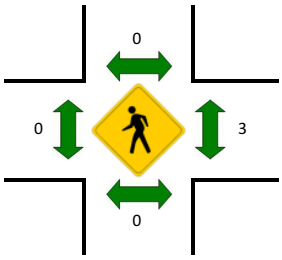
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CITY/STATE: Mesquite, NV | **DATE:** Thu, Jul 9 2026

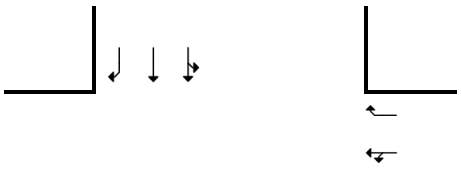
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:40 AM -- 8:55 AM

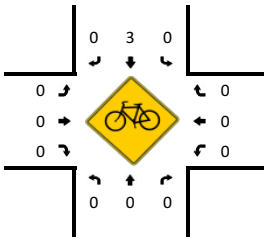


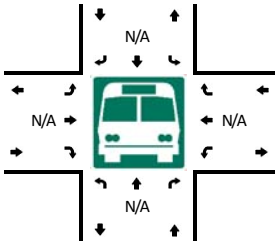


TRUE DATA TO IMPROVE MOBILITY

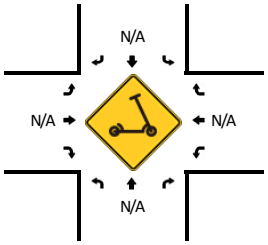












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				I-15 WB Ramps (Eastbound)				I-15 WB Ramps (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	26	0	0	0	19	6	0	0	0	0	0	2	0	10	0	64	
7:05 AM	4	12	0	0	0	27	3	1	0	0	0	0	2	0	9	0	58	
7:10 AM	6	17	0	0	0	18	2	1	0	0	0	0	2	0	11	0	57	
7:15 AM	4	24	0	0	0	13	2	0	0	0	0	0	4	0	10	0	57	
7:20 AM	3	27	0	0	0	19	0	2	0	0	0	0	1	0	11	0	63	
7:25 AM	4	22	0	0	0	20	1	0	0	0	0	0	1	0	9	0	57	
7:30 AM	3	27	0	0	0	24	2	0	0	0	0	0	4	0	9	0	69	
7:35 AM	4	31	0	0	0	10	3	2	0	0	0	0	3	0	8	0	61	
7:40 AM	5	32	0	0	0	22	4	1	0	0	0	0	7	0	12	0	83	
7:45 AM	5	33	0	0	0	26	6	1	0	0	0	0	6	0	16	0	93	
7:50 AM	4	34	0	1	0	23	2	0	0	0	0	0	3	0	16	0	83	
7:55 AM	3	32	0	0	0	25	4	0	0	0	0	0	4	0	17	0	85	830
8:00 AM	1	22	0	0	0	19	1	0	0	0	0	0	3	0	11	0	57	823
8:05 AM	3	35	0	0	0	23	6	0	0	0	0	0	1	0	13	0	81	846
8:10 AM	5	23	0	0	0	28	2	2	0	0	0	0	7	0	9	0	76	865
8:15 AM	1	32	0	0	0	28	4	0	0	0	0	0	4	0	18	0	87	895
8:20 AM	4	19	0	0	0	26	1	1	0	0	0	0	6	0	8	0	65	897
8:25 AM	2	22	0	0	0	21	5	1	0	0	0	0	1	1	16	0	69	909
8:30 AM	1	30	0	0	0	30	5	4	0	0	0	0	1	1	9	0	81	921
8:35 AM	8	26	0	0	0	33	6	3	0	0	0	0	4	0	11	0	91	951
8:40 AM	4	39	0	0	0	35	7	0	0	0	0	0	7	0	10	0	102	970
8:45 AM	1	31	0	0	0	36	6	2	0	0	0	0	7	0	9	0	92	969
8:50 AM	4	41	0	0	0	31	6	3	0	0	0	0	3	0	9	0	97	983
8:55 AM	1	29	0	0	0	32	6	3	0	0	0	0	6	0	12	0	89	987

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	36	444	0	0	0	408	76	20	0	0	0	0	68	0	112	0	1164
Heavy Trucks	8	32	0		0	28	20		0	0	0		24	0	16		128
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

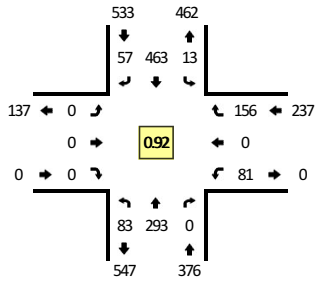
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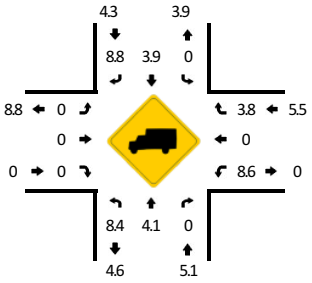
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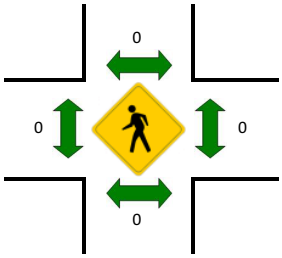
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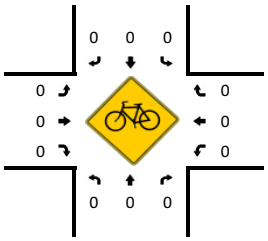
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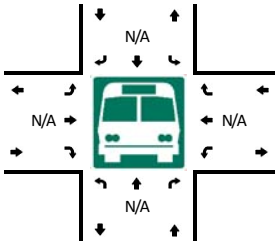
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Peak 15-Min: 4:30 PM -- 4:45 PM

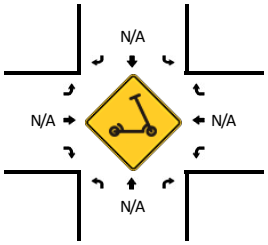












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				I-15 WB Ramps (Eastbound)				I-15 WB Ramps (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	18	0	0	0	36	6	3	0	0	0	0	6	0	11	0	82	
4:05 PM	5	36	0	0	0	38	7	1	0	0	0	0	8	0	6	0	101	
4:10 PM	2	22	0	0	0	30	7	1	0	0	0	0	10	1	21	0	94	
4:15 PM	5	25	0	0	0	36	7	0	0	0	0	0	2	0	12	0	87	
4:20 PM	4	18	0	0	0	45	6	0	0	0	0	0	8	0	11	0	92	
4:25 PM	2	25	0	0	0	37	2	2	0	0	0	0	5	0	13	0	86	
4:30 PM	7	30	0	0	0	46	4	0	0	0	0	0	8	0	16	0	111	
4:35 PM	13	24	0	1	0	37	6	0	0	0	0	0	7	0	9	0	97	
4:40 PM	4	29	0	1	0	39	5	1	0	0	0	0	6	0	17	0	102	
4:45 PM	2	17	0	0	0	44	7	1	0	0	0	0	5	0	18	0	94	
4:50 PM	8	26	0	0	0	26	3	6	0	0	0	0	6	0	18	0	93	
4:55 PM	6	16	0	0	0	36	7	1	0	0	0	0	6	0	11	0	83	1122
5:00 PM	11	28	0	1	0	39	7	1	0	0	0	0	6	0	6	0	99	1139
5:05 PM	6	15	0	0	0	51	5	0	0	0	0	0	8	0	8	0	93	1131
5:10 PM	11	31	0	0	0	36	6	1	0	0	0	0	4	0	16	0	105	1142
5:15 PM	6	19	0	0	0	31	3	0	0	0	0	0	9	0	11	0	79	1134
5:20 PM	4	33	0	0	0	41	2	0	0	0	0	0	11	0	13	0	104	1146
5:25 PM	4	20	0	1	0	20	6	1	0	0	0	0	6	0	10	0	68	1128
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5:50 PM	5	11	0	0	0	24	6	0	0	0	0	0	11	0	6	0	63	1008
5:55 PM	7	23	0	0	0	30	4	0	0	0	0	0	4	0	16	0	84	1009

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	96	332	0	8	0	488	60	4	0	0	0	0	84	0	168	0	1240
Heavy Trucks	8	4	0		0	8	12		0	0	0		12	0	8		52
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2026 1:23 PM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

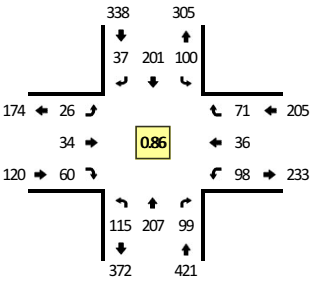
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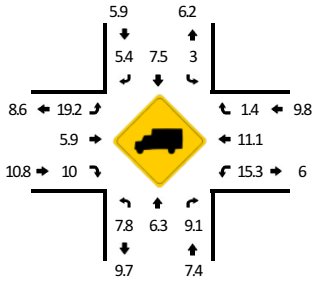
Method for determining peak hour: Total Entering Volume

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CITY/STATE: Mesquite, NV

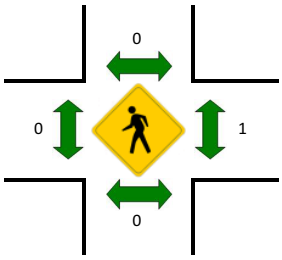
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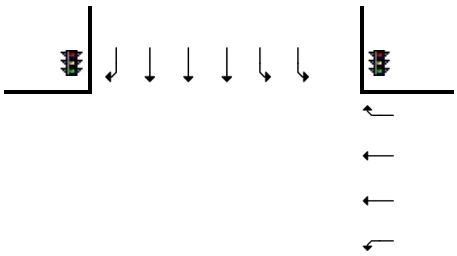
Peak-Hour: 7:55 AM -- 8:55 AM
Peak 15-Min: 8:40 AM -- 8:55 AM

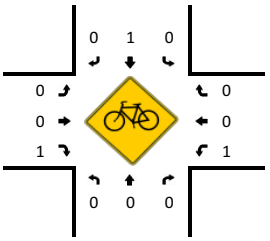


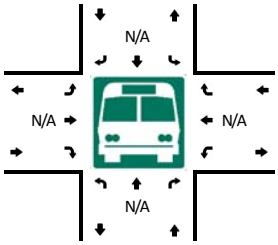


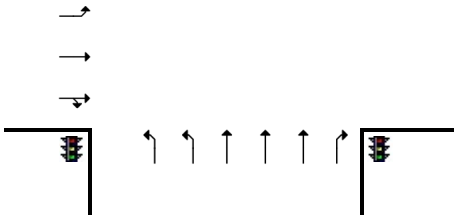
TRUE DATA TO IMPROVE MOBILITY

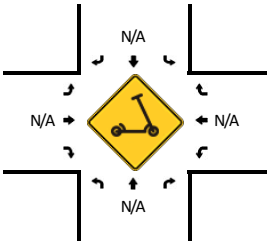












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				W Pioneer Blvd (Eastbound)				W Pioneer Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	8	14	5	0	2	15	1	0	1	1	2	0	7	5	4	0	65	
7:05 AM	5	12	2	1	6	10	3	0	1	2	6	0	4	0	3	0	55	
7:10 AM	6	11	4	1	4	8	0	0	2	6	7	0	5	2	5	0	61	
7:15 AM	6	26	4	0	3	9	1	0	0	1	1	0	4	1	1	0	57	
7:20 AM	6	17	9	1	2	10	4	0	2	5	1	0	9	2	4	0	72	
7:25 AM	3	15	9	0	4	10	3	0	3	0	3	0	7	1	3	0	61	
7:30 AM	6	22	7	1	7	13	2	0	3	1	4	0	5	4	2	0	77	
7:35 AM	8	15	8	0	5	12	1	0	0	2	1	0	2	6	4	0	64	
7:40 AM	2	18	4	3	7	18	3	0	1	0	0	0	6	4	5	0	71	
7:45 AM	7	34	8	2	8	11	4	0	1	1	2	0	10	5	5	1	99	
7:50 AM	13	24	8	4	6	11	4	2	4	1	4	0	6	4	7	0	98	
7:55 AM	10	22	7	1	8	15	2	1	3	3	2	0	8	4	6	0	92	872
8:00 AM	11	20	7	0	9	6	2	0	2	1	5	0	4	2	4	0	73	880
8:05 AM	11	23	9	4	5	9	2	0	1	5	6	0	7	1	8	0	91	916
8:10 AM	7	15	7	2	12	11	4	0	3	4	5	0	11	6	7	0	94	949
8:15 AM	12	16	13	0	7	21	2	0	5	3	1	0	8	3	4	0	95	987
8:20 AM	8	10	8	1	13	13	2	0	2	2	6	0	5	3	10	0	83	998
8:25 AM	3	11	6	0	6	13	3	0	3	3	6	0	7	4	4	1	70	1007
8:30 AM	9	19	5	3	5	15	3	0	1	1	6	0	10	1	4	0	82	1012
8:35 AM	4	13	8	0	4	21	4	0	1	5	8	0	10	4	8	0	90	1038
8:40 AM	13	18	11	3	8	21	2	0	3	3	5	0	9	2	6	0	104	1071
8:45 AM	4	24	5	0	10	31	7	0	1	2	4	0	10	3	4	0	105	1077
8:50 AM	9	16	13	0	12	25	4	0	1	2	6	0	8	3	6	0	105	1084
8:55 AM	8	18	10	3	7	17	3	0	2	2	4	0	8	1	3	0	86	1078

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	104	232	116	12	120	308	52	0	20	28	60	0	108	32	64	0	1256
Heavy Trucks	16	4	8		4	28	4		4	0	4		12	4	0		88
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

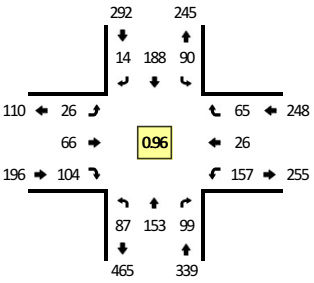
Report generated on 7/15/2026 1:23 PM

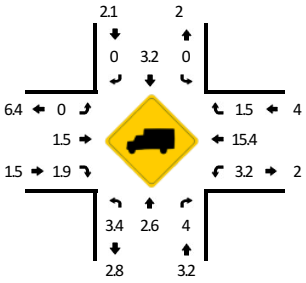
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

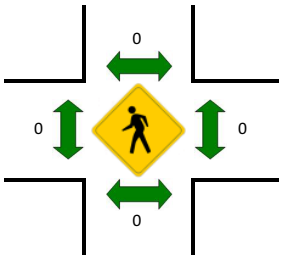
LOCATION: Falcon Ridge Pkwy -- W Pioneer Blvd | **QC JOB #:** 17698306
CITY/STATE: Mesquite, NV | **DATE:** Thu, Jul 9 2026

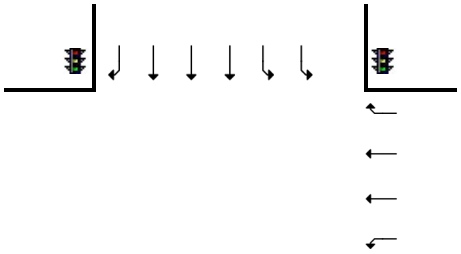
Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:40 PM -- 4:55 PM

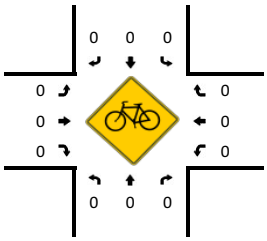


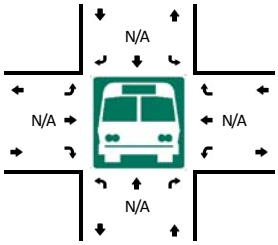


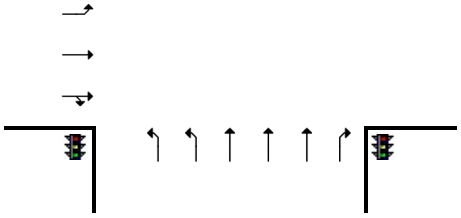
TRUE DATA TO IMPROVE MOBILITY

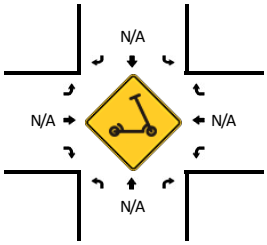












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				W Pioneer Blvd (Eastbound)				W Pioneer Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	5	16	9	3	5	20	2	0	0	4	9	0	11	4	5	0	93	
4:05 PM	3	11	9	1	8	15	0	0	4	10	7	0	12	2	4	0	86	
4:10 PM	9	8	5	1	4	17	1	0	4	12	7	0	8	2	5	0	83	
4:15 PM	4	13	9	1	8	16	2	1	3	5	15	0	12	2	5	0	96	
4:20 PM	6	11	4	0	5	14	0	0	1	7	10	0	17	4	9	0	88	
4:25 PM	6	16	11	2	7	14	2	0	0	4	4	0	20	2	5	0	93	
4:30 PM	4	13	9	1	5	12	3	0	2	8	11	0	16	0	9	0	93	
4:35 PM	8	15	4	3	8	18	0	0	0	1	5	0	11	0	5	0	78	
4:40 PM	3	16	12	3	7	19	2	0	3	7	11	0	14	1	5	0	103	
4:45 PM	5	11	14	2	8	15	0	0	2	4	7	0	14	6	4	0	92	
4:50 PM	14	17	5	1	9	20	3	0	2	3	3	0	6	2	0	0	85	
4:55 PM	4	10	5	1	12	15	1	0	2	3	12	0	8	2	5	1	81	1071
5:00 PM	4	12	12	1	8	13	0	0	3	2	12	0	18	3	9	0	97	1075
5:05 PM	4	7	4	4	7	27	1	1	0	2	6	0	12	3	3	0	81	1070
5:10 PM	7	15	5	3	8	14	0	0	2	4	7	0	14	1	1	0	81	1068
5:15 PM	9	11	4	4	6	16	1	0	0	4	4	0	7	0	7	0	73	1045
5:20 PM	7	16	8	3	3	12	0	1	2	7	3	0	19	1	4	0	86	1043
5:25 PM	5	9	9	0	6	6	1	0	2	1	6	0	8	2	4	0	59	1009
5:30 PM	9	10	6	2	0	12	0	0	1	2	8	0	12	2	4	0	68	984
5:35 PM	6	12	8	3	3	9	0	0	0	4	5	0	10	2	1	0	63	969
5:40 PM	7	12	10	0	3	10	1	1	0	7	6	0	10	4	3	0	74	940
5:45 PM	2	18	2	3	5	15	2	0	0	2	2	0	11	3	1	0	66	914
5:50 PM	6	10	7	2	4	10	1	1	0	1	5	0	14	0	3	0	64	893
5:55 PM	8	14	5	0	8	6	3	0	0	4	11	0	13	4	3	0	79	891

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	88	176	124	24	96	216	20	0	28	56	84	0	136	36	36	0	1120
Heavy Trucks	4	4	0		0	4	0		0	0	0		4	12	4		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

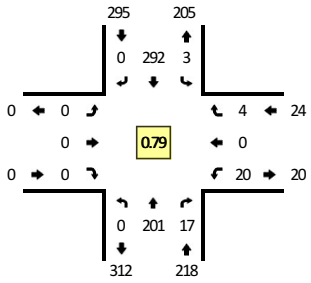
Comments:

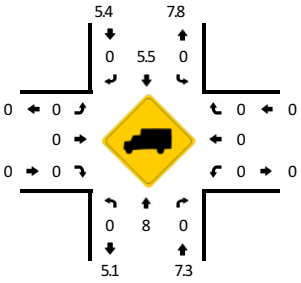
Report generated on 7/15/2026 1:23 PM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

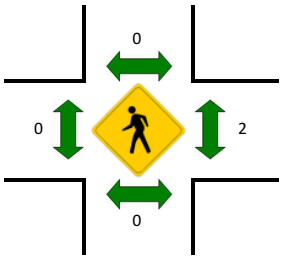
LOCATION: Falcon Ridge Pkwy -- Birdie Ln | **QC JOB #:** 17698309
CITY/STATE: Mesquite, NV | **DATE:** Thu, Jul 9 2026

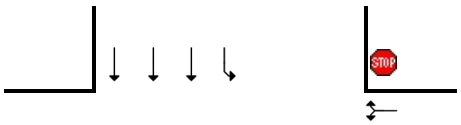
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:40 AM -- 8:55 AM

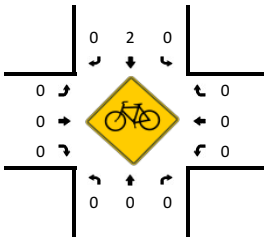


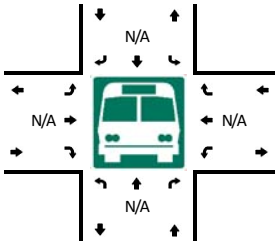


TRUE DATA TO IMPROVE MOBILITY

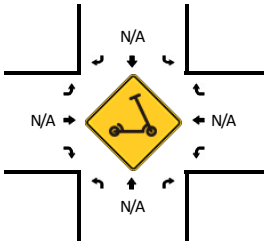












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	8	1	0	0	18	0	0	0	0	0	0	1	0	0	0	28	
7:05 AM	0	12	1	0	1	17	0	0	0	0	0	0	3	0	0	0	34	
7:10 AM	0	11	2	0	0	9	0	0	0	0	0	0	1	0	0	0	23	
7:15 AM	0	10	1	0	0	13	0	0	0	0	0	0	2	0	0	0	26	
7:20 AM	0	18	0	0	0	18	0	0	0	0	0	0	1	0	0	0	37	
7:25 AM	0	12	0	0	0	14	0	0	0	0	0	0	1	0	1	0	28	
7:30 AM	0	15	1	0	0	18	0	0	0	0	0	0	3	0	0	0	37	
7:35 AM	0	8	2	0	0	25	0	0	0	0	0	0	2	0	0	0	37	
7:40 AM	0	13	1	0	0	23	0	0	0	0	0	0	2	0	0	0	39	
7:45 AM	0	18	0	0	0	32	0	0	0	0	0	0	3	0	0	0	53	
7:50 AM	0	23	0	0	0	26	0	0	0	0	0	0	1	0	0	0	50	
7:55 AM	0	11	2	0	0	15	0	0	0	0	0	0	3	0	0	0	31	423
8:00 AM	0	10	1	0	0	13	0	0	0	0	0	0	0	0	0	0	24	419
8:05 AM	0	25	1	0	0	22	0	0	0	0	0	0	0	0	1	0	49	434
8:10 AM	0	18	1	0	0	18	0	0	0	0	0	0	1	0	1	0	39	450
8:15 AM	0	20	1	0	0	28	0	0	0	0	0	0	2	0	0	0	51	475
8:20 AM	0	15	2	0	1	28	0	0	0	0	0	0	2	0	1	0	49	487
8:25 AM	0	11	2	0	0	18	0	0	0	0	0	0	2	0	0	0	33	492
8:30 AM	0	13	3	0	0	15	0	0	0	0	0	0	3	0	0	0	34	489
8:35 AM	0	17	2	0	0	20	0	0	0	0	0	0	5	0	0	0	44	496
8:40 AM	0	16	1	0	0	35	0	0	0	0	0	0	3	0	0	0	55	512
8:45 AM	0	17	1	0	0	37	0	0	0	0	0	0	0	0	0	0	55	514
8:50 AM	0	21	0	0	1	37	0	0	0	0	0	0	1	0	1	0	61	525
8:55 AM	0	18	2	0	1	21	0	0	0	0	0	0	1	0	0	0	43	537

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	216	8	0	4	436	0	0	0	0	0	0	16	0	4	0	684
Heavy Trucks	0	8	0		0	20	0		0	0	0		0	0	0		28
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

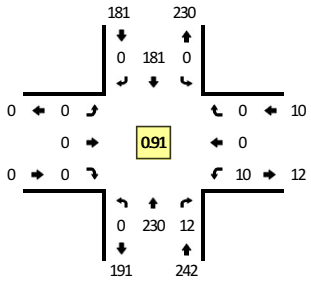
Report generated on 7/15/2026 1:23 PM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

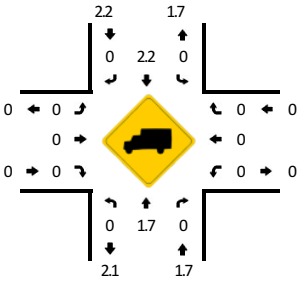
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Falcon Ridge Pkwy -- Birdie Ln
CITY/STATE: Mesquite, NV

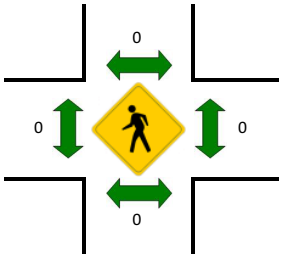
QC JOB #: 17698310
DATE: Thu, Jul 9 2026

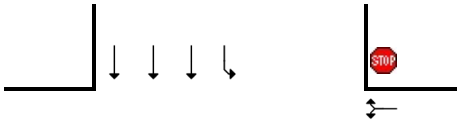
Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:30 PM -- 4:45 PM

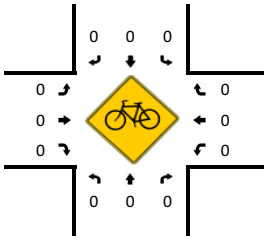


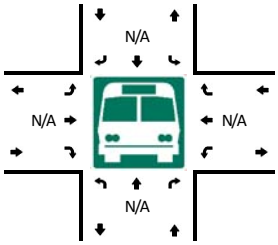


TRUE DATA TO IMPROVE MOBILITY

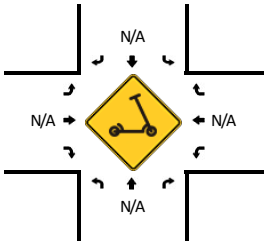












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	19	2	0	0	17	0	0	0	0	0	0	3	0	1	0	42	
4:05 PM	0	22	0	0	0	12	0	0	0	0	0	0	0	0	0	0	34	
4:10 PM	0	18	2	0	0	10	0	0	0	0	0	0	0	0	0	0	30	
4:15 PM	0	18	2	0	0	15	0	0	0	0	0	0	1	0	0	0	36	
4:20 PM	0	20	0	0	0	14	0	0	0	0	0	0	2	0	0	0	36	
4:25 PM	0	20	1	0	0	15	0	0	0	0	0	0	1	0	0	0	37	
4:30 PM	0	23	2	0	0	15	0	0	0	0	0	0	1	0	0	0	41	
4:35 PM	0	19	2	0	0	15	0	0	0	0	0	0	0	0	0	0	36	
4:40 PM	0	19	1	0	0	21	0	0	0	0	0	0	1	0	0	0	42	
4:45 PM	0	15	0	0	0	21	0	0	0	0	0	0	1	0	0	0	37	
4:50 PM	0	15	0	0	0	18	0	0	0	0	0	0	0	0	0	0	33	
4:55 PM	0	12	1	0	0	11	0	0	0	0	0	0	1	0	0	0	25	429
5:00 PM	0	29	1	0	0	14	0	0	0	0	0	0	2	0	0	0	46	433
5:05 PM	0	11	0	0	0	12	0	0	0	0	0	0	0	0	0	0	23	422
5:10 PM	0	14	1	0	0	15	0	0	0	0	0	0	1	0	0	0	31	423
5:15 PM	0	13	2	0	0	19	0	0	0	0	0	0	0	0	0	0	34	421
5:20 PM	0	20	2	0	0	12	0	0	0	0	0	0	2	0	0	0	36	421
5:25 PM	0	16	0	0	0	15	0	0	0	0	0	0	0	0	0	0	31	415
5:30 PM	0	13	0	0	0	12	0	0	0	0	0	0	0	0	0	0	25	399
5:35 PM	0	10	0	0	0	9	0	0	0	0	0	0	1	0	0	0	20	383
5:40 PM	0	14	0	0	0	9	0	0	0	0	0	0	1	0	0	0	24	365
5:45 PM	0	11	0	0	0	10	0	0	0	0	0	0	1	0	0	0	22	350
5:50 PM	0	13	1	0	0	8	0	0	0	0	0	0	0	0	0	0	22	339
5:55 PM	0	12	1	0	0	18	0	0	0	0	0	0	0	0	0	0	31	345

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	244	20	0	0	204	0	0	0	0	0	0	8	0	0	0	476
Heavy Trucks	0	8	0		0	4	0		0	0	0		0	0	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2026 1:23 PM

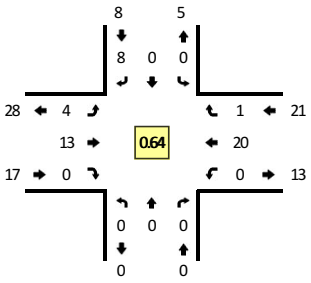
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

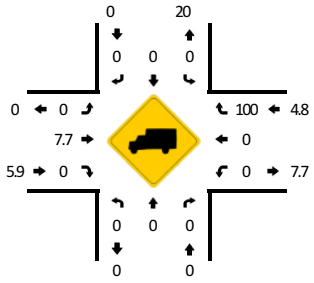
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

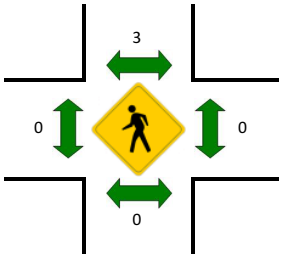
LOCATION: Long Iron Ln -- Birdie Ln
CITY/STATE: Mesquite, NV

QC JOB #: 17698311
DATE: Thu, Jul 9 2026

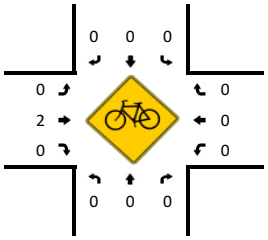
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:25 AM -- 8:40 AM

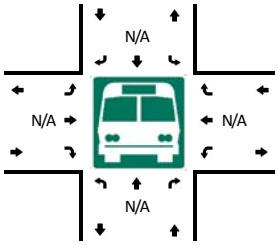




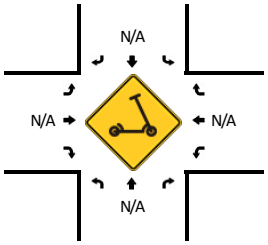












5-Min Count Period Beginning At	Long Iron Ln (Northbound)				Long Iron Ln (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	
7:05 AM	0	0	0	0	0	0	1	0	1	1	0	0	0	2	0	0	5	
7:10 AM	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	3	
7:15 AM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3	
7:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:25 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
7:30 AM	0	0	0	0	0	0	2	0	0	1	0	0	0	1	0	0	4	
7:35 AM	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	4	
7:40 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3	
7:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	3	
7:50 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
7:55 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	1	0	0	5	36
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	35
8:05 AM	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2	32
8:10 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	3	32
8:15 AM	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3	32
8:20 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	6	36
8:25 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	4	39
8:30 AM	0	0	0	0	0	0	2	0	1	2	0	0	0	1	0	0	6	41
8:35 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	1	0	8	45
8:40 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	3	0	0	4	46
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	44
8:50 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	0	3	46
8:55 AM	0	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	4	45

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	8	0	12	16	0	0	0	32	4	0	72
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	4		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

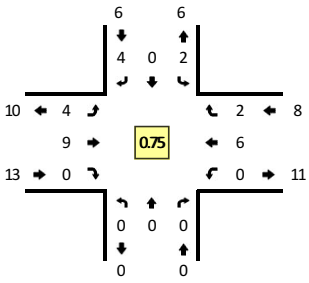
Report generated on 7/15/2026 1:23 PM

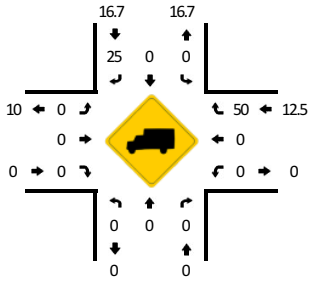
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

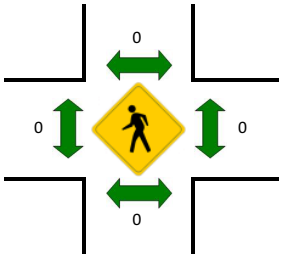
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Long Iron Ln -- Birdie Ln | **QC JOB #:** 17698312
CITY/STATE: Mesquite, NV | **DATE:** Thu, Jul 9 2026

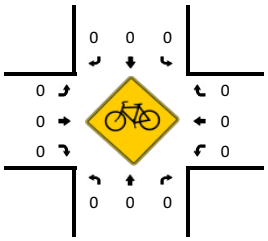
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:10 PM -- 4:25 PM

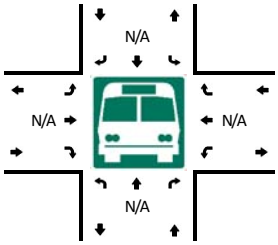




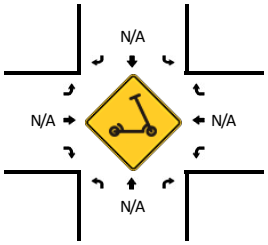












5-Min Count Period Beginning At	Long Iron Ln (Northbound)				Long Iron Ln (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	1	0	0	2	0	0	0	1	1	0	5	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	3	
4:15 PM	0	0	0	0	1	0	1	0	0	2	0	0	0	0	0	0	4	
4:20 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	2	
4:25 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	
4:30 PM	0	0	0	0	1	0	0	0	1	1	0	0	0	1	0	0	4	
4:35 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	
4:40 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:55 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	27
5:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3	25
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
5:10 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2	24
5:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	3	23
5:20 PM	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	3	24
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
5:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	19
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
5:40 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	16
5:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	16
5:50 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	17
5:55 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	16

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	4	0	8	0	0	16	0	0	0	4	4	0	36
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2026 1:23 PM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

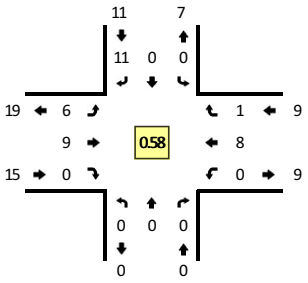
Type of peak hour being reported: Intersection Peak

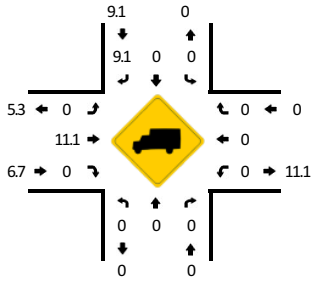
Method for determining peak hour: Total Entering Volume

LOCATION: Links Dr -- Birdie Ln
CITY/STATE: Mesquite, NV

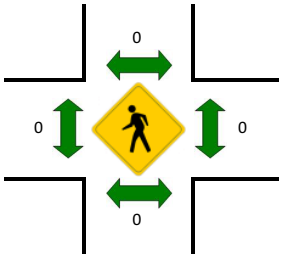
QC JOB #: 17698313
DATE: Thu, Jul 9 2026

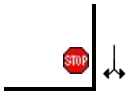
Peak-Hour: 7:55 AM -- 8:55 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

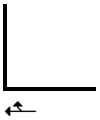


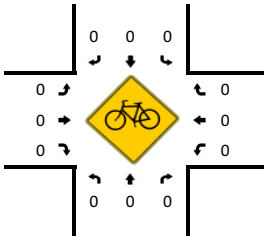


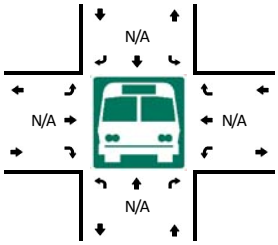
TRUE DATA TO IMPROVE MOBILITY

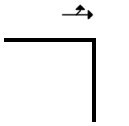




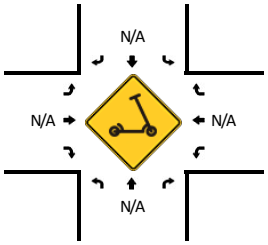












5-Min Count Period Beginning At	Links Dr (Northbound)				Links Dr (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
7:05 AM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3	
7:10 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:25 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	
7:35 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:40 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	3	0	0	4	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
7:50 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
7:55 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	3	20
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	20
8:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	18
8:10 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	18
8:15 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	18
8:20 AM	0	0	0	0	0	0	1	0	1	2	0	0	0	2	0	0	6	22
8:25 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	25
8:30 AM	0	0	0	0	0	0	1	0	1	1	0	0	0	1	0	0	4	27
8:35 AM	0	0	0	0	0	0	3	0	1	0	0	0	0	2	0	0	6	33
8:40 AM	0	0	0	0	0	0	2	0	1	1	0	0	0	1	0	0	5	34
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	34
8:50 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	35
8:55 AM	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	3	35

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	24	0	12	8	0	0	0	16	0	0	60
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2026 1:23 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

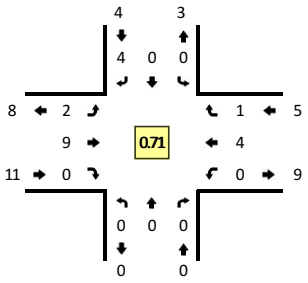
Type of peak hour being reported: Intersection Peak

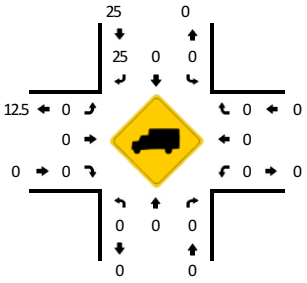
Method for determining peak hour: Total Entering Volume

LOCATION: Links Dr -- Birdie Ln
CITY/STATE: Mesquite, NV

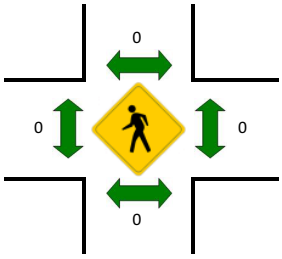
QC JOB #: 17698314
DATE: Thu, Jul 9 2026

Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

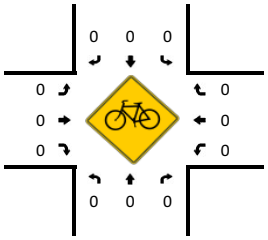


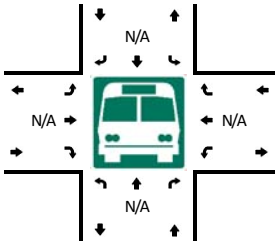


TRUE DATA TO IMPROVE MOBILITY

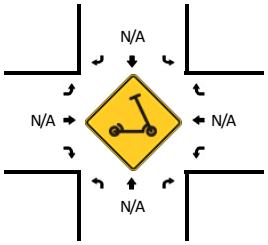












5-Min Count Period Beginning At	Links Dr (Northbound)				Links Dr (Southbound)				Birdie Ln (Eastbound)				Birdie Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	1	0	0	2	0	0	0	1	0	0	4	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	3	
4:15 PM	0	0	0	0	0	0	1	0	1	2	0	0	0	0	0	0	4	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:25 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
4:30 PM	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3	
4:35 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	20
5:00 PM	0	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	3	19
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
5:10 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	18
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2	16
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	17
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	4	0	4	12	0	0	0	8	0	0	28
Heavy Trucks	0	0	0		0	0	4		0	0	0		0	0	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2026 1:23 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

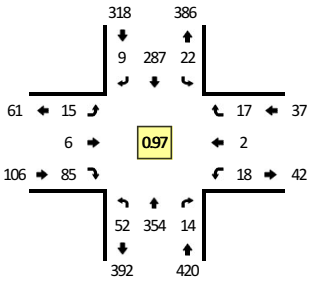
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

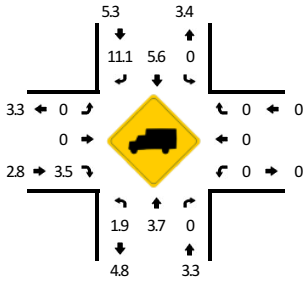
LOCATION: Falcon Ridge Pkwy -- Bertha Howe Ave
CITY/STATE: Mesquite, NV

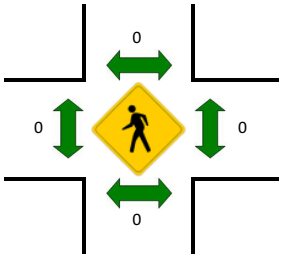
QC JOB #: 17698316
DATE: Thu, Jul 9 2026

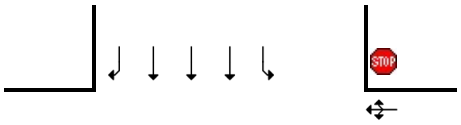
Peak-Hour: 11:10 AM -- 12:10 PM
Peak 15-Min: 11:10 AM -- 11:25 AM

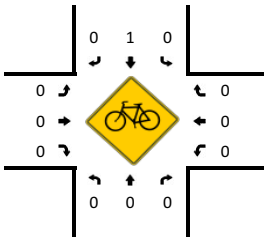


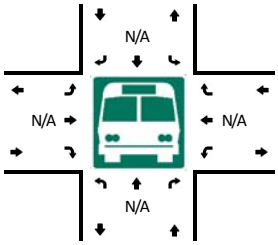
TRUE DATA TO IMPROVE MOBILITY

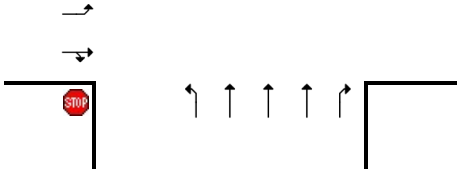


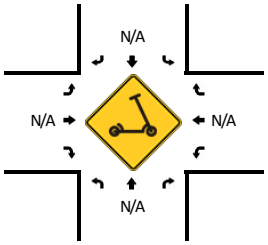












5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				Bertha Howe Ave (Eastbound)				Bertha Howe Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	9	8	0	0	0	19	1	0	0	0	1	0	0	0	0	0	38	
7:05 AM	3	14	0	0	0	19	1	0	0	0	0	0	0	0	0	0	37	
7:10 AM	6	11	0	0	0	8	2	0	0	0	3	0	0	0	0	0	30	
7:15 AM	6	12	2	0	1	11	2	0	1	0	0	0	0	0	0	0	35	
7:20 AM	9	17	0	0	0	16	2	0	0	0	1	0	1	0	0	0	46	
7:25 AM	5	14	0	0	1	15	0	0	0	0	2	0	0	0	0	0	37	
7:30 AM	7	16	1	1	0	20	1	0	0	0	1	0	0	0	0	0	47	
7:35 AM	6	11	1	0	1	20	4	0	0	1	3	0	0	0	0	0	47	
7:40 AM	8	13	4	0	2	22	3	0	1	0	1	0	1	0	2	0	57	
7:45 AM	13	16	4	0	4	23	4	0	2	0	1	0	0	0	0	0	67	
7:50 AM	13	23	0	0	7	22	2	0	1	0	0	0	1	0	0	0	69	
7:55 AM	12	14	3	1	1	16	2	0	1	0	5	0	0	0	0	0	55	565
8:00 AM	7	13	4	0	3	5	3	0	0	1	6	0	0	0	0	0	42	569
8:05 AM	4	26	1	0	1	19	2	0	2	0	4	0	0	0	2	0	61	593
8:10 AM	4	16	3	0	2	15	4	0	1	1	2	0	0	0	0	0	48	611
8:15 AM	3	19	0	0	1	26	2	0	1	0	4	0	2	0	0	0	58	634
8:20 AM	7	15	0	0	2	25	4	0	2	1	4	0	2	0	0	0	62	650
8:25 AM	7	12	1	0	0	15	3	0	1	0	1	0	1	0	0	0	41	654
8:30 AM	5	16	0	1	0	17	2	0	2	0	2	0	0	0	2	0	47	654
8:35 AM	3	16	1	0	1	22	2	0	0	0	5	0	0	0	0	0	50	657
8:40 AM	3	16	3	0	3	33	1	0	1	0	5	0	0	0	0	0	65	665
8:45 AM	8	20	2	0	3	31	2	0	2	0	5	0	1	0	0	0	74	672
8:50 AM	5	17	3	0	5	31	2	0	1	1	6	0	1	0	1	0	73	676
8:55 AM	6	17	1	0	3	19	2	0	1	1	4	0	0	0	1	0	55	676
9:00 AM	6	23	0	0	2	18	3	0	2	0	2	0	1	1	0	0	58	692
9:05 AM	7	22	1	0	3	33	2	0	2	0	4	0	1	1	2	0	78	709
9:10 AM	4	17	1	0	3	28	2	0	1	0	8	0	1	0	1	0	66	727
9:15 AM	4	19	1	0	2	21	3	0	3	0	5	0	0	0	1	0	59	728
9:20 AM	7	20	2	0	1	18	0	0	1	0	5	0	0	0	1	0	55	721
9:25 AM	10	28	3	0	0	26	4	0	0	0	7	0	0	1	2	0	81	761
9:30 AM	5	14	2	0	3	21	2	0	0	1	5	0	1	0	1	0	55	769
9:35 AM	9	28	1	0	0	25	1	0	0	2	5	0	2	0	3	0	76	795
9:40 AM	4	18	3	0	2	26	1	0	4	0	5	0	0	0	3	0	66	796
9:45 AM	4	28	4	0	4	28	2	0	1	1	11	0	1	0	1	0	85	807
9:50 AM	10	27	1	0	4	27	2	0	0	0	0	0	0	0	2	0	73	807
9:55 AM	3	17	0	0	4	29	4	0	1	1	9	0	0	0	2	0	70	822
10:00 AM	2	27	0	0	0	21	2	0	5	0	3	0	1	1	0	0	62	826
10:05 AM	5	17	1	0	2	26	1	0	3	0	5	0	0	0	1	0	61	809

5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				Bertha Howe Ave (Eastbound)				Bertha Howe Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
10:10 AM	3	26	2	0	1	27	2	0	0	2	9	0	1	0	1	0	74	817
10:15 AM	4	17	0	0	1	20	2	0	0	0	2	0	1	0	3	0	50	808
10:20 AM	13	12	0	1	2	14	3	0	0	1	6	0	1	0	1	0	54	807
10:25 AM	6	32	2	0	1	24	3	0	1	0	4	0	2	0	2	0	77	803
10:30 AM	8	18	0	0	1	24	3	0	1	1	7	0	2	0	1	0	66	814
10:35 AM	1	16	2	0	2	28	1	0	1	0	3	0	2	0	0	0	56	794
10:40 AM	5	18	0	0	2	30	3	0	3	0	8	0	0	2	1	0	72	800
10:45 AM	4	30	1	0	3	33	2	0	0	0	4	0	1	0	2	0	80	795
10:50 AM	4	21	3	0	4	37	1	0	1	0	10	0	1	0	0	0	82	804
10:55 AM	2	31	0	1	1	26	0	0	0	0	9	0	1	0	1	0	72	806
11:00 AM	6	21	0	0	2	17	3	0	2	0	4	0	1	0	1	0	57	801
11:05 AM	4	17	1	0	2	25	0	0	1	0	8	0	2	0	3	0	63	803
11:10 AM	6	26	1	1	5	36	2	0	0	0	4	0	1	0	2	0	84	813
11:15 AM	2	22	1	0	1	25	1	0	2	0	7	0	2	0	1	0	64	827
11:20 AM	3	35	4	0	4	25	1	0	1	0	6	0	1	0	0	0	80	853
11:25 AM	4	33	0	0	2	24	0	0	1	2	5	0	0	0	2	0	73	849
11:30 AM	7	30	2	0	1	17	0	0	1	0	8	0	2	0	1	0	69	852
11:35 AM	3	32	0	1	3	24	0	0	1	0	6	0	1	0	3	0	74	870
11:40 AM	1	29	2	0	1	28	3	0	1	1	10	0	2	0	2	0	80	878
11:45 AM	6	29	1	0	3	16	0	0	1	2	5	0	1	0	2	0	66	864
11:50 AM	6	30	1	0	1	24	0	0	3	1	8	0	1	1	0	0	76	858
11:55 AM	2	32	1	0	0	24	2	0	1	0	7	0	0	1	1	0	71	857
12:00 PM	5	27	1	0	1	16	0	0	2	0	8	0	3	0	3	0	66	866
12:05 PM	5	29	0	0	0	28	0	0	1	0	11	0	4	0	0	0	78	881
12:10 PM	3	19	2	0	0	28	0	0	2	1	4	0	2	0	0	0	61	858
12:15 PM	6	27	1	0	4	26	1	0	1	0	9	0	1	2	0	0	78	872
12:20 PM	4	24	2	0	1	30	1	0	0	0	6	0	0	1	0	0	69	861
12:25 PM	3	31	0	0	0	30	1	0	1	0	8	0	1	0	1	0	76	864
12:30 PM	5	30	1	0	1	28	0	0	1	0	4	0	1	1	0	0	72	867
12:35 PM	7	34	3	0	1	20	2	0	1	0	3	0	3	0	0	0	74	867
12:40 PM	4	27	1	0	1	25	1	0	1	1	8	0	0	0	1	0	70	857
12:45 PM	9	36	3	0	2	23	3	0	0	0	3	0	1	1	0	0	81	872
12:50 PM	14	20	2	0	2	22	6	0	1	1	6	0	0	2	2	0	78	874
12:55 PM	3	31	4	0	1	24	3	0	0	1	8	0	1	0	1	0	77	880
1:00 PM	5	35	2	0	2	7	4	0	0	0	3	0	0	1	1	0	60	874
1:05 PM	8	22	1	0	2	18	1	0	1	0	7	0	1	0	1	0	62	858
1:10 PM	1	25	0	0	5	20	2	0	1	0	2	0	2	0	0	0	58	855
1:15 PM	6	31	2	1	4	19	1	0	0	0	4	0	0	0	1	0	69	846
1:20 PM	5	24	1	0	2	28	4	0	4	0	8	0	2	0	2	0	80	857
1:25 PM	7	24	1	0	2	29	1	0	3	0	5	0	3	0	2	0	77	858
1:30 PM	7	25	0	0	1	25	1	0	2	0	7	0	2	0	2	0	72	858
1:35 PM	4	28	0	0	5	22	1	0	0	0	3	0	1	0	1	0	65	849
1:40 PM	11	21	1	0	1	15	1	0	1	1	5	0	0	0	0	0	57	836
1:45 PM	10	23	0	0	2	24	1	0	2	0	6	0	1	0	0	0	69	824
1:50 PM	8	24	1	0	1	26	2	0	0	0	5	0	1	1	2	0	71	817
1:55 PM	6	20	1	0	4	27	2	0	1	0	4	0	0	0	1	0	66	806
2:00 PM	2	27	1	0	3	25	0	0	2	0	11	0	2	1	1	0	75	821
2:05 PM	2	23	2	0	1	26	1	0	1	1	4	0	3	1	0	0	65	824
2:10 PM	3	22	0	0	1	22	3	0	0	0	5	0	2	0	3	0	61	827
2:15 PM	7	18	1	0	4	27	7	0	1	2	4	0	0	0	3	0	74	832
2:20 PM	5	20	2	0	2	19	0	0	2	0	10	0	2	0	0	0	62	814
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2:30 PM	3	24	0	0	3	21	2	0	1	0	4	0	0	0	0	0	58	772
2:35 PM	2	28	2	0	2	16	1	0	1	0	9	0	2	0	1	0	64	771
2:40 PM	2	22	1	0	3	11	1	0	2	0	6	0	1	0	0	0	49	763
2:45 PM	8	16	0	0	1	26	3	0	1	0	4	0	1	0	1	0	61	755
2:50 PM	2	23	0	0	0	20	1	0	0	1	14	0	4	0	4	0	69	753
2:55 PM	4	31	0	0	3	22	0	0	3	0	4	0	2	0	2	0	71	758
3:00 PM	2	26	0	0	5	18	1	0	2	0	5	0	0	0	0	0	59	742
3:05 PM	0	26	0	0	1	16	0	0	1	0	8	0	3	0	1	0	56	733
3:10 PM	5	22	1	0	4	14	0	0	4	0	6	0	1	0	3	0	60	732
3:15 PM	2	14	2	0	1	19	1	0	2	0	6	0	1	0	0	0	48	706
3:20 PM	1	20	1	0	2	21	1	0	0	0	5	0	2	0	0	0	53	697
3:25 PM	4	17	0	0	0	11	1	0	3	0	5	0	2	0	0	0	43	691
3:30 PM	1	17	0	0	0	16	4	0	1	0	6	0	2	0	0	0	47	680
3:35 PM	3	12	0	0	3	13	3	0	2	0	7	0	2	0	0	0	45	661
3:40 PM	3	22	1	0	1	16	2	0	1	0	2	0	2	0	2	0	52	664
3:45 PM	3	17	2	0	0	21	0	0	3	0	4	0	0	0	2	0	52	655
3:50 PM	2	20	1	0	2	17	0	0	2	0	3	0	0	0	0	0	47	633
3:55 PM	3	20	1	0	5	18	0	0	2	0	7	0	2	0	1	0	59	621
4:00 PM	3	16	0	0	1	19	2	0	1	0	10	0	0	0	1	0	53	615
4:05 PM	1	21	0	0	0	8	2	0	0	2	6	0	1	1	1	0	43	602
4:10 PM	2	18	0	0	0	12	0	0	2	0	7	0	2	0	0	0	43	585
4:15 PM	2	20	0	0	2	15	0	0	0	1	6	0	0	0	1	0	47	584
4:20 PM	1	21	0	0	0	14	1	0	1	1	1	0	0	0	1	0	41	572
4:25 PM	2	17	0	0	0	14	1	0	1	0	4	0	1	0	0	0	40	569
4:30 PM	5	21	0	0	0	17	0	0	2	0	5	0	0	0	1	0	51	573
4:35 PM	2	19	0	0	0	15	0	0	1	0	11	0	0	0	1	0	49	577
4:40 PM	1	19	2	0	0	22	0	0	1	0	5	0	0	0	0	0	50	575
4:45 PM	0	16	1	0	1	21	1	0	1	0	2	0	1	2	0	0	46	569
4:50 PM	0	12	1	0	2	15	0	0	1	1	9	0	1	0	0	0	42	564
4:55 PM	3	12	0	0	0	13	0	0	1	0	8	0	1	0	0	0	38	543
5:00 PM	0	25	1	0	1	15	0	0	2	0	8	0	3	0	3	0	58	548
5:05 PM	1	11	1	0	0	11	0	0	1	0	7	0	1	0	0	0	33	538
5:10 PM	0	14	0	0	1	16	0	0	0	0	4	0	1	0	0	0	36	531
5:15 PM	1	16	0	0	1	16	1	0	0	0	2	0	1	0	0	0	38	522
5:20 PM	2	20	0	0	1	10	1	0	0	0	5	0	0	0	1	0	40	521
5:25 PM	1	14	0	0	0	14	2	0	2	0	0	0	0	0	0	0	33	514

5-Min Count Period Beginning At	Falcon Ridge Pkwy (Northbound)				Falcon Ridge Pkwy (Southbound)				Bertha Howe Ave (Eastbound)				Bertha Howe Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
5:30 PM	2	13	0	0	0	11	0	0	0	0	1	0	0	0	0	0	27	490
5:35 PM	2	9	1	0	0	10	1	0	1	0	1	0	0	0	0	0	25	466
5:40 PM	2	13	0	0	0	10	0	0	1	0	6	0	0	0	0	0	32	448
5:45 PM	1	11	0	0	0	9	1	0	0	0	6	0	0	0	0	0	28	430
5:50 PM	2	16	0	0	0	8	0	0	0	0	2	0	0	0	0	0	28	416
5:55 PM	3	13	1	0	2	17	0	0	0	0	1	0	0	0	0	0	37	415
6:00 PM	1	20	0	0	0	11	0	0	0	0	5	0	0	0	1	0	38	395
6:05 PM	1	11	0	0	1	22	1	0	2	0	2	0	0	0	0	0	40	402
6:10 PM	1	26	0	0	0	6	1	0	1	0	0	0	0	0	1	0	36	402
6:15 PM	2	21	0	0	1	17	0	0	0	0	5	0	0	0	0	0	46	410
6:20 PM	3	17	0	0	2	15	0	0	1	0	4	0	1	0	0	0	43	413
6:25 PM	0	23	0	0	0	9	0	0	0	0	2	0	0	0	0	0	34	414
6:30 PM	0	11	0	0	0	9	0	0	1	0	5	0	1	0	0	0	27	414
6:35 PM	3	19	0	0	0	16	0	0	0	0	2	0	0	0	1	0	41	430
6:40 PM	0	21	0	0	0	4	0	0	0	0	2	0	0	0	1	0	28	426
6:45 PM	0	7	0	0	0	9	0	0	0	0	1	0	0	0	1	0	18	416
6:50 PM	0	14	0	0	0	16	0	0	1	0	3	0	1	0	1	0	36	424
6:55 PM	0	9	0	0	2	5	0	0	0	0	1	0	1	0	0	0	18	405

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	44	332	24	4	40	344	16	0	12	0	68	0	16	0	12	0	912
Heavy Trucks	0	16	0		0	8	0		0	0	4		0	0	0		28
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/17/2026 6:23 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

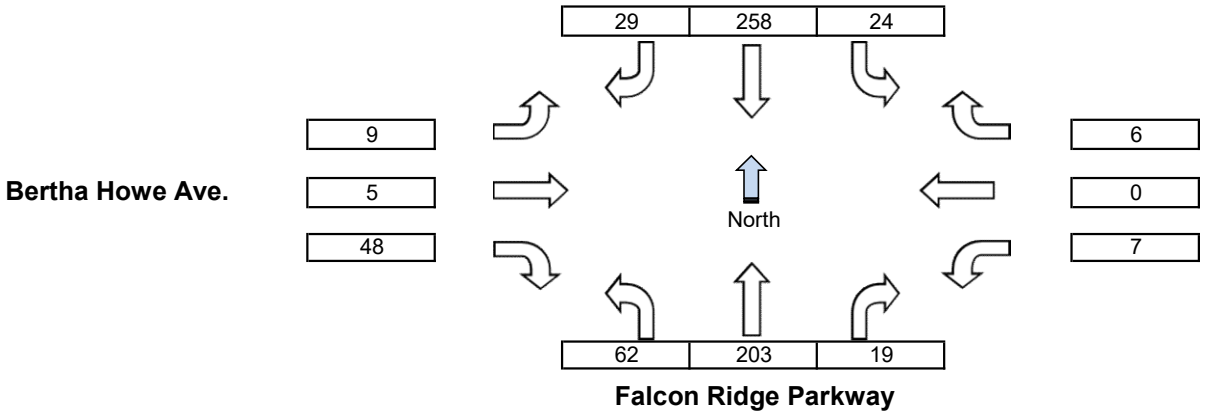
Project: **Smith's Marketplace - Mesquite, Nevada**

Count Date: 7/9/2026 **Counter** Quality Counts

Intersection:
North / South: Falcon Ridge Parkway
East / West: Bertha Howe Ave.

Start Time: 7:00 AM
End Time: 9:00 AM

Peak Hour Volume: 670
PHF: 0.84
Peak Hour from: 8:00 AM
Peak Hour to: 9:00 AM



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total
From	To	L	T	R	L	T	R	L	T	R	L	T	R	Volumes
7:00 AM	7:15 AM	0	46	4	0	0	0	18	33	0	0	0	4	105
7:15 AM	7:30 AM	2	42	4	1	0	0	20	43	2	1	0	3	118
7:30 AM	7:45 AM	3	62	8	1	0	2	21	40	6	1	1	5	150
7:45 AM	8:00 AM	12	61	8	1	0	0	38	53	7	4	0	6	190
8:00 AM	8:15 AM	6	39	9	0	0	2	15	55	8	3	2	12	151
8:15 AM	8:30 AM	3	66	9	5	0	0	17	46	1	2	1	9	159
8:30 AM	8:45 AM	4	72	5	0	0	2	11	48	4	2	0	12	160
8:45 AM	9:00 AM	11	81	6	2	0	2	19	54	6	2	2	15	200

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total
From	To	L	T	R	L	T	R	L	T	R	L	T	R	Volumes
7:00 AM	8:00 AM	17	211	24	3	0	2	97	169	15	6	1	18	563
7:15 AM	8:15 AM	23	204	29	3	0	4	94	191	23	9	3	26	609
7:30 AM	8:30 AM	24	228	34	7	0	4	91	194	22	10	4	32	650
7:45 AM	8:45 AM	25	238	31	6	0	4	81	202	20	11	3	39	660
8:00 AM	9:00 AM	24	258	29	7	0	6	62	203	19	9	5	48	670

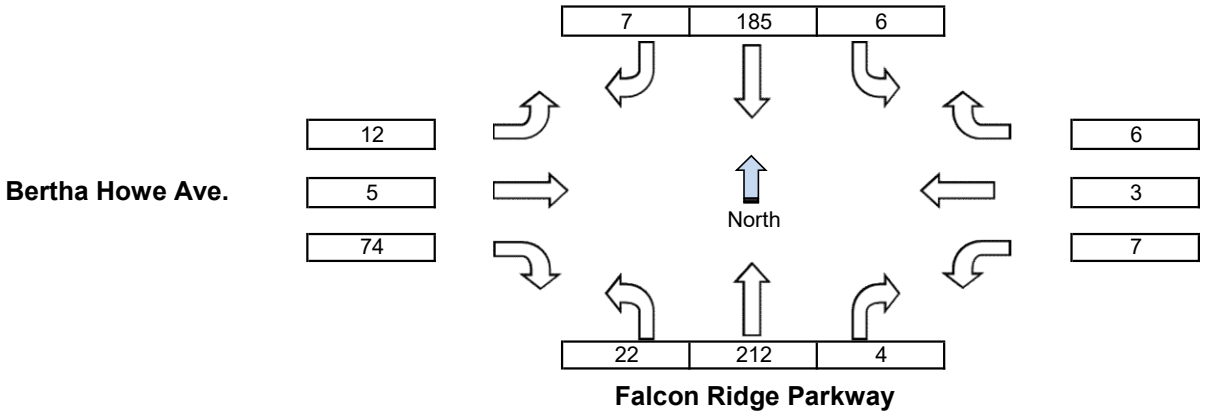
Project: **Smith's Marketplace - Mesquite, Nevada**

Count Date: 7/9/2026 **Counter** Quality Counts

Intersection:
North / South: Falcon Ridge Parkway
East / West: Bertha Howe Ave.

Start Time: 4:00 PM
End Time: 6:00 PM

Peak Hour Volume:	543
PHF:	0.91
Peak Hour from:	4:00 PM
Peak Hour to:	5:00 PM



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total
From	To	L	T	R	L	T	R	L	T	R	L	T	R	Volumes
4:00 PM	4:15 PM	1	39	4	3	1	2	6	55	0	3	2	23	139
4:15 PM	4:30 PM	2	43	2	1	0	2	5	58	0	2	2	11	128
4:30 PM	4:45 PM	0	54	0	0	0	2	8	59	2	4	0	21	150
4:45 PM	5:00 PM	3	49	1	3	2	0	3	40	2	3	1	19	126
5:00 PM	5:15 PM	2	42	0	5	0	3	1	50	2	3	0	19	127
5:15 PM	5:30 PM	2	40	4	1	0	1	4	50	0	2	0	7	111
5:30 PM	5:45 PM	0	31	1	0	0	0	6	35	1	2	0	8	84
5:45 PM	6:00 PM	2	34	1	0	0	0	6	40	1	0	0	9	93

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total
From	To	L	T	R	L	T	R	L	T	R	L	T	R	Volumes
4:00 PM	5:00 PM	6	185	7	7	3	6	22	212	4	12	5	74	543
4:15 PM	5:15 PM	7	188	3	9	2	7	17	207	6	12	3	70	531
4:30 PM	5:30 PM	7	185	5	9	2	6	16	199	6	12	1	66	514
4:45 PM	5:45 PM	7	162	6	9	2	4	14	175	5	10	1	53	448
5:00 PM	6:00 PM	6	147	6	6	0	4	17	175	4	7	0	43	415

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821		
Land Use	Shopping Plaza (40-150k)		
Subcategory	Supermarket - Yes		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	4		
	% of 16-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	--	--	--
1:00 - 2:00 AM	--	--	--
2:00 - 3:00 AM	--	--	--
3:00 - 4:00 AM	--	--	--
4:00 - 5:00 AM	--	--	--
5:00 - 6:00 AM	--	--	--
6:00 - 7:00 AM	1.2%	--	--
7:00 - 8:00 AM	2.3%	--	--
8:00 - 9:00 AM	3.5%	--	--
9:00 - 10:00 AM	4.9%	--	--
10:00 - 11:00 AM	6.6%	--	--
11:00 - 12:00 PM	8.0%	--	--
12:00 - 1:00 PM	8.4%	--	--
1:00 - 2:00 PM	7.6%	--	--
2:00 - 3:00 PM	7.4%	--	--
3:00 - 4:00 PM	7.7%	--	--
4:00 - 5:00 PM	8.5%	--	--
5:00 - 6:00 PM	9.0%	--	--
6:00 - 7:00 PM	8.2%	--	--
7:00 - 8:00 PM	7.0%	--	--
8:00 - 9:00 PM	6.0%	--	--
9:00 - 10:00 PM	3.7%	--	--
10:00 - 11:00 PM	--	--	--
11:00 - 12:00 AM	--	--	--

Appendix B HCM Traffic Analyses

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	11	7	1	0	11
Future Vol, veh/h	5	11	7	1	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	12	8	1	0	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	31	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	23	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1611	-	-	-	983	1074
Stage 1	-	-	-	-	1015	-
Stage 2	-	-	-	-	1000	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1611	-	-	-	980	1074
Mov Cap-2 Maneuver	-	-	-	-	980	-
Stage 1	-	-	-	-	1011	-
Stage 2	-	-	-	-	1000	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.26	0	8.39
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1611	-	-	-	-	1074
HCM Lane V/C Ratio	0.003	-	-	-	-	0.011
HCM Ctrl Dly (s/v)	7.2	-	-	-	0	8.4
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	16	17	1	0	7
Future Vol, veh/h	4	16	17	1	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	17	18	1	0	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	20	0	-	0	45	19
Stage 1	-	-	-	-	19	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1597	-	-	-	965	1059
Stage 1	-	-	-	-	1004	-
Stage 2	-	-	-	-	996	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1597	-	-	-	963	1059
Mov Cap-2 Maneuver	-	-	-	-	963	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	996	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.45	0	8.42
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1597	-	-	-	1059
HCM Lane V/C Ratio	0.003	-	-	-	0.007
HCM Ctrl Dly (s/v)	7.3	-	-	-	8.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	5	48	7	0	6	62	203	19	24	258	29
Future Vol, veh/h	9	5	48	7	0	6	62	203	19	24	258	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	-	-	-	-	300	-	200	200	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	5	52	8	0	7	67	221	21	26	280	32

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	556	709	140	523	720	110	312	0	0	241	0	0
Stage 1	333	333	-	355	355	-	-	-	-	-	-	-
Stage 2	223	376	-	167	364	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	462	358	750	482	353	783	829	-	-	894	-	-
Stage 1	568	643	-	548	628	-	-	-	-	-	-	-
Stage 2	697	615	-	752	622	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	408	319	750	394	314	783	829	-	-	894	-	-
Mov Cap-2 Maneuver	408	319	-	394	314	-	-	-	-	-	-	-
Stage 1	551	624	-	504	577	-	-	-	-	-	-	-
Stage 2	635	565	-	674	604	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.38	12.24	2.12	0.71
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	829	-	-	408	665	511	894	-	-
HCM Lane V/C Ratio	0.081	-	-	0.024	0.087	0.028	0.029	-	-
HCM Ctrl Dly (s/v)	9.7	-	-	14	10.9	12.2	9.1	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.1	0.3	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	4	201	17	3	291
Future Vol, veh/h	20	4	201	17	3	291
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	110	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	4	218	18	3	316

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	361	118	0	0	237	0
Stage 1	228	-	-	-	-	-
Stage 2	133	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	638	774	-	-	898	-
Stage 1	697	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	636	774	-	-	898	-
Mov Cap-2 Maneuver	636	-	-	-	-	-
Stage 1	694	-	-	-	-	-
Stage 2	808	-	-	-	-	-

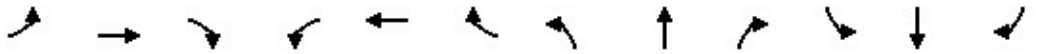
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.67	0	0.09
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	636	774	898	-
HCM Lane V/C Ratio	-	-	0.034	0.006	0.004	-
HCM Ctrl Dly (s/v)	-	-	10.9	9.7	9	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0	-

Intersection	
Intersection Delay, s/veh	3.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	0	2	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	0	202	417	432
Demand Flow Rate, veh/h	0	206	426	440
Vehicles Circulating, veh/h	433	426	0	95
Vehicles Exiting, veh/h	41	0	433	387
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	1.2	3.9	3.6
Approach LOS	-	A	A	A

Lane	Left	Right	Bypass	Left	Right	Left	Right	Bypass
Designated Moves	LT	TR	R	LT	TR	LT	TR	R
Assumed Moves	L	TR		LT	TR	LT	TR	
RT Channelized			Free					Free
Lane Util	0.964	0.036		0.469	0.531	0.470	0.530	
Follow-Up Headway, s	2.667	2.535		2.667	2.535	2.667	2.535	
Critical Headway, s	4.645	4.328		4.645	4.328	4.645	4.328	
A (Intercept)	1350	1420		1350	1420	1350	1420	
B (Slope)	9.199e-4	8.501e-4		9.199e-4	8.501e-4	9.199e-4	8.501e-4	
Entry Flow, veh/h	54	2	150	200	226	178	201	61
Cap Entry Lane, veh/h	912	989	1938	1350	1420	1237	1310	1938
Entry HV Adj Factor	0.981	0.980	0.980	0.981	0.979	0.981	0.980	0.980
Flow Entry, veh/h	53	2	147	196	221	175	197	60
Cap Entry, veh/h	895	969	1900	1324	1390	1214	1283	1900
V/C Ratio	0.059	0.002	0.077	0.148	0.159	0.144	0.153	0.032
Control Delay, s/veh	4.6	3.7	0.0	3.9	3.9	4.2	4.1	0.0
LOS	A	A	A	A	A	A	A	A
95th %tile Queue, veh	0	0	0	1	1	1	1	0



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	33	62	97	33	68	99	203	102	98	203	38
Future Volume (veh/h)	25	33	62	97	33	68	99	203	102	98	203	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	27	36	67	105	36	74	108	221	111	107	221	41
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	309	137	122	290	428	191	231	2560	795	230	2559	794
Arrive On Green	0.03	0.08	0.08	0.07	0.12	0.12	0.07	0.50	0.50	0.07	0.50	0.50
Sat Flow, veh/h	1781	1777	1585	1781	3554	1585	3456	5106	1585	3456	5106	1585
Grp Volume(v), veh/h	27	36	67	105	36	74	108	221	111	107	221	41
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1728	1702	1585	1728	1702	1585
Q Serve(g_s), s	0.8	1.2	2.6	3.4	0.6	2.8	1.9	1.4	2.4	1.9	1.4	0.8
Cycle Q Clear(g_c), s	0.8	1.2	2.6	3.4	0.6	2.8	1.9	1.4	2.4	1.9	1.4	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	309	137	122	290	428	191	231	2560	795	230	2559	794
V/C Ratio(X)	0.09	0.26	0.55	0.36	0.08	0.39	0.47	0.09	0.14	0.47	0.09	0.05
Avail Cap(c_a), veh/h	604	417	372	509	835	372	676	2560	795	676	2559	794
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.4	27.8	28.4	24.6	25.0	25.9	28.7	8.3	8.5	28.7	8.3	8.2
Incr Delay (d2), s/veh	0.1	1.0	3.8	0.8	0.1	1.3	1.5	0.1	0.4	1.5	0.1	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.5	1.1	1.4	0.2	1.1	0.8	0.5	0.8	0.8	0.5	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.5	28.8	32.2	25.3	25.0	27.2	30.2	8.4	8.9	30.2	8.4	8.3
LnGrp LOS	C	C	C	C	C	C	C	A	A	C	A	A
Approach Vol, veh/h		130			215			440			369	
Approach Delay, s/veh		29.4			25.9			13.9			14.7	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.8	36.5	9.2	9.4	8.8	36.5	6.4	12.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	12.5	32.0	12.5	15.0	12.5	32.0	12.5	15.0
Max Q Clear Time (g_c+I1), s	3.9	4.4	5.4	4.6	3.9	3.4	2.8	4.8
Green Ext Time (p_c), s	0.2	1.9	0.1	0.3	0.2	1.6	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	18.1
HCM 7th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	10	6	1	0	4
Future Vol, veh/h	2	10	6	1	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	11	7	1	0	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	8	0	-	0	22	7
Stage 1	-	-	-	-	7	-
Stage 2	-	-	-	-	15	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1613	-	-	-	994	1075
Stage 1	-	-	-	-	1016	-
Stage 2	-	-	-	-	1008	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1613	-	-	-	993	1075
Mov Cap-2 Maneuver	-	-	-	-	993	-
Stage 1	-	-	-	-	1015	-
Stage 2	-	-	-	-	1008	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.21	0	8.36
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1613	-	-	-	-	1075
HCM Lane V/C Ratio	0.001	-	-	-	-	0.004
HCM Ctrl Dly (s/v)	7.2	-	-	-	0	8.4
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	10	9	1	2	4
Future Vol, veh/h	4	10	9	1	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	11	10	1	2	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	11	0	-	0	30	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	20	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1608	-	-	-	984	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	1003	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1608	-	-	-	982	1071
Mov Cap-2 Maneuver	-	-	-	-	982	-
Stage 1	-	-	-	-	1010	-
Stage 2	-	-	-	-	1003	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.07	0	8.49
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1608	-	-	-	1039
HCM Lane V/C Ratio	0.003	-	-	-	0.006
HCM Ctrl Dly (s/v)	7.2	-	-	-	8.5
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	6	81	8	3	7	24	233	4	7	205	8
Future Vol, veh/h	13	6	81	8	3	7	24	233	4	7	205	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	-	-	-	-	300	-	200	200	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	7	88	9	3	8	26	253	4	8	223	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	393	548	111	413	552	127	232	0	0	258	0	0
Stage 1	238	238	-	305	305	-	-	-	-	-	-	-
Stage 2	155	310	-	108	247	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	570	443	782	556	440	765	903	-	-	879	-	-
Stage 1	656	707	-	592	661	-	-	-	-	-	-	-
Stage 2	764	658	-	815	701	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	540	426	782	468	424	765	903	-	-	879	-	-
Mov Cap-2 Maneuver	540	426	-	468	424	-	-	-	-	-	-	-
Stage 1	651	701	-	575	641	-	-	-	-	-	-	-
Stage 2	731	639	-	711	695	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.75	11.92	0.84	0.29
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	903	-	-	540	739	540	879	-	-
HCM Lane V/C Ratio	0.029	-	-	0.026	0.128	0.036	0.009	-	-
HCM Ctrl Dly (s/v)	9.1	-	-	11.8	10.6	11.9	9.1	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.4	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	1	239	14	0	206
Future Vol, veh/h	12	1	239	14	0	206
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	110	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	1	260	15	0	224

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	357	138	0	0	275	0
Stage 1	267	-	-	-	-	-
Stage 2	90	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	641	753	-	-	862	-
Stage 1	661	-	-	-	-	-
Stage 2	850	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	641	753	-	-	862	-
Mov Cap-2 Maneuver	641	-	-	-	-	-
Stage 1	661	-	-	-	-	-
Stage 2	850	-	-	-	-	-

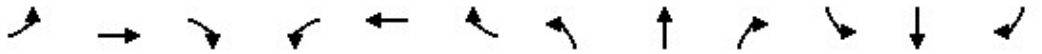
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.66	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	641	753	862	-
HCM Lane V/C Ratio	-	-	0.02	0.001	-	-
HCM Ctrl Dly (s/v)	-	-	10.7	9.8	0	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	0	-

Intersection	
Intersection Delay, s/veh	3.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	0	2	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	0	287	413	618
Demand Flow Rate, veh/h	0	293	421	631
Vehicles Circulating, veh/h	642	421	0	166
Vehicles Exiting, veh/h	73	0	642	349
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	1.6	3.9	4.5
Approach LOS	-	A	A	A

Lane	Left	Right	Bypass	Left	Right	Left	Right	Bypass
Designated Moves	LT	TR	R	LT	TR	LT	TR	R
Assumed Moves	L	TR		LT	TR	LT	TR	
RT Channelized			Free					Free
Lane Util	0.989	0.011		0.470	0.530	0.470	0.530	
Follow-Up Headway, s	2.667	2.535		2.667	2.535	2.667	2.535	
Critical Headway, s	4.645	4.328		4.645	4.328	4.645	4.328	
A (Intercept)	1350	1420		1350	1420	1350	1420	
B (Slope)	9.199e-4	8.501e-4		9.199e-4	8.501e-4	9.199e-4	8.501e-4	
Entry Flow, veh/h	93	1	199	198	223	258	291	82
Cap Entry Lane, veh/h	916	993	1938	1350	1420	1159	1233	1938
Entry HV Adj Factor	0.978	0.980	0.980	0.981	0.982	0.981	0.980	0.980
Flow Entry, veh/h	91	1	195	194	219	253	285	80
Cap Entry, veh/h	897	973	1900	1324	1394	1136	1209	1900
V/C Ratio	0.101	0.001	0.103	0.147	0.157	0.223	0.236	0.042
Control Delay, s/veh	5.0	3.7	0.0	3.9	3.8	5.2	5.1	0.0
LOS	A	A	A	A	A	A	A	A
95th %tile Queue, veh	0	0	0	1	1	1	1	0



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	75	111	164	30	67	78	173	106	95	215	18
Future Volume (veh/h)	25	75	111	164	30	67	78	173	106	95	215	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	27	82	121	178	33	73	85	188	115	103	234	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	397	197	176	349	694	310	199	2332	724	213	2353	730
Arrive On Green	0.03	0.11	0.11	0.11	0.20	0.20	0.06	0.46	0.46	0.06	0.46	0.46
Sat Flow, veh/h	1781	1777	1585	1781	3554	1585	3456	5106	1585	3456	5106	1585
Grp Volume(v), veh/h	27	82	121	178	33	73	85	188	115	103	234	20
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1728	1702	1585	1728	1702	1585
Q Serve(g_s), s	0.8	3.0	5.1	6.0	0.5	2.7	1.7	1.5	3.0	2.0	1.8	0.5
Cycle Q Clear(g_c), s	0.8	3.0	5.1	6.0	0.5	2.7	1.7	1.5	3.0	2.0	1.8	0.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	397	197	176	349	694	310	199	2332	724	213	2353	730
V/C Ratio(X)	0.07	0.42	0.69	0.51	0.05	0.24	0.43	0.08	0.16	0.48	0.10	0.03
Avail Cap(c_a), veh/h	663	380	339	465	761	339	617	2332	724	617	2353	730
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.4	29.0	30.0	23.6	22.9	23.8	31.9	10.7	11.1	31.8	10.7	10.3
Incr Delay (d2), s/veh	0.1	1.4	4.7	1.2	0.0	0.4	1.4	0.1	0.5	1.7	0.1	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	1.3	2.1	2.5	0.2	1.0	0.7	0.5	1.0	0.9	0.6	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.5	30.4	34.7	24.8	22.9	24.2	33.3	10.8	11.6	33.5	10.8	10.4
LnGrp LOS	C	C	C	C	C	C	C	B	B	C	B	B
Approach Vol, veh/h		230			284			388			357	
Approach Delay, s/veh		31.6			24.4			16.0			17.3	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.8	36.5	12.5	12.3	8.5	36.8	6.5	18.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	12.5	32.0	12.5	15.0	12.5	32.0	12.5	15.0
Max Q Clear Time (g_c+I1), s	4.0	5.0	8.0	7.1	3.7	3.8	2.8	4.7
Green Ext Time (p_c), s	0.2	1.6	0.2	0.6	0.1	1.6	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	21.1
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	17	15	1	0	12
Future Vol, veh/h	6	17	15	1	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	18	16	1	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	17	0	-	0	48	17
Stage 1	-	-	-	-	17	-
Stage 2	-	-	-	-	32	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1600	-	-	-	961	1062
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	991	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1600	-	-	-	957	1062
Mov Cap-2 Maneuver	-	-	-	-	957	-
Stage 1	-	-	-	-	1002	-
Stage 2	-	-	-	-	991	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.89	0	8.43
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1600	-	-	-	-	1062
HCM Lane V/C Ratio	0.004	-	-	-	-	0.012
HCM Ctrl Dly (s/v)	7.3	-	-	-	0	8.4
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	115	35	1	0	8
Future Vol, veh/h	4	115	35	1	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	125	38	1	0	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	39	0	-	0	172	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	134	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1571	-	-	-	818	1033
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	893	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1571	-	-	-	815	1033
Mov Cap-2 Maneuver	-	-	-	-	815	-
Stage 1	-	-	-	-	981	-
Stage 2	-	-	-	-	893	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.25	0	8.51
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1571	-	-	-	1033
HCM Lane V/C Ratio	0.003	-	-	-	0.008
HCM Ctrl Dly (s/v)	7.3	-	-	-	8.5
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	30	12	257	68	51	301
Future Vol, veh/h	30	12	257	68	51	301
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	110	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	13	279	74	55	327

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	558	177	0	0	353	0
Stage 1	316	-	-	-	-	-
Stage 2	242	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	513	711	-	-	793	-
Stage 1	619	-	-	-	-	-
Stage 2	712	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	477	711	-	-	793	-
Mov Cap-2 Maneuver	477	-	-	-	-	-
Stage 1	576	-	-	-	-	-
Stage 2	712	-	-	-	-	-

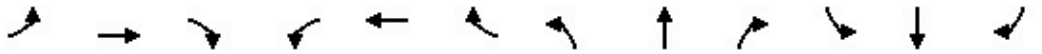
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	12.26	0	1.43
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	477	711	793	-
HCM Lane V/C Ratio	-	-	0.068	0.018	0.07	-
HCM Ctrl Dly (s/v)	-	-	13.1	10.2	9.9	-
HCM Lane LOS	-	-	B	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0.1	0.2	-

Intersection	
Intersection Delay, s/veh	3.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	0	2	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	0	236	492	518
Demand Flow Rate, veh/h	0	241	502	528
Vehicles Circulating, veh/h	519	502	0	105
Vehicles Exiting, veh/h	45	0	519	459
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	1.3	4.1	3.9
Approach LOS	-	A	A	A

Lane	Left	Right	Bypass	Left	Right	Left	Right	Bypass
Designated Moves	LT	TR	R	LT	TR	LT	TR	R
Assumed Moves	L	TR		LT	TR	LT	TR	
RT Channelized			Free					Free
Lane Util	0.968	0.032		0.470	0.530	0.471	0.529	
Follow-Up Headway, s	2.667	2.535		2.667	2.535	2.667	2.535	
Critical Headway, s	4.645	4.328		4.645	4.328	4.645	4.328	
A (Intercept)	1350	1420		1350	1420	1350	1420	
B (Slope)	9.199e-4	8.501e-4		9.199e-4	8.501e-4	9.199e-4	8.501e-4	
Entry Flow, veh/h	60	2	179	236	266	216	243	69
Cap Entry Lane, veh/h	851	927	1938	1350	1420	1226	1299	1938
Entry HV Adj Factor	0.983	0.980	0.980	0.980	0.980	0.979	0.981	0.980
Flow Entry, veh/h	59	2	175	231	261	212	239	68
Cap Entry, veh/h	836	909	1900	1323	1392	1200	1275	1900
V/C Ratio	0.071	0.002	0.092	0.175	0.187	0.176	0.187	0.036
Control Delay, s/veh	5.0	4.0	0.0	4.2	4.1	4.5	4.4	0.0
LOS	A	A	A	A	A	A	A	A
95th %tile Queue, veh	0	0	0	1	1	1	1	0



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	36	68	107	36	87	109	265	112	110	263	44
Future Volume (veh/h)	34	36	68	107	36	87	109	265	112	110	263	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	37	39	74	116	39	95	118	288	122	120	286	48
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	320	143	128	299	438	195	235	2519	782	236	2521	783
Arrive On Green	0.04	0.08	0.08	0.08	0.12	0.12	0.07	0.49	0.49	0.07	0.49	0.49
Sat Flow, veh/h	1781	1777	1585	1781	3554	1585	3456	5106	1585	3456	5106	1585
Grp Volume(v), veh/h	37	39	74	116	39	95	118	288	122	120	286	48
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1728	1702	1585	1728	1702	1585
Q Serve(g_s), s	1.2	1.3	2.9	3.8	0.6	3.6	2.1	2.0	2.7	2.2	1.9	1.0
Cycle Q Clear(g_c), s	1.2	1.3	2.9	3.8	0.6	3.6	2.1	2.0	2.7	2.2	1.9	1.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	320	143	128	299	438	195	235	2519	782	236	2521	783
V/C Ratio(X)	0.12	0.27	0.58	0.39	0.09	0.49	0.50	0.11	0.16	0.51	0.11	0.06
Avail Cap(c_a), veh/h	597	411	367	500	822	367	666	2519	782	666	2521	783
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.3	28.0	28.7	24.5	25.2	26.5	29.2	8.8	9.0	29.2	8.8	8.6
Incr Delay (d2), s/veh	0.2	1.0	4.1	0.8	0.1	1.9	1.7	0.1	0.4	1.7	0.1	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.6	1.2	1.6	0.3	1.4	0.9	0.7	0.9	0.9	0.7	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.5	29.0	32.8	25.3	25.3	28.4	30.8	8.9	9.4	30.9	8.9	8.7
LnGrp LOS	C	C	C	C	C	C	C	A	A	C	A	A
Approach Vol, veh/h		150			250			528			454	
Approach Delay, s/veh		29.5			26.5			13.9			14.7	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.9	36.5	9.7	9.7	8.9	36.5	6.9	12.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	12.5	32.0	12.5	15.0	12.5	32.0	12.5	15.0
Max Q Clear Time (g_c+I1), s	4.2	4.7	5.8	4.9	4.1	3.9	3.2	5.6
Green Ext Time (p_c), s	0.2	2.4	0.1	0.3	0.2	2.1	0.0	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	18.1
HCM 7th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	66	49	0	28	8	0
Future Vol, veh/h	66	49	0	28	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	53	0	30	9	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	125	0	129	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1462	-	866	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1462	-	866	958
Mov Cap-2 Maneuver	-	-	-	-	866	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	866	-	-	-	1462	-
HCM Lane V/C Ratio	0.01	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.2	0	-	-	0	-
HCM Lane LOS	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	-

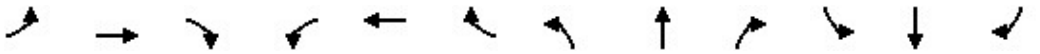
Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	18	48	7	20	8	5
Future Vol, veh/h	18	48	7	20	8	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	52	8	22	9	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	72	0	83	46
Stage 1	-	-	-	-	46	-
Stage 2	-	-	-	-	37	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1528	-	919	1024
Stage 1	-	-	-	-	977	-
Stage 2	-	-	-	-	986	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1528	-	915	1024
Mov Cap-2 Maneuver	-	-	-	-	915	-
Stage 1	-	-	-	-	972	-
Stage 2	-	-	-	-	986	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.91	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	915	1024	-	-	1528	-
HCM Lane V/C Ratio	0.01	0.005	-	-	0.005	-
HCM Ctrl Dly (s/v)	9	8.5	-	-	7.4	-
HCM Lane LOS	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0	0	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	17	81	160	14	159	24	246	91	94	148	8
Future Volume (veh/h)	13	17	81	160	14	159	24	246	91	94	148	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	14	18	88	174	15	173	26	267	99	102	161	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	501	36	177	502	435	369	494	849	264	477	1138	353
Arrive On Green	0.02	0.13	0.13	0.12	0.23	0.23	0.03	0.17	0.17	0.09	0.22	0.22
Sat Flow, veh/h	1781	276	1351	1781	1870	1585	1781	5106	1585	1781	5106	1585
Grp Volume(v), veh/h	14	0	106	174	15	173	26	267	99	102	161	9
Grp Sat Flow(s),veh/h/ln	1781	0	1627	1781	1870	1585	1781	1702	1585	1781	1702	1585
Q Serve(g_s), s	0.2	0.0	2.2	3.0	0.2	3.4	0.4	1.7	2.0	1.6	0.9	0.2
Cycle Q Clear(g_c), s	0.2	0.0	2.2	3.0	0.2	3.4	0.4	1.7	2.0	1.6	0.9	0.2
Prop In Lane	1.00		0.83	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	501	0	214	502	435	369	494	849	264	477	1138	353
V/C Ratio(X)	0.03	0.00	0.50	0.35	0.03	0.47	0.05	0.31	0.38	0.21	0.14	0.03
Avail Cap(c_a), veh/h	836	0	961	998	1464	1241	805	3577	1110	834	3998	1241
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.3	0.0	14.7	11.4	10.8	12.0	10.3	13.3	13.5	10.8	11.3	11.1
Incr Delay (d2), s/veh	0.0	0.0	1.8	0.4	0.0	0.9	0.0	0.2	0.9	0.2	0.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.8	1.0	0.1	1.0	0.1	0.5	0.6	0.5	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.3	0.0	16.5	11.8	10.8	13.0	10.3	13.6	14.4	11.0	11.4	11.1
LnGrp LOS	B		B	B	B	B	B	B	B	B	B	B
Approach Vol, veh/h		120			362			392			272	
Approach Delay, s/veh		15.8			12.3			13.6			11.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.7	10.6	8.9	9.3	5.7	12.6	5.2	13.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	10.5	25.5	14.5	21.5	7.5	28.5	7.5	28.5
Max Q Clear Time (g_c+I1), s	3.6	4.0	5.0	4.2	2.4	2.9	2.2	5.4
Green Ext Time (p_c), s	0.1	2.0	0.3	0.5	0.0	1.0	0.0	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	12.8
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	21	17	1	0	4
Future Vol, veh/h	2	21	17	1	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	23	18	1	0	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	20	0	-	0	46	19
Stage 1	-	-	-	-	19	-
Stage 2	-	-	-	-	27	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1597	-	-	-	964	1059
Stage 1	-	-	-	-	1004	-
Stage 2	-	-	-	-	995	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1597	-	-	-	963	1059
Mov Cap-2 Maneuver	-	-	-	-	963	-
Stage 1	-	-	-	-	1002	-
Stage 2	-	-	-	-	995	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.63	0	8.41
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1597	-	-	-	-	1059
HCM Lane V/C Ratio	0.001	-	-	-	-	0.004
HCM Ctrl Dly (s/v)	7.3	-	-	-	0	8.4
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	184	45	1	2	4
Future Vol, veh/h	4	184	45	1	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	25	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	200	49	1	2	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	50	0	-	0	258	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	209	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1557	-	-	-	731	1019
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	826	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1557	-	-	-	729	1019
Mov Cap-2 Maneuver	-	-	-	-	729	-
Stage 1	-	-	-	-	970	-
Stage 2	-	-	-	-	826	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.16	0	9.03
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1557	-	-	-	899
HCM Lane V/C Ratio	0.003	-	-	-	0.007
HCM Ctrl Dly (s/v)	7.3	-	-	-	9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	30	19	317	101	87	169
Future Vol, veh/h	30	19	317	101	87	169
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	110	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	21	345	110	95	184

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	662	227	0	0	454	0
Stage 1	399	-	-	-	-	-
Stage 2	263	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	457	661	-	-	711	-
Stage 1	553	-	-	-	-	-
Stage 2	695	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	396	661	-	-	711	-
Mov Cap-2 Maneuver	396	-	-	-	-	-
Stage 1	480	-	-	-	-	-
Stage 2	695	-	-	-	-	-

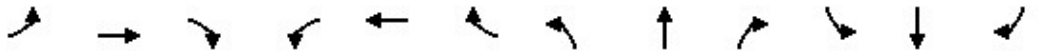
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.25	0	3.68
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	396	661	711	-
HCM Lane V/C Ratio	-	-	0.082	0.031	0.133	-
HCM Ctrl Dly (s/v)	-	-	14.9	10.6	10.8	-
HCM Lane LOS	-	-	B	B	B	-
HCM 95th %tile Q(veh)	-	-	0.3	0.1	0.5	-

Intersection	
Intersection Delay, s/veh	3.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	0	2	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	0	308	468	712
Demand Flow Rate, veh/h	0	314	477	727
Vehicles Circulating, veh/h	732	477	0	166
Vehicles Exiting, veh/h	73	0	732	405
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	1.6	4.1	4.9
Approach LOS	-	A	A	A

Lane	Left	Right	Bypass	Left	Right	Left	Right	Bypass
Designated Moves	LT	TR	R	LT	TR	LT	TR	R
Assumed Moves	L	TR		LT	TR	LT	TR	
RT Channelized			Free					Free
Lane Util	0.989	0.011		0.470	0.530	0.469	0.531	
Follow-Up Headway, s	2.667	2.535		2.667	2.535	2.667	2.535	
Critical Headway, s	4.645	4.328		4.645	4.328	4.645	4.328	
A (Intercept)	1350	1420		1350	1420	1350	1420	
B (Slope)	9.199e-4	8.501e-4		9.199e-4	8.501e-4	9.199e-4	8.501e-4	
Entry Flow, veh/h	93	1	220	224	253	300	339	88
Cap Entry Lane, veh/h	870	947	1938	1350	1420	1159	1233	1938
Entry HV Adj Factor	0.978	0.980	0.980	0.982	0.981	0.981	0.979	0.980
Flow Entry, veh/h	91	1	216	220	248	294	332	86
Cap Entry, veh/h	852	928	1900	1326	1392	1137	1208	1900
V/C Ratio	0.107	0.001	0.114	0.166	0.178	0.259	0.275	0.045
Control Delay, s/veh	5.3	3.9	0.0	4.1	4.0	5.6	5.5	0.0
LOS	A	A	A	A	A	A	A	A
95th %tile Queue, veh	0	0	0	1	1	1	1	0



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	75	111	164	30	87	78	243	106	100	301	23
Future Volume (veh/h)	35	75	111	164	30	87	78	243	106	100	301	23
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	38	82	121	178	33	95	85	264	115	109	327	25
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	396	197	176	349	666	297	199	2329	723	217	2355	731
Arrive On Green	0.04	0.11	0.11	0.11	0.19	0.19	0.06	0.46	0.46	0.06	0.46	0.46
Sat Flow, veh/h	1781	1777	1585	1781	3554	1585	3456	5106	1585	3456	5106	1585
Grp Volume(v), veh/h	38	82	121	178	33	95	85	264	115	109	327	25
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1728	1702	1585	1728	1702	1585
Q Serve(g_s), s	1.2	3.0	5.2	6.0	0.5	3.6	1.7	2.1	3.0	2.1	2.6	0.6
Cycle Q Clear(g_c), s	1.2	3.0	5.2	6.0	0.5	3.6	1.7	2.1	3.0	2.1	2.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	396	197	176	349	666	297	199	2329	723	217	2355	731
V/C Ratio(X)	0.10	0.42	0.69	0.51	0.05	0.32	0.43	0.11	0.16	0.50	0.14	0.03
Avail Cap(c_a), veh/h	647	380	339	464	760	339	616	2329	723	616	2355	731
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.6	29.1	30.0	23.7	23.4	24.6	31.9	10.9	11.2	31.8	10.9	10.3
Incr Delay (d2), s/veh	0.1	1.4	4.7	1.2	0.0	0.6	1.4	0.1	0.5	1.8	0.1	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	1.3	2.1	2.5	0.2	1.4	0.7	0.7	1.0	0.9	0.9	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.7	30.5	34.7	24.8	23.4	25.3	33.4	11.0	11.7	33.6	11.0	10.4
LnGrp LOS	C	C	C	C	C	C	C	B	B	C	B	B
Approach Vol, veh/h		241			306			464			461	
Approach Delay, s/veh		31.2			24.8			15.3			16.3	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.9	36.5	12.5	12.3	8.5	36.9	7.1	17.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	12.5	32.0	12.5	15.0	12.5	32.0	12.5	15.0
Max Q Clear Time (g_c+I1), s	4.1	5.0	8.0	7.2	3.7	4.6	3.2	5.6
Green Ext Time (p_c), s	0.2	2.2	0.2	0.6	0.1	2.4	0.0	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	20.2
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	99	87	0	28	18	0
Future Vol, veh/h	99	87	0	28	18	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	108	95	0	30	20	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	202	0	185	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1370	-	804	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1370	-	804	891
Mov Cap-2 Maneuver	-	-	-	-	804	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.59
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	804	-	-	-	1370	-
HCM Lane V/C Ratio	0.024	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.6	0	-	-	0	-
HCM Lane LOS	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	-	0	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	12	87	11	10	18	11
Future Vol, veh/h	12	87	11	10	18	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	50	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	95	12	11	20	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	108	0	95	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1483	-	904	1005
Stage 1	-	-	-	-	962	-
Stage 2	-	-	-	-	988	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1483	-	897	1005
Mov Cap-2 Maneuver	-	-	-	-	897	-
Stage 1	-	-	-	-	955	-
Stage 2	-	-	-	-	988	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.9	8.92
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	897	1005	-	-	1483	-
HCM Lane V/C Ratio	0.022	0.012	-	-	0.008	-
HCM Ctrl Dly (s/v)	9.1	8.6	-	-	7.4	-
HCM Lane LOS	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-

Intersection: 12: Falcon Ridge & Bertha Howe/Smith's Marketplace

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB
Directions Served	L	TR	L	T	R	L	T	T	T	R	L	T
Maximum Queue (ft)	15	53	99	16	59	31	38	40	55	48	46	42
Average Queue (ft)	4	31	59	8	35	13	21	20	37	33	28	23
95th Queue (ft)	22	63	110	26	67	37	48	48	64	59	55	54
Link Distance (ft)		885	788	788	788		1259	1259	1259			627
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	120					300				200	200	
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 12: Falcon Ridge & Bertha Howe/Smith's Marketplace

Movement	SB	SB	SB
Directions Served	T	T	R
Maximum Queue (ft)	26	4	12
Average Queue (ft)	11	1	3
95th Queue (ft)	33	8	14
Link Distance (ft)	627	627	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			200
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 9: Falcon Ridge & Pioneer

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	NB	NB
Directions Served	L	T	TR	L	T	T	R	L	L	T	T	T
Maximum Queue (ft)	37	59	60	108	34	12	30	20	71	47	45	66
Average Queue (ft)	19	31	30	70	13	4	18	8	44	28	24	40
95th Queue (ft)	45	67	67	124	38	22	33	28	77	59	56	74
Link Distance (ft)		669	669		586	586				1298	1298	1298
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	150			270			270	300	300			
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 9: Falcon Ridge & Pioneer

Movement	NB	SB	SB	SB	SB	SB	SB
Directions Served	R	L	L	T	T	T	R
Maximum Queue (ft)	46	38	64	61	69	44	27
Average Queue (ft)	31	18	45	42	43	21	11
95th Queue (ft)	57	47	73	72	78	52	34
Link Distance (ft)				1259	1259	1259	
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	300	300	300				120
Storage Blk Time (%)							
Queuing Penalty (veh)							

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit Application No. CUP-26-017 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 935 Valley View Drive. The project site is Clark County Assessor's Parcel # 001-10-310-004, and is located in the Single Family Residential (SF) zoning district.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-017, to allow the residence at 935 Valley View Drive to be utilized as a short-term rental, subject to staff's recommendations.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow an existing single -family residence to be rented on a short-term basis (i.e. as a vacation home rental). The site is zoned Single-Family Residential (SF). According to the applicantâ€™s description and County records, the house has 3 bedrooms and 2 full baths, which may accommodate a maximum occupancy of 10 guests per MMC 2-13 -11.A.1 A conditional use permit is being required because vacation home rental facilities are not specifically addressed in the applicable subdivision regulations (CC&Rs) and are therefore only allowed in the SF zone with a conditional use permit.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Cover Page
- CUP-26-017 McOmie STR 935 Valley View Drive Staff Report.pdf
- CUP-26-017.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- September 15, 2026
City Council- September 22, 2026

RE: Consideration of **Conditional Use Permit Application No. CUP-26-017** to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at **935 Valley View Drive**. The project site is Clark County Assessor's Parcel # 001-10-310-004, and is located in the *Single Family Residential* (SF) zoning district.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow an existing single-family residence to be rented on a short-term basis (i.e. as a vacation home rental). The site is zoned *Single-Family Residential* (SF). According to the applicant's description and County records, the house has 3 bedrooms and 2 full baths, which may accommodate a maximum occupancy of 10 guests per MMC 2-13-11.A.1

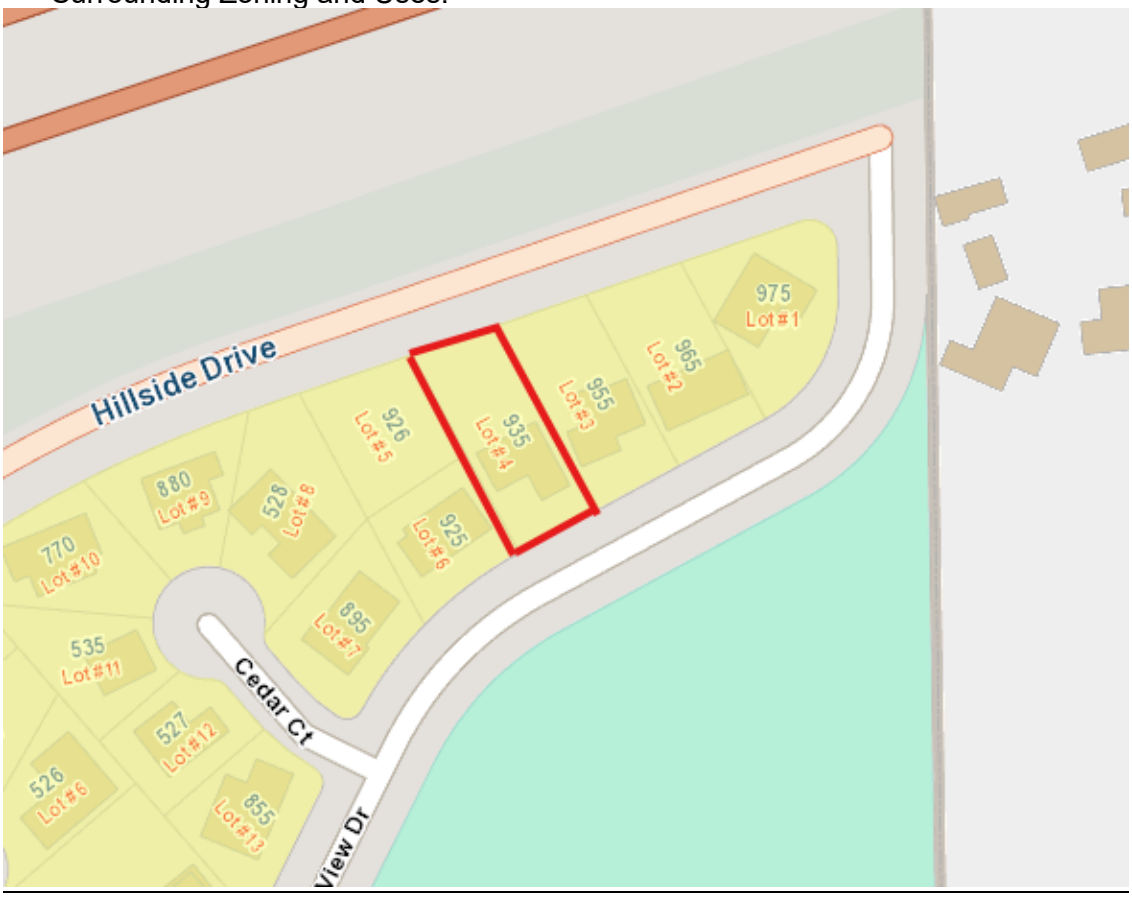


Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such uses is a discretionary approval by the City Council after a duly noticed public hearing.

A conditional use permit is being required because vacation home rental facilities are not specifically addressed in the applicable subdivision regulations (CC&Rs) and are therefore only allowed in the SF zone with a conditional use permit.

Key Facts

- Current Zoning: *Single Family (SF)*.
- Surrounding Zoning and Uses:



- North – Hillside Drive, Interstate 15
- East – *Single Family* (SF). Existing single-family residence
- West – *Single Family* (SF). Existing single-family residence
- South – Valley View Drive. *Public Facility* (PF). Virgin Valley High School

Analysis

The applicant is proposing to utilize an existing single-family residence on a short-term rental basis. 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 (CUPs) 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;

Housing Element Policy HS 2.2 supports provision of a wide range of housing options and residential densities throughout the community. Further, in the Purpose section of the newly updated code section regarding vacation rentals, MMC 2-13-2, the Council finds and declares as follows:

> A. Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available, and assist owners of vacation home rentals by providing revenue which may be used for maintenance upgrades and deferred costs.
>
> B. Some communities where vacation rentals exist have experienced incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal vehicle parking and accumulation of refuse at vacation home rentals which require response from police, fire, paramedic and other public personnel.
>
> C. The transitory nature of occupants of vacation homes makes enforcement against the occupants difficult.
>
> D. The provisions of this chapter are deemed necessary to address potential impacts on residential neighborhoods posed by vacation rental homes.
>
> E. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner's property that may prohibit the use of such owner's residential property for short term rental purposes as defined in this chapter.
>
> F. The purpose of this chapter is to establish a clear, objective and enforceable authorization program for vacation home rentals (short-term rentals), to protect neighborhood quality of life, support tourism and economic activity, ensure tax compliance, and provide an efficient administrative process that rewards compliant operators and removes repeat problem operators.
>
> G. It is the intent of the City that vacation home rentals operate only when properly authorized, responsibly managed, and subject to meaningful enforcement. The City's enforcement priorities are (1) threat to life-safety, (2) chronic nuisance activity, and (3) repeated failure to respond to verified complaints.

The subject property is a 3-bedroom, 2-bath house located within an existing residential area. If guests follow the regulations described in MMC 2-13, the use of the property as a short-term rental is not expected to generate adverse impacts on surrounding land-uses. Surrounding land uses include other single-family residences.

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 Single-Family Residential (SF) District is "*intended as an area for moderate density residential uses in a suburban environment. The principal land uses are single-family detached homes, interspersed with parks, trails, open space and limited public facilities. Large lot subdivision development is discouraged. This district is appropriate for locations where suburban characteristics are desired and full public services are available.*"

Short-term rentals have limitations on activity designed to minimize and mitigate impacts on neighboring properties as outlined in MMC Chapter 2-13. The restrictions and limitations imposed on short term rentals are intended to address noise, maximum occupancy, and parking. If used reasonably and following the restrictions in MMC Chapter 2, Section 13, the short-term rental will be consistent with the principal purpose of the SF zoning district to provide residential accommodation to a limited group of people (i.e. a family).

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 proposed short-term rental is intended primarily to provide lodging accommodation to a maximum of 10 persons. It is expected that compliance with rules on noise, occupancy, and parking will avoid significant detrimental impacts on the neighborhood. An existing 6' high solid block wall enclosing the rear yard will help buffer activities between the proposed short-term rental and adjacent single-family residences. 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 rental is proposed within an area of mostly owner -occupied homes. Restrictions on noise, parking, and occupancy are expected to blunt primary impacts from the proposed rental. Transient impacts such as noise are expected to be addressed through the local agent, police, and possible licensing actions as described in MMC Section 2-13. The immediate area is already impacted by noise and traffic from Hillside Drive, Interstate 15, and Virgin Valley High School. 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 210-Single-family Detached Housing) would generate 9.52 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-26-017**, to allow the residence at **935 Valley View Drive** to be utilized as a short-term rental, 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. The applicant shall obtain a short-term rental license from the City prior to commencement of the use.

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

Conditional Use Permit

Project Information

Project Name STR

Project Location 935 VALLEY VIEW DRIVE, MESQUITE, NV 89027

Assessor's Parcel Number(s) 001-10-310-004

Existing Zoning RESIDENTIAL - SINGLE FAMILY Gross Acres 0.36

Please explain the intent of this request

SHORT TERM RENTAL

Applicant Signature [signature] Date 8/5/2026

Applicant Information

Property Owner(s) IAN + LARA MCOMIE

Mailing Address P.O. BOX 357, ENTERPRISE, UT 84725

Phone No 971-645-2511 Email ian.mcomie@gmail.com Fax No

Applicant (if different than Owner)

Mailing Address

Phone No Email Fax No

Contact Person/Representative (if different than Owner)

Mailing Address

Phone No Email Fax No

Office Use Only

Case No CUP-26-017 Application Fee $ 350

Date Received 8/10/2026 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 STR

Assessor's Parcel No(s) 001-10-310-004

Applicant Information

Property Owner(s) IAN + LARA McOMIE

Mailing Address P.O. BOX 357, ENTERPRISE, UT 84725

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 _____ Print Name Ian McOmie

Applicant Signature _____ Print Name Ian McOmie

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th **DAY OF** August

BY Ian McOmie **AS THE OWNER/APPLICANT**

NOTARY PUBLIC ShawnaBennett **MY COMMISSION EXPIRES** 3-30-29

SHAWNA L. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 21-8165-01
MY APPT. EXPIRES MARCH 30, 2029

City of Mesquite NV
10 East Mesquite Blvd
Mesquite, NV 89027
(702) 346-5295

XBP Confirmation Number: 324615922

Transaction detail for payment to City of Mesquite NV. **Date: 08/05/2026 - 12:57:58 PM MT**

Transaction Number: 276623753
Visa — XXXX-XXXX-XXXX-6699
Status: Successful

Account #	Item	Quantity	Item Amount
1032500	Planning Applications 1032500	1	$650.00
Notes: MCOMIE STR CUP			

TOTAL: ***$650.00***

Transaction detail for payment to City of Mesquite NV. **Date: 08/05/2026 - 12:58:00 PM MT**

Transaction Number: 276623755
Visa — XXXX-XXXX-XXXX-6699
Status: Successful

Account #	Item	Quantity	Item Amount
	Service Fee	1	$19.50
Notes: MCOMIE STR CUP			

TOTAL: ***$19.50***

Billing Information
IAN MCOMIE
89027

Transaction taken by: Admin jleavittCaselle jleavitt

Inst #: 201311220001659
Fees: $18.00 N/C Fee: $0.00
RPTT: $0.00 Ex: #003
11/22/2013 12:40:07 PM
Receipt #: 1852202
Requestor:
EQUITY TITLE OF NEVADA
Recorded By: STAITEK Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN NO.: 001-10-310-004

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
WHEN RECORDED MAIL TO:
Ian McOmie & Lara McOmie
935 Valley View Drive
Mesquite, NV 89027

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Affix RPTT: $$ 0.00
ESCROW NO.: 13480535 SL1

PROFESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Ian McOmie and Lara McOmie, who acquired title as Ian K. McOmie and Lara McOmie, husband and wife as joint tenants

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Ian McOmie and Lara McOmie husband and wife as joint tenants

all that real property situated in the County of Clark, State of Nevada, described as follows:

Lot Four (4) of **VALLEY VIEW SUBDIVISION**, as shown by map thereof on file in Book 45 of Plats, Page 71, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

Ian McOmie

Lara McOmie

STATE OF NEVADA
COUNTY OF CLARK } ss:

On 11-18-13

Personally appeared before me, a Notary Public

Ian McOmie

Lara McOmie

Who acknowledged that he/she/they executed the above instrument.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
S BIXLER
Appt No 04-89435-1
My Appt Expires Jan 9 2016

Notary Public

My commission expires: 1-9-16

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 001-10-310-004
   b)
   c)
   d)

2. Type of Property:
   a) ☐ Vacant Land b) ☑ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other_____

FOR RECORDER'S OPTIONAL USE ONLY
Book:_____ Page:_____
Date of Recording:_____
Notes:

3. a) Total Value/Sales Price of Property — $
   b) Deed in Lieu of Foreclosure Only (value of property) — (_____)
   c) Transfer Tax Value: — $
   d) Real Property Transfer Tax Due — $$ 0.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 3
   b. Explain Reason for Exemption: **remove middle initial of Grantor without consideration**

5. Partial Interest: Percentage being transferred: **100%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Owner

Signature: Lara McOmie Capacity: Owner

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ian K. and Lara McOmie	Print Name: Ian McOmie and Lara McOmie
Address: 935 Valley View Dr	Address: 935 Valley View Dr
City: Mesquite	City: Mesquite
State: NV Zip: 89027	State: NV Zip: 89027

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Equity Title of Nevada Escrow #: 13480535 SL1
Address: 840 Pinnacle Ct Bldg 1 STE A
City, State & Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ACCOMMODATION COPY

SKETCH/AREA TABLE ADDENDUM

APN 001-10-310-004

SUBJECT

Address 935 VALLEY VIEW DR

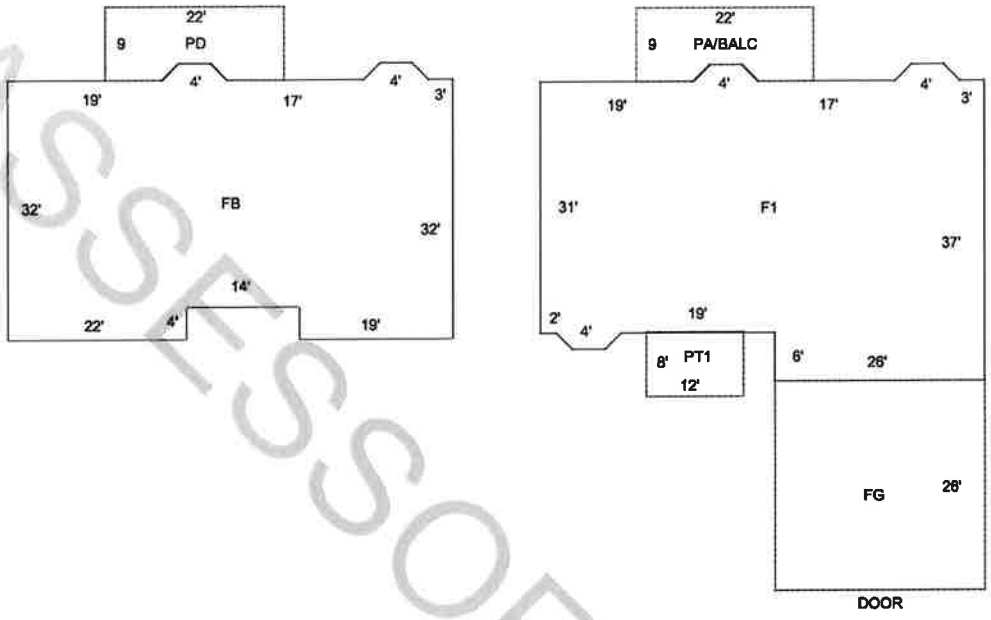
Date 4-17 N/A LC# 619

Subj/Project

Model

Drawn by #

IMPROVEMENTS SKETCH



ASSESSOR'S COPY

Comments: This is for Tax Assessment Purposes only. For specific information, please go to our website at http://www.clarkcountynv.gov/assessor

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	F1	1.00	1897.00	189.0	1897.00
GLA2	FB	1.00	1728.00	185.3	1728.00
AGTile	FG	1.00	676.00	104.0	676.00
Concrete	PD	1.00	186.00	63.7	186.00
TileAvg	PT1	1.00	96.00	40.0	96.00
AlumBalc	PA/BALC	1.00	186.00	63.7	186.00

Net LIVABLE Area (rounded w/ factors) 3625

Comment Table 1	
Comment Table 2	Comment Table 3

900410

00811

VALLEY VIEW SUBDIVISION

MESQUITE, NEVADA

A PART OF SECTION 10, T13S, R71E, MDB&M.

BASIS OF BEARINGS:

IS THE LINE BETWEEN U.S.G.S. TRIANGULATION STATION BERTINA AND CLARK COUNTY STATION ANDERSON AS SHOWN ON CLARK COUNTY SURVEYORS "PRIMARY CONTROL DIAGRAM VIRGIN VALLEY" (N87°01'27"E)

REFERENCE DOCUMENTS:

1-CLARK COUNTY SURVEYING DIVISION, "PRIMARY CONTROL DIAGRAM VIRGIN VALLEY" DRAWING No 25.

2-NEVADA DEPT. OF HIGHWAYS RIGHT-OF-WAY PROJECT 1-015-2(9)95 DRAWING 9 OF 10.

CLARK COUNTY HEALTH DISTRICT CERTIFICATE:

THIS FINAL PLAT IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, WATER SUPPLY FACILITIES AS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

3-27-90
DATE:

3-27-90
CLARK COUNTY HEALTH DISTRICT
CLARE A SCHMIDT

SURVEYORS CERTIFICATE:

I, SCOTT M. BULLOCH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF THE CITY OF MESQUITE, NEVADA. THE LANDS SURVEYED LIE WITHIN SECTION 10, T13S, R71E, MDB&M, AND THE SURVEY WAS COMPLETED ON 2/1/90. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY APRIL 1, 1991 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

3/21/90
DATE:

SCOTT M. BULLOCH
NEVADA P.L.S. 2346

3/21/90

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

30 MAR 90
DATE:

HUGH RICCI, DIVISION OF WATER RESOURCES

NOTARY:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5095

OWNER'S CERTIFICATE AND DEDICATION:

THE CITY OF MESQUITE, CLARK COUNTY, NEVADA, DOES HEREBY CERTIFY THAT BEING THE OWNER OF THE LAND HEREIN SHOWN, HAS CAUSED THIS PROPERTY TO BE SURVEYED AND SUBDIVIDED INTO LOTS & STREETS, HEREAFTER KNOWN AS VALLEY VIEW SUBDIVISION, AND DOES HEREBY OFFER AND DEDICATE ALL SHOWN PUBLIC STREETS TO AND FOR THE PUBLIC USE AND FOR SUCH IMPROVEMENTS AND DRAINAGE AS REQUIRED BY THE NEVADA REVISED STATUTES 278.010 THRU 278.630, AND FURTHERMORE HEREBY DEDICATE ALL SHOWN PUBLIC UTILITY EASEMENTS (P.U.E.) TO THE PUBLIC UTILITY AGENCIES FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBTERRANEAN UTILITIES.

1-29-90 — 1-29-90

ATTEST/CAROL WOODS, CITY CLERK DATE: — JIMMIE HUGHES/MAYOR DATE:
CITY OF MESQUITE, NEVADA — CITY OF MESQUITE, NEVADA

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT S88°52'24"W, 1250.66 FEET ALONG THE NORTH TRACT LINE FROM A G.L.O. BRASS CAP MONUMENT MARKED TRACT CORNER A.P. 37-1, LOCATED IN SECTION 10, T13S, R71E, MOUNT DIABLO MERIDIAN AS SHOWN ON THE CLARK COUNTY SURVEYORS TRACT MAP FILE 31, PAGE 46 AS FILED IN THE COUNTY RECORDERS OFFICE; THENCE S88°52'24"W 736.68 FEET ALONG THE NORTH LINE OF TRACT 37; THENCE N31°05'57"W, 39.78 FEET; THENCE N42°01'31"E, 134.36 FEET TO A POINT ON A 101.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 65.03 FEET ALONG THE ARC OF SAID CURVE (RADIUS POINT BEARS N42°01'31"E) THROUGH A CENTRAL ANGLE OF 36°53'23"; THENCE N11°05'08"W, 332.14 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 24.70 FEET ALONG THE ARC OF SAID CURVE (RADIUS POINTS BEARS S78°54'54"W) THROUGH A CENTRAL ANGLE OF 28°18'08"; THENCE N39°23'14"W, 143.32 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE (RADIUS POINTS BEARS S50°36'46"W) THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD U.S. 91; THENCE ALONG SAID RIGHT-OF-WAY LINE N50°36'46"E, 507.01 FEET TO THE POINT OF CURVATURE WITH A 2950.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE 142.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°46'00"; THENCE N53°22'46"E, 856.69 FEET TO A POINT OF CURVATURE WITH 1150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 354.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°40'59"; THENCE N71°03'45"E, 527.94 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE LEAVING SAID RIGHT-OF-WAY LINE 47.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°07'15"; THENCE S0°49'00"E, 43.68 FEET TO THE POINT OF CURVATURE WITH A 125.39 FOOT RADIUS CURVE TO THE RIGHT; THENCE 136.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°19'00"; THENCE S61°30'00"W, 253.58 FEET TO THE POINT OF CURVATURE WITH A 356.36 FOOT RADIUS CURVE TO THE LEFT; THENCE 218.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°05'00"; THENCE S26°25'00"W, 200.00 FEET, THENCE N41°00'00"W, 328.85 FEET; THENCE S49°00'00"W, 369.54 FEET; THENCE S41°00'00"E, 329.53 FEET, THENCE S68°26'00"W, 109.55 FEET; THENCE S21°34'00"E, 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE WITH A 491.90 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S21°34'00"E); THENCE 166.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'00"; THENCE S49°00'00"W, 89.45 FEET TO A POINT OF CURVEATURE WITH A 101.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 51.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°26'11"; THENCE S5°26'38"W, 474.95 FEET; THENCE S8°23'43"E, 264.95 FEET TO THE POINT OF BEGINNING. CONTAINING 26.094 ACRES.

COUNTY SURVEYOR'S CERTIFICATE:

I, BRETT N. LANE, COUNTY SURVEYOR FOR CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS 27th DAY OF March A.D. 1990, I DID EXAMINE THE FINAL MAP OF "VALLEY VIEW SUBDIVISION"; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE APRIL 1, 1991, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

3/27/90

BRETT N. LANE
CLARK COUNTY SURVEYOR
NEVADA LICENSE No. 7641

APPROVAL:

THIS IS TO CERTIFY THAT THE CITY ZONING OFFICAL OF MESQUITE, NEVADA, ON THIS 26th DAY OF March A.D. 1990, DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.010 THRU 278.630

3/26/90
DATE:

JIM WILSON, CITY ZONING OFFICIAL

ACKNOWLEDGMENT:

STATE OF NEVADA }
CLARK COUNTY } S.S.

ON THIS 29th DAY OF January, 1990, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, JIMMIE HUGHES AND CAROL WOODS WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT THEY ARE THE MAYOR AND CITY CLERK RESPECTIVELY FOR THE CITY OF MESQUITE, NEVADA, AND THAT THE HEREON OWNER'S DEDICATION WAS SIGNED BY THEM FOR AND IN BEHALF OF THE CITY COUNCIL OF MESQUITE, NEVADA.

Mitzi L. Adams
M-171 L. ADAMS
NOTARY PUBLIC
RESIDING IN CLARK COUNTY

July 30, 1993
MY COMMISSION EXPIRES.

UTILITIES AGENCIES AND COMPANIES APPROVALS:

1-30-90
MESQUITE FARMSTEAD WATER DATE

1-26-90
MESQUITE CITY SANITATION DEPT. DATE

1-29-90
OVERTON POWER COMPANY DATE.

1-26-90
MESQUITE CITY VOLUNTEER FIRE DEPT. DATE

1-26-90
RIO VIRGIN TELEPHONE CO. DATE

BRETTON BROTHERS ENGINEERING, INC.
ENGINEERS-LANDSCAPE ARCHITECTS-LAND PLANNERS
P.O. BOX 705 MESQUITE, NEVADA 89024 (702) 346-5232
2 WEST ST. GEORGE BLVD. ANDERSON SQUARE, SUITE 39
ST. GEORGE, UTAH 84770 (801) 628-4700

CHKD: "LL"	FILE NAME: VV-SUB-D	DATE: 1/12/90	SCALE: 1"=100'	JOB NO: M1000-11	SHEET: 1 OF 2
CHKD: MB					

NO. 00811
FILED AT THE REQUEST OF
MESQUITE/CITY OF
DATE: 4/10/90 AT: 12:30
BOOK 45 PAGE 71
OF PLATS
OFFICIAL RECORDS BOOK 900410
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE $ 43.50 DEPUTY OAR

BOOK 45 PAGE 71

900410

00811

VALLEY VIEW SUBDIVISION

MESQUITE, NEVADA

A PART OF SECTION 10, T13S, R71E, MDB&M

SHEET 2 OF 2

NOTES:

ALL PARCELS HAVE A 10.00 FOOT PUBLIC UTILITIES [illegible] AND DRAINAGE EASEMENT ON ALL FRONT, REAR AND SIDE LOT LINES UNLESS OTHERWISE NOTED

LEGEND:

- SET REBAR AND CAP AT ALL PROPERTY CORNERS
- MILL MARKER
- L MONUMENT TO BE SET
- TRACT BURNING
- SECTION CORNERS
- N.A.P.O.T.S. NON-ACCESS PORTION OF THIS SURVEY
- 74 LOTS IN SUBDIVISION
- TRI INDICATES RADIAL LOT LINE

SCALE IN FEET

SUTTERS MILL N.A.P.O.T.S.

CITY OF MESQUITE, NEVADA N.A.P.O.T.S.

CLARK COUNTY SCHOOL DISTRICT N.A.P.O.T.S.

E. BUNKER JR. % M. HUGHES N.A.P.O.T.S.

NEVADA STATE LINE / ARIZONA STATE LINE

HILLSIDE DR. (OLD U.S. 91)

VALLEY VIEW DRIVE

CEDAR COURT

VALLEY VIEW DR.

PARKVIEW AVE.

POINT OF BEGINNING

S26°25'00"W 200.0'

S00°49'00"E 45.68'

T=34.49'
L=47.18'
R=25.00'
Δ=108°07'15"

T=25.00'
L=39.27'
R=25.00'
Δ=90°00'00"

T=12.61'
L=24.70'
R=50.00'
Δ=28°18'08"

T=33.69'
L=65.03'
R=101.00'
Δ=36°53'23"

T=26.53'
L=51.89'
R=101.00'
Δ=29°26'11"

L=166.84'
R=491.90'
Δ=19°26'00"

S68°26'00"W 109.55'

S21°34'00"E 80.00'

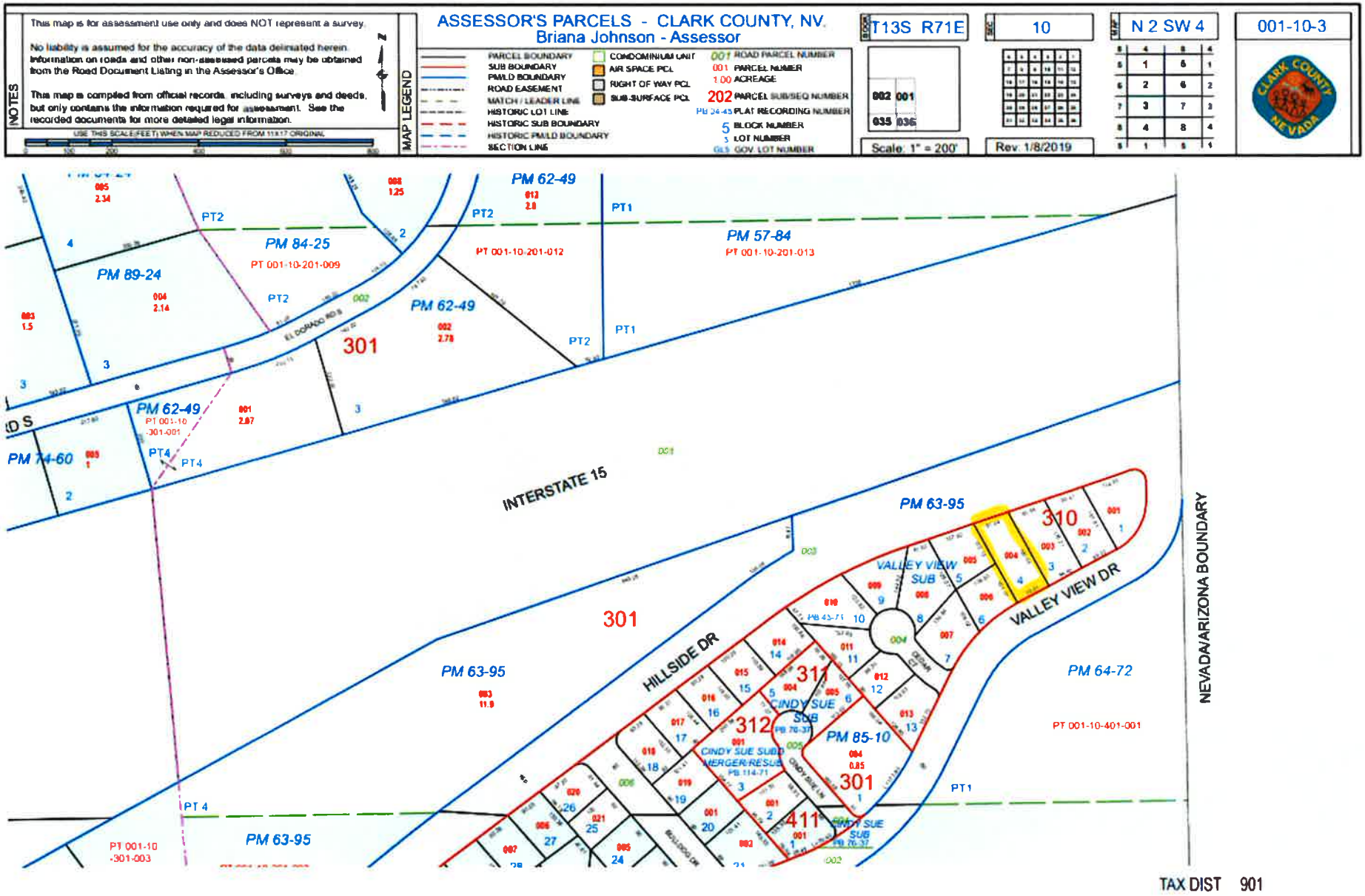
ROAD DETAIL
1"=40'

N31°05'57"W 39.78'

S68°52'24"W 735.68'

N88°52'24"E 1250.66' (LTO BRASS CAP)

BOOK 45 PAGE 71


NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
MAP LEGEND
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
3 LOT NUMBER
GLO GOV. LOT NUMBER
T13S R71E
10
N 2 SW 4
001-10-3
Scale: 1" = 200'
Rev: 1/8/2019
PM 62-49
PM 84-25
PT 001-10-201-009
PM 89-24
PM 62-49
PT 001-10-201-012
PM 57-84
PT 001-10-201-013
PM 62-49
PT 001-10-301-001
PM 74-60
INTERSTATE 15
PM 63-95
PM 63-95
PM 64-72
PT 001-10-401-001
PM 63-95
PT 001-10-301-003
301
310
311
312
411
VALLEY VIEW SUB
VALLEY VIEW DR
HILLSIDE DR
CINDY SUE SUB
CINDY SUE SUB MERGER/RESUB
PM 85-10
NEVADA/ARIZONA BOUNDARY
TAX DIST 901

Briana Johnson, Assessor

GENERAL INFORMATION

PARCEL NO.
001-10-310-004

OWNER AND MAILING ADDRESS
MCOMIE IAN & LARA
935 VALLEY VIEW DR
MESQUITE
NV 89027-3106

LOCATION ADDRESS
935 VALLEY VIEW DR

CITY/UNINCORPORATED TOWN
MESQUITE

ASSESSOR DESCRIPTION
VALLEY VIEW SUB
PLAT BOOK 45 PAGE 71
LOT 4

RECORDED DOCUMENT NO.
* 20131122:01659

RECORDED DATE
NOV 22 2013

VESTING
JT

COMMENTS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT
901

APPRAISAL YEAR
2025

FISCAL YEAR
2026-27

SUPPLEMENTAL IMPROVEMENT VALUE
0

INCREMENTAL LAND
0

INCREMENTAL IMPROVEMENTS
0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	30800	38500
IMPROVEMENTS	132092	

129317
PERSONAL PROPERTY 0 0
EXEMPT 0 0
GROSS ASSESSED (SUBTOTAL) 162,892 167,817
TAXABLE LAND + IMP (SUBTOTAL) 465,406 479,477
COMMON ELEMENT ALLOCATION ASSESSED 0 0
TOTAL ASSESSED VALUE 162,892 167,817
TOTAL TAXABLE VALUE 465,406 479,477

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE 0.36 ACRES
ORIGINAL CONST. YEAR 1996
LAST SALE PRICE MONTH/YEAR SALE TYPE 255000 9/2013 R - RECORDED VALUE
LAND USE 20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS 1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT. 1897 CASITA SQ. FT. ADDN/CONV
2ND FLOOR SQ. FT. 1728 CARPORT SQ. FT. POOL YES
3RD FLOOR SQ. FT. STYLE TWO STORY SPA NO

UNFINISHED BASEMENT SQ. FT.
0
BEDROOMS
3
TYPE OF CONSTRUCTION
FRAME-STUCCO

FINISHED BASEMENT SQ. FT.
0
BATHROOMS
2 FULL
ROOF TYPE
CONCRETE TILE

BASEMENT GARAGE SQ. FT.
0
FIREPLACE
0

TOTAL GARAGE SQ. FT.
676

ASSESSOR MAP VIEWING GUIDELINES

MAP
001103

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.



Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.


Hillside Dr
926
955
935
1-2
2
2
925
Valley View

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Becca Schrupp
Submitting Department: City Manager

Administrative

Consideration of the appointment of CPSM or The 65th North Group to perform an Independent Review of the City of Mesquite Police Department.

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

PETITIONER: Rebecca Schrupp **DEPARTMENT:** City Manager

RECOMMENDATION:

I would recommend hiring the 65th North Group and their proposal for the GovExcellence Annual Program

---

Background:

As a City, we are committed to accountability and transparency. As such, it is important for us to look at hiring a third -party to conduct a comprehensive review of the operations, policies, and procedures of the Mesquite Police Department.

Fiscal Impact: $49,800.00

Budgeted Item: No

Attachments:
- 65th Group.pdf
- CPSM.pdf
- Recommendation Memo.docx

65th North Group

PROPOSAL

GOVEXCELLENCE ANNUAL PROGRAM

Police Department and Human Resources Audits

Prepared for:

The City of Mesquite, Nevada

August 27, 2026

1. TRANSMITTAL LETTER

August 27, 2026

Ms. Rebecca Schrupp, City Manager
City of Mesquite
10 E. Mesquite Blvd.
Mesquite, NV 89027

RE: GovExcellence Annual Program, Police Department Audit, and Human Resources Audit

Ms. Schrupp:

We want to partner with the City of Mesquite. 65th North Group is pleased to submit this proposal for our GovExcellence Annual Program, with a comprehensive audit of the Mesquite Police Department and an audit of the Human Resources Department as the City's major studies for the program year. As a family-owned consulting firm, our President & CEO personally serves as Project Manager and stays engaged through every phase of the work. Our project team spent their careers running local government operations, including 47 combined years in law enforcement, before adding more than a decade of consulting nationwide.

Our firm specializes in operational, organizational, staffing, and efficiency studies for public agencies nationwide. We have an office in Henderson, Nevada, along with offices elsewhere in the western United States and on the East Coast. Police and HR studies are a core practice area. We have completed operational, organizational, and staffing studies for organizations across the country, and our recommendations are built to be implemented.

The GovExcellence Annual Program gives the City a full year of independent professional capacity for one fixed cost. The City receives unlimited executive recruitment, unlimited policy review and writing, monthly purchasing card analytics reviewed by certified fraud examiners, unlimited internal control assistance, a major study, and preferred fixed-fee pricing on additional studies. For this program year, the City receives two studies for the same fee, run concurrently: a complete audit of the Police Department covering organization, operations, staffing, and service delivery in every division and unit, and an audit of Human Resources covering operations, policies, procedures, and service quality.

We understand the City wants a thorough and impartial look at both departments. That is what we do. We review every division and every process, we talk with employees at every level in confidence, we survey the Police Department and every user of Human Resources services anonymously, and we measure what we find against recognized standards. Where a department is performing well, we say so. Where opportunities exist, we describe them plainly and give the City a practical path forward.

We consistently deliver high-quality results, on time and within budget. Because we are family-owned and our President & CEO personally runs every engagement, anything that comes up is handled immediately. You have access to him seven days a week.

In summary, we offer the City:

- Recent and directly relevant experience conducting police and public safety operational, organizational, and staffing studies for cities and counties nationwide.
- Deep knowledge of law enforcement operations, local government management, and best practices, from people who ran both.
- A team that has run police operations, city and county governments, and human resources functions, so the recommendations fit how the work is actually done.
- A proven record of clear communication and practical, implementable recommendations that organizations actually adopt.

Thank you for the opportunity. Please contact me anytime with questions.

Sincerely,



David M. Ross, PhD, CFE, CICA, ICMA-CM, President & CEO
65th North Group LLC (888) 702-4548 | dross@65thnorth.com | 65thnorth.com

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2. THE GOVEXCELLENCE ANNUAL PROGRAM

The GovExcellence Annual Program delivers year-round, independent expertise that strengthens operational integrity, improves efficiency, and reduces staff workload. The City pays one fixed annual cost and calls on us as often as needed. There is no hourly billing, no change orders, and no separate charge for expenses.

2.1 Core Services Throughout the Year

Unlimited Executive Recruitment (director level and higher)

- Unlimited executive recruitments during the program year.
- Professionally developed, high-quality marketing materials.
- Personalized outreach to qualified candidates.
- Advertising in appropriate business and professional publications.
- Candidate resume screening and candidate interviews to identify high-quality applicants who fit the organization.
- Short-list candidate presentation and finalist packet delivered to the City.
- Finalist background investigations covering past work history verification, degree verification, criminal history checks, and reference checks.
- Assistance with contract negotiation and onboarding.

The only additional cost to the City is direct pass-through fees for background checks and advertising, billed at our cost with no markup.

Unlimited Policy Review and Writing

- Review of existing policies across human resources, finance, procurement, and operations.
- Policy updates and new policy development, written for the City in plain, usable language.
- Internal control policies covering any risk area identified during our work.

- Coordination with City staff throughout drafting, review, and adoption.

Monthly Purchasing Card Analytics and Fraud Risk Review

Every month we run analytics on all purchasing card activity and deliver a custom report. Certified fraud examiners review the results. The analytics identify weekend and after-hours transactions, potential policy violations, purchases without adequate documentation, possible split transactions, vendors with only one buyer, purchase outliers, purchases without proper approvals, and more. The report includes all analytics results and a dashboard summary of purchasing metrics.

Unlimited Internal Control Assistance

The City can call on us at any time during the year for help with internal controls, segregation of duties, approval and authorization structures, reconciliations, cash handling, or any question that arises. This is the work our firm is known for nationally, and it is included in the program at no additional cost.

Preferred Pricing on Additional Studies

GovExcellence members receive reduced fixed fees on any additional study beyond the one included in the annual program, often around 50 percent below our standard rates, always as a set fee and never hourly. Internal control and fraud risk vulnerability studies are the study cities add most often.

2.2 The Major Study Each Year

Each program year includes one major study, selected by the City. Options include organizational, operational, staffing, and efficiency studies, internal control and fraud risk vulnerability studies, workplace culture and climate assessments, financial sustainability studies, and other custom studies.

For this program year, the City has selected a comprehensive audit of the Mesquite Police Department and, as a second study run concurrently and included in the same fee, an audit of the Human Resources Department. Section 4 describes both studies in detail.

> **WHY THIS MATTERS**
>
> One fixed cost gives the City continuous, independent professional capacity without adding permanent positions. The City decides what it needs and when.

2.3 The Program at a Glance

Service	What the City Receives
Executive recruitment	Unlimited recruitments for director-level positions and above, from brochure through onboarding
Policy review and writing	Unlimited policy work across human resources, finance, procurement, and operations
Purchasing card analytics	Monthly analytics and a custom report on all card activity, reviewed by certified fraud examiners
Internal control assistance	On-call help with controls, segregation of duties, and any control question that comes up
Major studies	One comprehensive study each year, selected by the City. This year: the Police Department audit and the Human Resources audit, run concurrently
Access	Direct access to our President & CEO seven days a week, and continued help applying results at no cost
Preferred pricing	Reduced fixed fees on additional studies beyond the program, often around 50 percent below standard rates.
Cost	One fixed annual fee of $49,800.

3. OUR PROJECT TEAM

Our team members are public sector leaders first. They ran police operations and city and county governments before adding more than a decade of consulting nationwide. The same four people who are named here do the work. We do not sell the engagement with senior staff and deliver it with junior analysts, and we use no subcontractors.



3.1 Team Members

David M. Ross, PhD, CFE, CICA, ICMA-CM, President & CEO, Project Manager

Dr. Ross spent 17 years in law enforcement, including service as a homicide detective, before serving 11 years as a city manager and county manager and moving into public sector consulting in 2018. He has led police and public safety operational, organizational, and staffing studies for cities and counties across the country, including recent police studies in Burr Ridge, Illinois, Missouri City, Texas, Riverside, Ohio, Manvel, Texas, Pearland, Texas, Nassau Bay, Texas, and Will County, Illinois, and an organizational and staffing study of the Marin County, California District Attorney's Office. He speaks several times a year at national conferences on internal control and fraud risk topics and publishes regularly in professional magazines. He holds a PhD in business administration with a specialization in financial management, an Executive Master of Public Administration, and credentials as a Certified Fraud Examiner, Certified Internal Controls Auditor, and ICMA Credentialed Manager.

Gary Eisenga, CFE, Senior Vice President

Mr. Eisenga brings 30 years in law enforcement, including service as an experienced police commander, together with senior local government management experience. He is a graduate of the FBI National Academy. He is experienced in weighted caseload staffing studies, complex data analysis, internal controls, community engagement, interviewing, developing job descriptions, budgeting, and training. He is a Certified Fraud Examiner, a U.S. Navy veteran who received multiple medals and awards, and holds a Bachelor of Science in Business Administration from Old Dominion University.

Jason Mangum, ICMA-CM, CPM, CPRE, Senior Analyst

Mr. Mangum brings 25 years of local government experience in municipal leadership, parks and recreation administration, organizational development, strategic planning, operational assessment, community engagement, and leadership development. He has held municipal leadership and executive management positions in Texas, Arizona, Michigan, and Illinois. He develops and facilitates training, workshops, strategic planning sessions, and professional development programs, and he presents at international, national, state, and regional conferences on leadership, organizational culture, risk management, customer service, team development, service delivery, and organizational effectiveness. He holds bachelor's and master's degrees from Arizona State University, where he served as a Faculty Associate.

Barbara Ross, BA, Research and Data Analyst

Ms. Ross leads survey development and analysis for our public safety engagements, including the anonymous employee surveys used in this study. She has significant experience in staffing studies, financial and contract management, payroll operations, data analytics, and research on best practices. She holds a bachelor's degree in accounting from the University of Iowa.

3.2 Roles on This Engagement

Team Member	Role	Primary Responsibilities
David M. Ross PhD, CFE, CICA, ICMA-CM	Project Manager	Leads every phase, conducts command and executive interviews, directs the analysis, writes the reports, and presents to City leadership and the City Council
Gary Eisenga CFE	Senior Vice President	Patrol, investigations, detention, and dispatch operations review, workload and deployment analysis, and best practice comparison
Jason Mangum ICMA-CM, CPM, CPRE	Senior Analyst	Organizational structure, supervision and management systems, and Human Resources process and policy audit
Barbara Ross BA	Research and Data Analyst	Anonymous employee and end-user survey design and analysis, data analytics, peer benchmarking research, and report production

3.3 Availability and Direct Access

Our President & CEO is available to the City Manager seven days a week by phone or email. We provide regular updates to the City's project manager on an agreed-upon schedule, as often as weekly if the City wants them. We are prepared to begin immediately upon authorization.

4. THE MAJOR STUDIES: POLICE AND HUMAN RESOURCES AUDITS

4.1 Annual Major Studies

The City has asked for two independent audits, run concurrently by the same team and included in the program fee. The first is a complete audit of the Mesquite Police Department. It covers all divisions and all units of the Department, with nothing set aside. For each one we examine organization, operations, staffing, workload, service delivery, supervision, policies, and technology. At the project kickoff we confirm the complete list of divisions, units, functions, and positions with the Chief of Police, and every one of them is covered, including any function not named in this proposal.

The second is an audit of the Human Resources Department covering its operations, organization, staffing, policies, procedures, compliance, and the quality of service it delivers to its customers: City employees, supervisors, department directors, and applicants. We audit each core HR process to confirm best practices are followed, we survey HR's end users anonymously to measure customer satisfaction, and we give the City a clear roadmap for continued improvement. Section 4.6 describes that study.

The City Manager has described questions about how parts of the Department are operating and about the service the community experiences. An independent review is the most reliable way to answer those questions with facts. It separates what is working from what needs attention and gives the City Council, the community, and the Department's own employees a clear picture they can trust. Our work is thorough and impartial. We look at everything, we say what we find, and we recommend what to do about it.

This is a management review of systems, structure, workload, controls, and practices.

WHY THIS MATTERS

A review that covers only part of a department leaves the City open to the question of what was left out. Covering every division and unit, and saying so plainly in the report, gives the findings credibility with the Council, the community, and Department employees alike.

4.2 How We Work

We use confidential interviews at every level, focus groups if the City wants them, anonymous surveys, direct observation of operations, analysis of all available data, comparison against best practices from national organizations, and our own experience from decades of studies for organizations nationwide. People closest to the work usually know exactly where the friction is. We listen to them, then we test what we hear against the data rather than accepting or dismissing it on its own.

4.3 Police Department Audit: What We Examine in Every Division and Unit

The same analytical framework is applied to every division and every unit of the Department, whether or not it is named by title in this proposal. For each one we examine:

- Organization, reporting relationships, and where the function belongs
- Authorized positions, actual staffing, vacancies, and turnover
- Workload, service demand, and how the work is actually distributed
- Scheduling, coverage, and the draw the unit places on other units
- Supervision, span of control, and accountability
- Policies, procedures, and whether practice matches what is written
- Training, current certifications, and documentation
- Technology, data quality, systems access, and duplicate effort
- Facilities, vehicles, and equipment
- Accountability for property, evidence, and equipment
- Performance measurement and management reporting
- Employee input, gathered confidentially and anonymously
- Comparison against best practices and peer agencies

The tasks that follow describe how we apply this framework. Any division, unit, program, or function that is not named in a task is still covered under it, and the report addresses it.

4.4 Police Department Audit: Scope of Work

The work plan below is organized into five tasks. Each task describes what we will do and what the City receives.

Task 1: Project Initiation and Current State Assessment

We begin with a kickoff meeting with the City Manager, the Chief of Police, and other City representatives to confirm priorities, areas of concern, desired outcomes, communication protocols, and the schedule. We deliver a written data request at the kickoff so the Department knows exactly what is needed and why.

We then build the current state picture: organizational structure, authorized positions, current staffing, vacancies, reporting relationships, and the major responsibilities of each division and unit. We review budgets, staffing schedules, organizational charts, policies, procedures, general orders, labor agreements, KPIs, prior studies, and all available operational data.

> **WHY THIS MATTERS**
>
> The kickoff sets expectations on both sides. A written data request delivered on day one prevents the delays that stall this kind of study, and the current state assessment gives every later finding a documented starting point.

Deliverables:

- Kickoff meeting summary and confirmed project plan
- Comprehensive written data request
- Interview, observation, and site visit schedule
- Documented current state assessment of the Department’s structure, positions, and functions

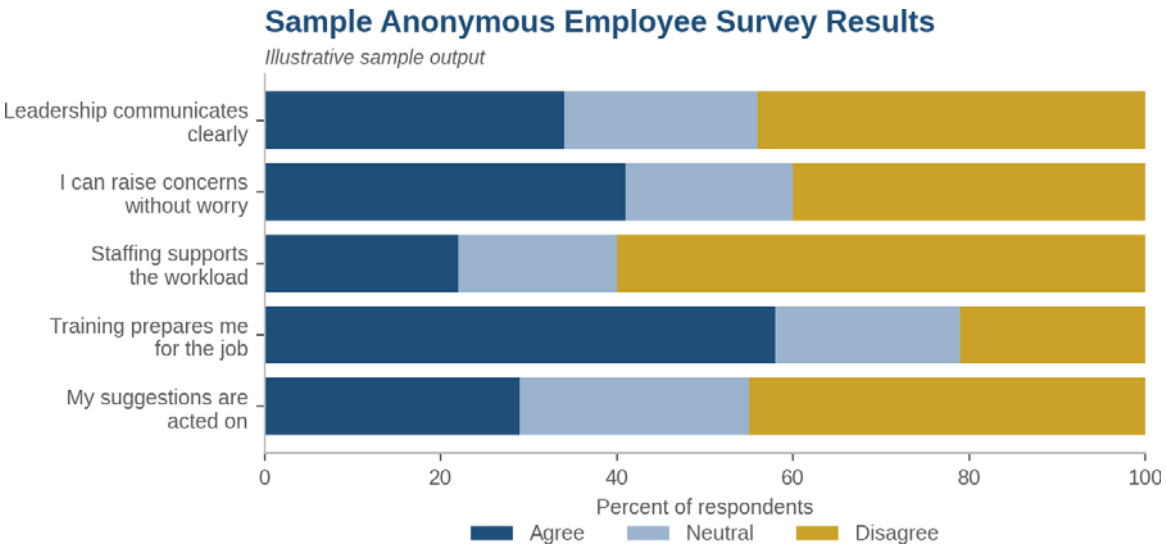
Task 2: Employee Input, Anonymous Survey, and Community Perspective

We conduct confidential interviews across every rank and civilian classification, from the Chief of Police through officers, dispatchers, corrections staff, records and evidence personnel, animal control officers, victim services staff, and volunteers. We hold focus groups if the City requests them.

We administer an anonymous survey to every employee of the Department. The survey covers satisfaction with leadership and the effectiveness of leadership, operational opportunities for improvement, staffing and workload, training, equipment and technology, supervision and communication, and open-ended suggestions for how the Department can improve. Anonymity matters. Anonymous input often surfaces concerns and observations that employees may hesitate to raise during an interview, giving the City a measured picture of the workforce rather than relying on the most vocal perspectives.

We review citizen complaints, commendations, and the Department's complaint intake and resolution process to understand what the community is reporting and how the Department handles it.

This is a sample visual that can be incorporated into the draft final report:



WHY THIS MATTERS

Interviews and survey results explain the reasons behind the numbers. Anonymous input gives every employee a safe way to say what is working and what is not.

Deliverables:

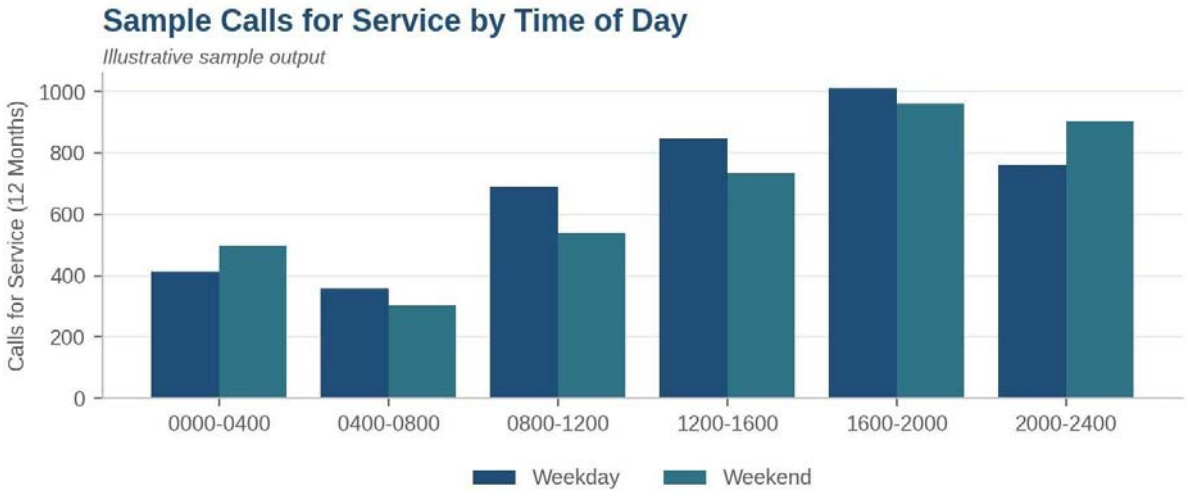
- Confidential interview and focus group themes summary
- Anonymous employee survey instrument, administration, and full results with analysis
- Review of citizen complaint intake, tracking, resolution, and trends

Task 3: Workload, Deployment, and Staffing Analysis

We analyze all available calls for service and workload data to identify call volumes and trends, calls by time of day, day of week, and geographic area, priority and emergency call activity, officer-initiated activity, response times, peak workload periods, seasonal and recurring patterns, and changes in service demand over time. Mesquite's seasonal population and visitor volume matter here, and the analysis accounts for them.

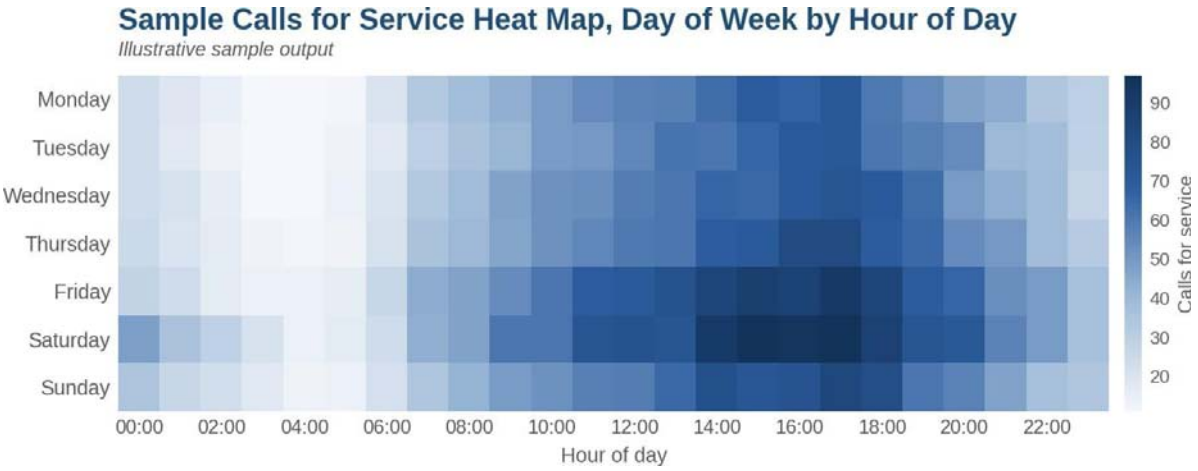
Computer-aided dispatch data does not capture everything officers do. We supplement the system data with structured input from the Department so that report writing, booking and transport, court time, training, administrative duties, and community engagement are counted rather than guessed. We assess whether current data adequately captures actual workload, and we identify where better tracking would help management going forward.

This is a sample visual that can be incorporated into the draft final report:



We map demand by day and hour so the City can see where the peaks actually fall, which is often not where the current schedule assumes they are.

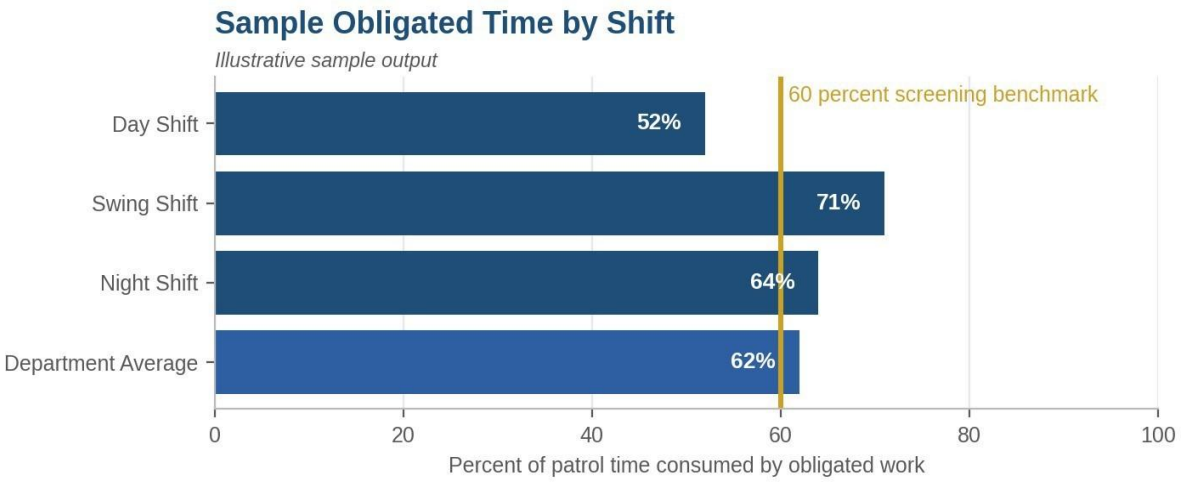
This is a sample visual that can be incorporated into the draft final report:



We evaluate patrol staffing, shift schedules, deployment practices, minimum staffing levels, supervisory coverage, and workload distribution, and we assess whether personnel are assigned at the times and places where demand is greatest. We review overtime, callbacks, special assignments, leave coverage, court time, and training time, and we build the shift relief factor from the Department's actual data rather than a textbook constant, so the coverage math reflects how many officers it truly takes to fill one post.

One of the benchmarks we apply, among several, is the Rule of 60. It has two parts. First, as a general planning guideline, roughly 60 percent of a department's sworn officers should be assigned to patrol. Second, no more than 60 percent of a patrol officer's time should be consumed by obligated work such as calls for service, report writing, arrests, and transports, leaving at least 40 percent of each shift available for proactive policing, community engagement, and directed assignments. The Rule of 60 is a screening benchmark, not a staffing formula. We use it alongside workload-based modeling, the Department's actual shift relief factor, and the service expectations the City sets, rather than letting any single rule decide the answer.

This is a sample visual that can be incorporated into the draft final report:



We assess staffing requirements by function based on workload, service demand, scheduling practice, leave usage, supervisory needs, administrative responsibilities, and the service levels the City expects. We compare authorized staffing to actual available staffing, and we distinguish between positions needed to maintain minimum coverage and positions that would support enhanced service or expanded proactive activity. We identify opportunities to reassign responsibilities, modify schedules, improve supervisory coverage, civilianize appropriate functions, consolidate or restructure assignments, and better align staffing with workload.

We benchmark up to five peer agencies selected jointly with the Department, so the comparisons are meaningful rather than convenient. We compare the Department against best practices established by the International Association of Chiefs of Police, the Police Executive Research Forum, the Commission on Accreditation for Law Enforcement Agencies, the International City/County Management Association, the Nevada Commission on Peace Officers' Standards and Training, applicable Nevada Revised Statutes, and our knowledge of best practices.

WHY THIS MATTERS

Professional indepenent analysis provides the City with data and recommendations they can defend in any forum.

Deliverables:

- Validated analytical dataset reconciled to the Department's own reports
- Workload profiles by hour, day of week, month, geography, and call type, including day-by-hour demand heat maps
- Obligated and unobligated time analysis, and a shift relief factor built from actual leave, training, and court data
- Patrol deployment, scheduling, and supervisory coverage assessment
- Staffing analysis by function with the arithmetic shown, and practical staffing alternatives with operational and financial implications
- Peer benchmarking comparison of up to five agencies and a best practice gap analysis

Task 4: Division and Unit Operational Review

This task carries the framework in Section 4.3 through every division and unit of the Department. The work below describes the depth we go to in each area, and any division, unit, program, or function not named here is covered on the same terms.

Investigations and case management. We review the organization, staffing, assignment, and supervision of criminal investigations, including case screening, follow-up, documentation, clearance, suspension, and closure practices, investigative workloads, and aging cases. We conduct a case file review on a sample of actual cases selected by us across offense types and dispositions to determine whether reasonable investigative steps were taken, whether supplements were filed, whether victims and witnesses were contacted, and whether the documentation supports how the case was cleared or closed. We check clearance practices against Uniform Crime Reporting and National Incident-Based Reporting System definitions.

Detention, inmate transport, and court security. Where the Department performs these functions, we review staffing and shift coverage, booking and intake, classification, supervision and welfare checks, medical and mental health protocols, use of force and restraint practices, inmate property and funds handling, facility security, video coverage and retention, and records and documentation. We quantify the draw that transport and court security assignments place on other divisions, and we assess the facility against applicable Nevada requirements and recognized correctional practice.

Emergency communications and dispatch. Where the Department operates its own communications center, we evaluate staffing, scheduling, coverage, call-taking and radio workload, call processing and dispatch times, training and certification, supervision, quality assurance, and turnover, along with computer-aided dispatch configuration, mapping, alarm handling, and interoperability with regional partners.

Records, property and evidence, and administrative services. We evaluate records management, administrative workload, public records responsibilities, report review and approval, retention practices, and counter and telephone customer service. We conduct a full review of property and evidence covering intake, packaging, chain of custody, storage, physical and electronic access, high-value and narcotics handling, firearms, digital evidence, disposition and purging, inventory, and audit practice, including a sampling audit that tests system-to-shelf and shelf-to-system on items we select. We evaluate audit cadence, including full annual inventories, audits triggered by personnel changes, and unannounced audits by someone outside the unit.

Animal control, victim services, and volunteer programs. Where these functions sit with the Department, we review workload, call response, staffing and scheduling, field safety, licensing and enforcement, intake and disposition, recordkeeping, facility conditions, and volunteer coordination and supervision, along with victim services caseload, coordination with investigations and the courts, notification practices, and confidentiality.

Specialty assignments and collateral duties. We identify every specialty assignment and collateral duty the Department has, from traffic and K-9 through tactical, drone, task force, school resource, crime analysis, field training, instruction, accreditation, recruiting, emergency management, and public information, and we evaluate each on workload, utilization, supervision, training, whether certifications are current, equipment, and the draw it places on patrol coverage. Collateral duties stacked on a few capable people is one of the most common causes of burnout and turnover we find.

Organization, supervision, policy, training, and accountability. We evaluate command structure, span of control, supervisory coverage across all shifts and units, decision-making authority, internal communication, succession planning, and management reporting, and we identify organizational alternatives that would improve accountability and service delivery. We review policies, procedures, and general orders to confirm they are up to date, consistent, accessible, and aligned with contemporary practice and Nevada requirements, we evaluate training administration and documentation including Nevada Peace Officers' Standards and Training requirements, and we review complaint intake and investigation, use of force review, early intervention, and body-worn and in-car camera policy and audit practice.

Technology, facilities, vehicles, and equipment. We evaluate the Department's records management, computer-aided dispatch, camera, mobile, evidence, jail management, scheduling, and reporting systems, looking for duplicate data entry and manual workarounds that drain staff time, and we review facility use, space allocation, security, and the assignment, utilization, condition, and replacement planning of vehicles and major equipment.

> **WHY THIS MATTERS**
>
> A review that covers only part of a department leaves the City open to the question of what was left out. Covering every division and unit at this depth gives the findings credibility.

Deliverables:

- Investigations assessment with case file sampling results on follow-up, documentation, victim contact, and closure quality
- Detention, transport, and court security operational and staffing assessment
- Dispatch staffing, workload, performance, and technology assessment
- Records assessment and a property and evidence sampling audit, system-to-shelf and shelf-to-system, with the results of every item tested
- Animal control, victim services, and volunteer program assessments
- Inventory of every specialty assignment and collateral duty, with utilization and the patrol coverage draw each creates
- Organizational structure and span of control assessment with current and recommended organizational charts
- Policy and procedure gap analysis, training documentation review, and accountability process findings
- Technology, facility, vehicle, and equipment assessment

Task 5: Draft Report, Final Report, and Presentation

We deliver the draft report at the end of week 12. The City reviews it and takes the time it needs. We then make appropriate edits, deliver the final report, and present the findings and recommendations to City leadership and, if requested, to the Mayor and City Council. That review, edit, and presentation sequence runs on the City's schedule rather than ours.

Every finding is measured against best practices, professional standards, and our own experience running these operations. Every recommendation is short, specific, and assigned, written to be implemented, with the reasoning kept in the narrative above it.

> **WHY THIS MATTERS**
>
> A report that sits on a shelf helps no one. A prioritized and phased implementation plan lets the City act on what matters first and work through the rest as resources allow.

Deliverables:

- Draft report delivered at the end of week 12 for City review
- Final report covering all divisions and units, with findings, recommendations, and staffing alternatives
- Prioritized and phased implementation plan
- Identification of policies and procedures to be developed or revised
- Presentation to City leadership and to the Mayor and City Council, on the City's schedule

4.5 Police Department Audit: What the Final Report Contains

- Executive summary written for the Council and the community
- Study methodology and the standards applied
- Current state assessment of the Department
- Workload and service demand analysis
- Division-by-division operational findings covering every division and every unit
- Staffing and deployment analysis with alternatives
- Anonymous employee survey results
- Comparative and best practice assessment
- Detailed recommendations
- Prioritized and phased implementation plan
- Policies and procedures identified for development or revision, which the City can then have us write at no additional cost under the program

4.6 Human Resources Audit

The Human Resources Department touches every employee the City has, from the day a position is posted to the day an employee separates. When HR processes are consistent, documented, and responsive, departments fill positions faster, employees know what to expect, and the City's exposure to employment claims goes down. When they are not, the cost shows up as vacancies, turnover, grievances, and frustration that rarely gets reported upward.

The City has asked for an independent audit of the Department's operations, organization, staffing, policies, procedures, and customer service. We audit each core HR process against best practice and applicable federal and Nevada requirements, we measure customer satisfaction through an anonymous survey of HR's end users, and we deliver a clear, prioritized roadmap for continued improvement. We have completed recent HR studies for the City of Pearland, TX, the City of Nassau Bay, TX, the City of Manvel, TX, the City of Palm Bay, FL, Maricopa Community Colleges, and numerous other local governments.

The HR audit runs concurrently with the Police Department audit over the same twelve weeks, uses the same team and methods described in Section 4.2, and is included in the program fee.

> **WHY THIS MATTERS**
>
> HR problems are often invisible to leadership because the people who experience them are the customers, not the staff. The survey and the process audit together show how HR is perceived and how it operates.

4.7 Human Resources Audit: Scope of Work

The work plan below is organized into four tasks.

Task 1: Project Initiation and Current State Assessment

We hold the HR kickoff with the City Manager and the Human Resources Director as part of the joint project kickoff, and we deliver a written data request the same day. We then document the Department's current state: organizational structure, authorized and filled positions, the responsibilities assigned to each position, the HR information systems in use, and the volume of work the Department handles, including recruitments, personnel actions, leave cases, workers' compensation claims, grievances, and separations for the most recent two years. We review the personnel manual, HR policies and procedures, job descriptions, the classification and compensation plan, collective bargaining agreements, benefits contracts, prior audits, and available HR performance information.

> **WHY THIS MATTERS**
>
> A current state assessment built from the Department's own numbers gives every later finding a documented starting point and shows where HR workload is heaviest.

Deliverables:

- Comprehensive written data request
- Documented current state assessment of HR structure, positions, functions, systems, and workload

Task 2: Anonymous End-User Customer Satisfaction Survey and Interviews

HR's customers are the City's employees, supervisors, and department directors. We administer an anonymous survey to every City employee measuring satisfaction with each HR service they use: recruitment and hiring, onboarding, benefits enrollment and questions, leave administration, payroll and personnel action processing, classification and compensation, employee relations, training, and general responsiveness. A supervisor and hiring manager version adds questions on time to fill positions, the quality of applicant pools, support during discipline and performance matters, and the clarity of HR guidance.

We design and implement the survey on the same anonymous platform used for the police employee survey. Results are reported by service area and by respondent group, with open-ended comments summarized by theme. Alongside the survey we interview every member of the HR Department in confidence, along with the City Manager, department directors, a cross-section of supervisors and employees, the payroll and finance staff who work with HR daily, and employee association representatives where applicable.

> **WHY THIS MATTERS**
>
> Satisfaction data turns anecdotes into measurements, and the interviews explain the results. Staff know where the workarounds are and customers know where the process breaks down, and neither group usually gets asked.

Deliverables:

- Anonymous end-user survey instrument and administration for all City employees, with a supervisor and hiring manager version
- Full results with analysis by service area and respondent group
- Confidential interview themes summary and a themed summary of open-ended comments

Task 3: Process, Policy, Organization, and Technology Audit

We walk each core HR process from start to finish, following actual transactions, to determine whether practice matches written procedure and whether both match best practice and legal requirements. The processes include recruitment and hiring, onboarding and orientation, personnel action processing and the handoff to payroll, classification and compensation administration, benefits enrollment and changes, FMLA and other protected leave, workers' compensation and return to work, performance evaluation, discipline, grievance, and appeal, separations and exit processing, and personnel records, retention, and confidentiality.

For each process we document the steps, approvals, cycle times, and systems used, and we identify where steps are missing, duplicated, undocumented, or dependent on one person. We test a sample of files in each process, selected by us, to confirm that required documentation is present and that actions were approved by the right people. We review compliance with the Fair Labor Standards Act, the Americans with Disabilities Act, Title VII, the Age Discrimination in Employment Act, the Family and Medical Leave Act, USERRA, Form I-9 requirements, and applicable Nevada Revised Statutes.

We review the personnel manual and HR policies to confirm they are up to date, internally consistent, legally compliant, written in plain language, and accessible to employees, and we prioritize what should be revised or written. The City can then have us write custom policies at no additional cost under the program. We evaluate the Department's structure, span of control, staffing against workload, cross-training, and succession, and we assess how well the HR information system supports the work, including duplicate data entry, manual workarounds, employee self-service, and management reporting. We compare the Department against best practices established by the Society for Human Resource Management, the International Public Management Association for Human Resources, the International City/County Management Association, and based on our own expertise.

> **WHY THIS MATTERS**
> Written procedures don't always describe what actually happens. Following real transactions through each process shows the City where consistency, documentation, and legal compliance depend on habit rather than design.

Deliverables:

- Control assessment for core HR processes
- File sampling results with findings on documentation, approvals, and compliance
- Policy and procedure gap analysis with a prioritized list for revision or development
- Organizational structure, staffing, and workload assessment with current and recommended organizational charts
- HR technology assessment and a best practice GAP analysis

Task 4: Draft Report, Final Report, and Improvement Roadmap

We deliver the HR draft report at the end of week 12, alongside the police draft. The City reviews it, we make the edits the City requests, and we deliver the final report and present the findings to City leadership and, when requested, to the Mayor and City Council. The centerpiece of the report is a clear improvement roadmap: every recommendation is short, specific, assigned to a responsible position, sequenced into phases, and paired with the measure the City can use to confirm it worked. The roadmap gives the Human Resources Director a plan to run and the City Manager a way to track progress.

> **WHY THIS MATTERS**
>
> A roadmap the Department can follow without us is the point of the study. Sequenced, assigned, and measurable recommendations turn findings into a plan.

Deliverables:

- Draft report delivered at the end of week 12 for City review
- Final report with findings and recommendations
- Prioritized, phased improvement roadmap with responsible positions and success measures
- Presentation to City leadership and to the Mayor and City Council, at the City's request

4.8 Human Resources Audit: What the Final Report Contains

- Executive summary written for City leadership
- Study methodology and the standards applied
- Current state assessment of the Department
- Anonymous end-user customer satisfaction survey results
- Process-by-process audit findings with compliance results
- Policy and procedure gap analysis
- Organization, staffing, and technology findings

- Best practice and peer comparison
- Detailed recommendations
- Prioritized, phased improvement roadmap
- Policies and procedures identified for development or revision, which the City can then have us write at no additional cost under the program

5. PROFESSIONAL STANDARDS, GUIDANCE, AND FRAMEWORKS

We use recognized professional standards, guidance, and frameworks as applicable to the engagement. The following sources inform our methodology, evaluation criteria, evidence practices, and operational review.

Standard, Guidance, or Framework	How It Informs This Study
GAO Government Auditing Standards (Yellow Book)	Independence, competence, quality control, evidence sufficiency, and reporting practice. We apply the Yellow Book principles applicable to this engagement, including independence and the requirement that every finding be supported by sufficient, appropriate evidence
GAO Standards for Internal Control in the Federal Government (Green Book)	Accountability and control criteria applied to records, property, evidence, and equipment
International Association of Chiefs of Police (IACP)	Law enforcement operational, staffing, supervision, property and evidence, and accountability practices
Police Executive Research Forum (PERF)	Contemporary practice on staffing, deployment, use of force review, and organizational accountability
Commission on Accreditation for Law Enforcement Agencies (CALEA)	Standards for policy, training, records, property and evidence, complaint handling, and administrative practice
International City/County Management Association (ICMA)	Organizational structure, span of control, management systems, and service delivery

Standard, Guidance, or Framework	How It Informs This Study
FBI Uniform Crime Reporting and NIBRS	Definitions used to test whether reported clearance and offense statistics reflect what the definitions require
Nevada Revised Statutes and Nevada POST requirements	Statutory and certification requirements applicable to Police Department operations, training, records, and detention, and to the City's employment practices
Society for Human Resource Management (SHRM) and International Public Management Association for Human Resources (IPMA-HR)	Human resources operational, policy, compliance, and service delivery practices applied in the Human Resources audit

We review applicable state statutes, City code, City policy, and any collective bargaining agreements before fieldwork begins, so our recommendations fit the rules the City actually operates under.

6. PROJECT SCHEDULE

Fieldwork, analysis, and drafting for both studies run concurrently for the full three months from the project kickoff, and we deliver both draft reports at the end of week 12. The GovExcellence Program services begin as soon as the City authorizes the agreement and run for the full program year. We are prepared to start immediately.

Task	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12
Project initiation, data request, and document review	■	■										
Police audit: interviews, anonymous survey, and community input		■	■	■	■	■						
Police audit: workload, deployment, and staffing analysis			■	■	■	■	■	■	■			
Police audit: division and unit operational review			■	■	■	■	■	■	■	■		
HR audit: current state, end-user survey, and interviews		■	■	■	■	■						
HR audit: process, policy, organization, and technology review				■	■	■	■	■	■	■		
Best practice comparison and peer benchmarking							■	■	■	■		
Draft reports preparation and delivery, both studies									■	■	■	■
City review, our edits, final report, and presentation	*After week 12, on the City's schedule*											

■ Fieldwork, analysis, and drafting on the City's schedule ■ Draft report delivered ■ City review, edits, and presentation

Everything after week 12 runs on the City's schedule. The City takes whatever time it needs to review the draft, we make the edits and additions the City requests, we deliver the final report, and we present the findings and recommendations. Revisions, finalization, and presentations associated with this study are included in the program fee and scheduled at mutually agreeable times.

7. COST

The fixed cost of the GovExcellence Annual Program for the City of Mesquite is $49,800 for the program year. That is a flat fee. The GovExcellence Annual Program term is 12 months beginning on the effective date of the City's authorization.

We do not charge separately for expenses. As our owner is a former city manager, we believe this is just the right thing to do. The only exception is the direct pass-through cost of background checks and advertising for executive recruitments, billed at our cost with no markup.

7.1 What the Fee Covers

Included in the Annual Program	Amount
Comprehensive Police Department audit covering every division and unit, including the draft report, final report, implementation plan, and presentations	Included
Human Resources Department audit covering operations, policies, procedures, and customer satisfaction, including the draft report, final report, improvement roadmap, and presentations	Included
Unlimited executive recruitment for director-level positions and above	Included
Unlimited policy review and writing across human resources, finance, procurement, and operations	Included
Monthly purchasing card analytics and fraud risk review, reviewed by certified fraud examiners	Included
Unlimited internal control assistance throughout the year	Included
All travel, expenses, data analysis, report production, and presentations	Included
Total fixed annual cost	**$49,800**

As a GovExcellence member, the City receives reduced fixed fees on additional studies, often around 50 percent below our standard rates. We never bill hourly.

> **WHY THIS MATTERS**
>
> The City gets a full year of independent professional capacity, including two studies, for one predictable cost, because we want a long-term partnership with the City of Mesquite.

8. AUTHORIZATION TO PROCEED

By approving this proposal, the City of Mesquite authorizes 65th North Group to begin the GovExcellence Annual Program and to schedule the Police Department audit and the Human Resources audit described in this document. On approval, we will contact the City's designated representative to schedule the project kickoff.

Questions are welcome at any time. Dr. David M. Ross can be reached directly at dross@65thnorth.com or (888) 702-4548.

Printed Name _____

Title _____

Organization _____

Signature _____

Date _____

APPENDIX A. RESUME OF DAVID M. ROSS

David M. Ross, PhD, CFE, CICA, ICMA-CM

President & CEO, 65th North Group

Dave Ross is President & CEO of 65th North Group. He has over 33 years of experience in state and local government and management consulting. His state and local government experience spans many increasingly responsible roles, including over a decade as a city and county manager in communities up to 150,000 in population and as a consultant in organizations of up to 4.4 million people. Dr. Ross worked for or on studies for the following organizations:

City of Tigard, Oregon	Town of Queen Creek, AZ
City of Bloomfield, CT	Pinellas County, Florida
City of Gallup, New Mexico	City of Pasadena, California
City of Schertz, Texas	City of Pearland, Texas
City of La Cañada Flintridge, CA	City of Hayward, California
Cabarrus County, NC	Town of Gila Bend, Arizona
City of Buckeye, AZ	Town of Leesburg, Virginia
City of Palo Alto, California	City of Lee's Summit, MO
City of Littleton, Colorado	Marin County, California
City of Boulder, Colorado	Stafford Township, NJ
City of St. Cloud, Florida	Tulsa County, OK
City of Mountain View, CA	Will County, IL
City of Milpitas, California	Southwest Transit, MN
Lake County, Illinois	Maricopa Community Colleges, AZ
City of Oklahoma City, OK	Yuma County, AZ
City of Wellman, Iowa	City of Ennis, TX
Town of Morrison, Colorado	City of Nassau Bay, Texas
Village of Mount Horeb, WI	City of Andover, KS
Rock Island County, Illinois	Yuma School District One, AZ
City of Douglas, AZ	City of Baytown, TX
State of North Dakota	City of Fort Lauderdale, FL
Cochise County, AZ	City of Boerne, TX
City of Missouri City, Texas	City of Riverside, OH
City of Mont Belvieu, Texas	City of Manvel, TX
City of Benson, Arizona	City of Minneapolis, MN

City of Nogales, Arizona	City of Mansfield, CT
City of Palm Bay, Florida	Mansfield School District, CT
Town of Halifax, MA	Village of Burr Ridge, IL
Teton County, Wyoming	Town of Carefree, AZ
Maricopa County, AZ	Green Mountain Water & Sanitation District, CO

Experience

28 years' government experience plus eight years of consulting, completing cost-benefit analysis, studies of police operations, fire operations, correctional health services functions, facilities maintenance department operations, public works operations, finance department operations, procurement, information systems and technology, contract management, asset management, long-range financial planning, human resources, utilities operations, utility billing, inventory management, internal controls and fraud risk reduction studies, staffing studies, technology utilization, organizational structure, standard operating procedures, financial planning, cyber security risk management, worker's compensation risk management, workplace climate assessments, water risk and resiliency assessments, information technology, business licensing, real estate management, design and communication, municipal court, water and wastewater operations, GIS, and more.

- City of Gallup (NM) – Finance, Asset and Contract Management, Procurement, Internal Controls
- City of La Cañada Flintridge (CA) – Finance, Procurement, Internal Controls
- City of Schertz (TX) – Finance, Procurement, Asset Management, and Contract Management
- City of Tigard (OR) – Finance, Procurement, Asset Management, and Contract Management
- Town of Bloomfield (CT) – Finance, Procurement, Asset Management, and Contract Management
- Cabarrus County (NC) – Finance, Procurement, Asset Management, Tax Collections, Internal Controls
- Town of Morrison (CO) – Internal Controls
- Village of Mount Horeb (WI) – Long-Range Financial Planning and Utility Rate Setting
- Wellman (IA) – Long-Range Financial Planning and Utility Rate Setting
- Rock Island County (IL) – Long-Range Financial Planning
- City of St. Cloud (FL) – Procurement Department Fraud Risk and Internal Controls
- City of Douglas (AZ) – Water System Risk and Resiliency Assessment and Emergency Response Plan and utility rate study
- State of North Dakota, Department of Transportation – Fraud Risk Reduction, Internal Control Modernization, and Internal Audit of Inventory and Procurement Processes
- Cochise County (AZ) – Fraud Risk Reduction and Internal Control Modernization

- City of Palm Bay (FL) – Fraud Risk Reduction and Internal Control Modernization
- City of Missouri City (TX) – Fraud Risk Reduction and Internal Control Modernization
- City of Mont Belvieu (TX) – Fraud Risk Reduction and Internal Control Modernization
- Town of Halifax (MA) – Fraud Risk Reduction and Internal Control Modernization
- City of Benson (AZ) – Water System Risk and Resiliency Assessment
- City of Nogales (AZ) – Water System Risk and Resiliency Assessment
- City of St. Cloud (FL) – Capital Improvement Planning
- City of St. Cloud (FL) – Finance Department Internal Control Assessment
- City of St. Cloud (FL) – Utilities Department Internal Control Assessment and Financial Management
- Teton County (WY) – Fraud Risk Reduction and Internal Control Modernization
- City of Pearland (TX) – Fraud Risk Reduction and Internal Control Modernization (limited)
- Town of Queen Creek (AZ) – Inventory Management Study
- Pinellas County (FL) – Fraud Risk Reduction and Internal Control Modernization study
- City of Pearland (TX) – Citywide Fraud and Embezzlement Vulnerability Study
- Town of Bloomfield (CT) – IT, GIS, Human Resources Operational Study
- City of Tigard (OR) – IT, GIS, Design & Communication, Municipal Court Operational Study
- Gallup (NM) – Police staffing and operations, Public Works, Engineering, Project Management, parks & recreation, warehouse management, fleet operations
- City of Mountain View (CA) – Police Staffing and Operations
- City of La Cañada Flintridge (CA) – Business Licensing
- City of Schertz (TX) – IT, GIS, Municipal Court, Utility Billing Operational Study
- Cabarrus County (NC) – Human Resources, IT
- City of Palo Alto (CA) – Business Licensing Operational Study
- City of Boulder (CO) – Real Estate Management Operational Study
- City of Gallup (NM) – Human Resources, IT Operational Study
- Maricopa County (AZ) – Correctional Health Services Workplace Environment Assessment
- Maricopa County (AZ) – Organizational and Staffing Assessment
- Teton County (WY) – Cybersecurity Disaster Recovery / Incident Response Plan
- Pinellas County (FL) – Administrative Investigation
- City of Tigard (OR) – Facilities Maintenance, Fleet, Project Management
- City of Buckeye (AZ) – Facilities Maintenance Operational Study
- City of Littleton (CO) – Grounds Maintenance Operational Study
- Cabarrus County (NC) – Infrastructure and Asset Management
- Town of Bloomfield (CT) – Engineering, Code Enforcement, Planning & Zoning, Building Inspections, Economic Development
- City of Schertz (TX) – Engineering, Planning & Zoning, Building Inspections, Project Management, Economic Development Operational Study

- City of Pasadena (CA) – Procurement Division Assessment
- Maricopa County (AZ) – Justice Courts Staffing Study
- Maricopa County (AZ) – Human Services Department Head Start Program Workplace Assessment
- City of Pearland (TX) – Finance Department Staffing Study
- City of Gallup (NM) – Executive Recruitment
- City of Hayward (CA) – Purchasing and A/P Process Study
- Town of Gila Bend (AZ) – Fraud and Embezzlement Vulnerability Study
- Town of Gila Bend (AZ) – Forensic Audit
- Town of Leesburg (VA) – Inventory Management Study
- Maricopa County (AZ) – Clerk of the Superior Court Staffing Study
- Pinellas County (FL) – P-card data analytics
- Pinellas County (FL) – Purchasing department operational improvement study
- Lee's Summit (MO) – Accounting and Financial Reporting Internal Controls Audit
- Marin County (CA) – Organization, Operational, and Staffing Study
- Stafford Township (NJ) – Fraud and Embezzlement Vulnerability Study
- Maricopa County (AZ) – Justice Courts Administration Staffing Study
- City of Gallup (NM) – Workplace environment, internal control, and organizational Study
- Tulsa County (OK) – Internal control and fraud risk vulnerability study
- Will County (IL) – Internal control and fraud risk vulnerability study
- Southwest Transit (MN) – Internal control and fraud risk vulnerability study
- State of North Dakota Court System – Weighted caseload staffing study
- Maricopa Community Colleges – Human Resources Assessment
- Yuma County – Internal control and fraud risk vulnerability study
- City of Ennis (TX) – Internal control and fraud risk vulnerability study
- City of Nassau Bay (TX) – Operational, organizational, and staffing study for the city's police and building departments
- City of Andover (KS) – Internal control and fraud risk vulnerability study
- Yuma School District (AZ) – Internal control and fraud risk vulnerability study
- City of Baytown (TX) – Operational and organizational study of the city's police and fire departments
- City of Pearland (TX) – Annual internal control and internal auditing services
- City of Fort Lauderdale (FL) – Internal control and fraud risk vulnerability study
- City of Boerne (TX) – Operational, organizational, and staffing study
- City of Riverside (OH) – Operational, organizational, and staffing study
- City of Buckeye (AZ) – Internal control and fraud risk vulnerability study
- City of Manvel (TX) – GovExcellence Annual Program
- City of Pearland (TX) – Capital improvement program process improvement study
- City of Minneapolis (MN) – Workplace optimization and comparative benchmarking study

- City of Mansfield (CT) – Forensic audit of public works operations and workplace culture & climate assessment
- City of Missouri City (TX) – GovExcellence Annual Program
- City of Pearland (TX) – GovExcellence Annual Program
- Will County (IL) – GovExcellence Annual Program
- City of Pearland (TX) – Fleet Operational and Staffing Study
- City of Missouri City (TX) – Executive Recruitment – Chief of Police
- City of Missouri City (TX) – Executive Recruitment – Director of Human Resources and Organizational Development
- City of Pearland (TX) – Executive Recruitment – Fire Chief
- City of Pearland (TX) – Executive Recruitment – Assistant City Manager
- City of Missouri City (TX) – Executive Recruitment – Communications Director
- City of Nassau Bay (TX) – Public Works and HR Operational, Efficiency, and Staffing Study
- City of Palm Bay (FL) – GovExcellence Annual Program
- Mansfield School District (CT) – Operational, Organizational, Efficiency, and Workplace Culture & Climate Assessment
- City of Missouri City (TX) – Police Department CID and Evidence Operational Study
- City of Palm Bay (FL) – Public Works Fleet Division Operational, Staffing, and Effectiveness Study
- Will County (IL) – Sheriff's Office Law Enforcement Services Study
- Village of Burr Ridge (IL) – Police Department Operational, Organizational, and Staffing Study
- Will County (IL) – IT and Communication Department Inventory Management Study
- Will County (IL) – Human Resources Department IMRF Study
- Town of Carefree (AZ) – Finance Operations Study
- City of Palm Bay (FL) – Recreation Director Executive Recruitment
- Green Mountain Water & Sanitation District (CO) – Operational and Staffing Study

Professional Affiliations

- International City and County Management Association (ICMA)
- Institute of Internal Auditors (IIA)
- Institute for Internal Controls (IIC)
- Association of Certified Fraud Examiners (ACFE)
- Government Finance Officers Association (GFOA)
- American Water Works Association (AWWA)
- Society for Human Resources Management (SHRM)

Publications

- A Case Study of Municipal Government Financial Management and Effective Internal Controls, published in ProQuest, March 2016
- Minding the Money, published in ICMA's Public Management, March 2019
- Nurturing Relationships and Modernizing Internal Controls, GFOA Government Finance Review, June 2020
- Playing Monday Morning Quarterback and the Importance of Modernizing Internal Controls, ALGA Quarterly: Spring 2020
- Fraud and Embezzlement in Local Government, ICMA Public Management, April 2022
- Reducing Risk – Why Internal Controls Don't Always Prevent Fraud, GFOA Government Finance Review, April 2022
- It Can Happen Here: No Local Government is Safe from Fraud, ICMA Public Management, August 2023
- Seven Fraud and Embezzlement Prevention Questions CAOs Must Ask, ICMA, April 2024
- Hope is Not A Control, Fraud Prevention in Municipal Operations, AMCTO Municipal Monitor, December 2025
- Fraud Risk Hides in Operations, ICMA Public Management, May 2026
- Stop Calling it Efficiency: How Budget Cuts Can Miss the Real Issue, League of California Cities, Western Cities, August 2026

Education and Credentials

Dr. Ross holds a PhD in Business Administration with a specialization in financial management from North Central University, an Executive Master of Public Administration from Golden Gate University, and a bachelor's degree in public administration from Upper Iowa University. He is an ICMA Credentialed Manager (ICMA-CM), a Certified Fraud Examiner (CFE), a Certified Internal Control Auditor (CICA), and holds a certificate in internal controls from the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

CENTER FOR PUBLIC SAFETY MANAGEMENT

Proposal For

Police Department Audit and Operational Study

City of Mesquite, Nevada



CPSM®

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC
475 K STREET NW STE 702 • WASHINGTON, DC 20001
WWW.CPSM.US • 616-813-3782

ICMA

Exclusive Provider of Public Safety Technical Services for
International City/County Management Association

TITLE PAGE

RFP: City of Mesquite, Nevada – Police Department Staffing and Operations Study

Firm Name: Center for Public Safety Management, LLC (CPSM)
Firm website address: https://www.cpsm.us

Firm address: 475 K Street, Suite 702
Washington, DC 20001

Firm Principal:

Thomas Wieczorek, Director
475 K Street, Suite 702
Washington, DC 20001

Email: twieczorek@cpsm.us
Phone: 616-813-3782

Proposal Development and Primary Proposal Contact:

Jarrod Burguan, Senior Manager for Police Projects

Email: JBurguan@cpsm.us
Phone: 909-553-4378

Date of Proposal: August 27, 2026

The proposal remains valid for 120 days from the date of submittal.

The Center for Public Safety Management is a Limited Liability Corporation (#L00004936247) registered in Washington, DC. The principal corporate location is 475 K Street, Suite 702, Washington, DC 20001. Assigned team members work from satellite office locations throughout the United States. CPSM has had no contracts terminated or claims arising from a contract that resulted in litigation or arbitration.

CPSM®
Center for Public Safety Management, LLC

August 27, 2026

Amy Gale
HR Manager
City of Mesquite
10 E. Mesquite Blvd.
Mesquite, NV 89027

In Re: Police Department Staffing and Operational Study

Dear Ms. Gale,

The Center for Public Safety Management, LLC (CPSM), the exclusive provider of public safety technical assistance for the International City/County Management Association (ICMA), is pleased to submit this proposal to conduct a Police Department Staffing and Operational Study for the City of Mesquite, Nevada. On behalf of our firm, thank you for considering CPSM for this important consulting engagement.

The City of Mesquite intends to engage a qualified consulting firm to conduct a comprehensive study of police staffing and operations. We understand that the City is seeking professional, objective, and data-driven analysis and set of recommendations guided by established industry standards and best practices. This work is being done to provide added value to the City 's future planning, budgeting, and decision-making. In this proposal, CPSM outlines our methodology, project approach, and anticipated deliverables to meet the project's desired scope and objectives.

Additionally, we understand the City is seeking a community engagement component to the project. Our subject matter experts have extensive experience engaging internal and external stakeholders in a variety of ways. Our proposal includes community engagement with appropriate support from the City and the Police Department.

CPSM specializes in providing public safety technical assistance to local governments nationwide, including comprehensive evaluations and operational analyses of Police, Fire, EMS, and Emergency Communications agencies. Our services include Police Workload and Organizational Assessments, Fire Department Standards of Cover analyses, staffing and deployment studies, overtime utilization reviews, and strategic/service-level planning initiatives. A foundational principle of our approach is linking agency workload, performance, response times, and deployment practices to the specific needs and expectations of the community being served.

As part of every project, CPSM devotes substantial analytical effort to evaluating operational efficiency, staffing deployment models, organizational structure, supervisory effectiveness, response capabilities, overtime management, and the resiliency of public safety resources. Our goal is to provide practical, evidence-based recommendations that enhance an organization's ability to deliver Police and Fire services to the community effectively and efficiently.

CPSM has worked diligently to develop a consulting approach that is collaborative, fact-based, objective, and grounded in measurable operational data, industry standards, and public safety best practices. Over the past 15 years, CPSM has completed more than 500 public safety studies across 46 states and provinces, assisting more than 450 communities in strengthening service delivery, operational effectiveness, and long-term organizational sustainability.

ICMA has provided direct assistance to local governments worldwide for nearly 100 years, helping communities improve the quality of life for millions of residents throughout the United States and abroad. My colleagues at CPSM and I sincerely appreciate the opportunity to submit this proposal and would welcome the opportunity to provide consulting services to the City of Mesquite.

Sincerely,



Thomas J. Wieczorek, Director
Center for Public Safety Management, LLC

twieczorek@cpsm.us

THE ASSOCIATION & THE COMPANY

International City/County Management Association (ICMA)

The International City/County Management Association (ICMA) is a 112-year-old non-profit professional association of local government administrators and managers, with approximately 13,000 members located in 32 countries.
Since its inception in 1914, ICMA has been dedicated to assisting local governments and their managers in providing services to their citizens in an efficient and effective manner. ICMA advances the knowledge of local government best practices with its website, www.icma.org, publications, research, professional development, and membership.

Center for Public Safety Management

The ICMA Center for Public Safety Management (ICMA/CPSM) was launched by ICMA to provide support to local governments in the areas of law enforcement, fire, Emergency Medical Services (EMS), emergency management, and 911-Communication Centers. CPSM also represents local governments at the federal level and has been involved in numerous projects with the Department of Justice and the Department of Homeland Security. Further, CPSM provides training and research for ICMA members and represents ICMA in its dealings with public safety professional associations, including CALEA, PERF, IACP, IAFC, PSHRA, DOJ, BJA, COPS, and NFPA.

In 2014, as part of a restructuring at ICMA, CPSM was spun out as a separate company and is now the exclusive provider of public safety technical assistance to ICMA.

As an organization, CPSM has more than 20 years of experience performing fire, EMS, law enforcement, and 911 Communication Center agencies nationwide. Our overall experience includes more than 500 such public safety studies in 46 states and provinces and 450+ communities ranging in population size from 269 (Bald Head, NC) to 4.4 million (Maricopa County, AZ).

The CPSM project teams offer years of practitioner, first-line supervisory, middle management, and senior leadership experience in the fire, rescue, EMS, emergency management, law enforcement, and 911-Center disciplines; and a record of research, academic, teaching, and training. Our team comprises true industry subject matter experts, not research assistants, interns, or generic management consultants.

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Center for Public Safety Management, LLC

www.cpsm.us

APPROACH AND METHODOLOGY

CPSM understands that the City of Mesquite is seeking a Police Department Staffing and Operational Study to provide the city and the Police Department with professional, objective, and data-driven analysis and recommendations, guided by established industry standards and best practices.

CPSM intends to provide the City of Mesquite with a comprehensive analysis of the City of Mesquite Police Department (MPD). Our approach will take place over several phases:

- Phase One – Project Kick-Off / Data Collection and Data Analysis
- Phase Two – Document Request and Document Review
- Phase Three – Remote Interviews/SME Analysis Work
- Phase Four – On-Site Visit(s) to the Community (including stakeholder engagement)
- Phase Five – Deliverable of a Draft Report
- Phase Six – Final Report and Final Deliverables

Phase One – Project Kick-Off / Data Collection and Data Analysis

The project kick-off meeting is intended to provide the CPSM leadership team with an opportunity to meet with officials from The City of Mesquite for introductions and to discuss the project scope, process, and overall expectations. The meeting will serve as the formal launch point for the project, during which CPSM will begin coordinating requests for workload and operational data typically maintained within the agencies' computer-aided dispatch (CAD) systems.

CPSM's approach to public safety staffing and operational assessments is highly data driven. While comparisons to similar communities can provide useful context (e.g., officer-per-thousand ratios), CPSM believes that staffing recommendations are most effective when grounded in an analysis of actual workload, service demand, and operational performance within the organization being evaluated.

To support this effort, the CPSM Data Team will work closely with both the MPD to extract and analyze raw calls-for-service and operational data from their CAD platforms. The data will be organized and evaluated to identify key performance indicators that can be measured against established industry standards and operational benchmarks. These indicators provide valuable insight into organizational efficiency, workload distribution, deployment practices, and overall service delivery.

The findings will be presented in both tabular and graphical formats using CPSM's standardized analytical framework. While the presentation format remains consistent across projects, the analysis itself is tailored specifically to each agency and discipline, recognizing that different agencies rely on different performance measures, workload patterns, and service expectations.

The Police Data Approach

CPSM will work with MPD to obtain a comprehensive history of patrol workload and calls-for-service data from the agency's computer-aided dispatch (CAD) system. CPSM's Data Team will review, organize, and analyze the information using the firm's standardized analytical

methodology developed through assessments conducted with hundreds of law enforcement agencies throughout the United States.

The use of a standardized analytical format allows CPSM to make meaningful comparisons across the policing profession by evaluating workload, deployment, and operational performance using consistent measures and methodologies. While each community and police organization has unique characteristics and service expectations, comparative analysis can be an effective management tool for identifying operational trends, recognizing outliers, and evaluating opportunities for adjustments in organizational structure and deployment.

Example Table of a Comparable Analysis:

Variables	Median	Minimum	Maximum	Selected PD	Compare to Median
Population	41671	3378	833024	11395	Lower
Officer Rate	151.59	25.71	1677.51	254.5	Higher
CFS Rate	639.93	67.08	7185.39	1006.23	Higher
Primary Unit Service Time Community Initiated	30.44	13	54.66	39.88	Higher
Primary Unit Service Time Police Initiated	17.56	7.1	56.8	27.56	Higher
Respond Units Community Initiated	1.74	1	2.56	2.03	Higher
Respond Units Police Initiated	1.26	1	1.99	1.49	Higher
All Units Service Time Community Initiated	45.94	19.7	88.09	70.18	Higher
All Units Service Time Police Initiated	22.7	7.73	140.08	40.43	Higher
Workload Percent Summer Weekdays	38.56	5.54	85.66	40.35	Higher
Workload Percent Summer Weekends	39.43	5.02	81.95	39.16	Lower
Workload Percent Winter Weekdays	36.62	2.91	66.61	41.97	Higher
Workload Percent Winter Weekends	35.53	3.55	68.99	42.74	Higher
Response Time Summer	13.23	2.4	81.35	12.85	Lower
Response Time Winter	12.79	3.1	82.56	14.08	Higher
High Priority Calls Response Time	7.61	2.84	23.12	7.7	Higher
Violent Crime Rate	239.09	0	1866	132	Lower
Property Crime Rate	2089.54	319.04	11234	4405	Higher
Total Crime Rate	2422.48	387	12740	4537	Higher

The data is standardized to assess the ratio of officer-initiated to community-initiated workload, ensuring patrol resources are optimized to effectively respond to the community's needs while balancing the need to maintain policing resources for emergencies and to proactively address community priorities.

FIGURE 1: Percentage Events per Day, by Initiator

Initiator	No. of Events	Events per Day
Community-initiated	21,164	57.8
Police-initiated	10,493	28.7
Zero on scene	918	2.5
Total	**32,575**	**89.0**

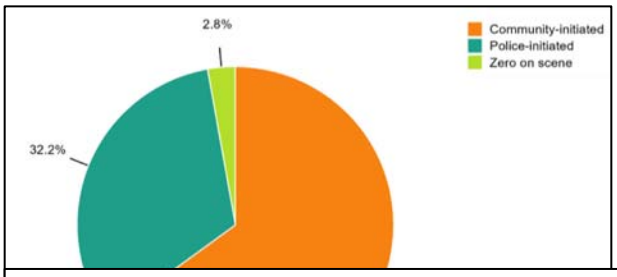
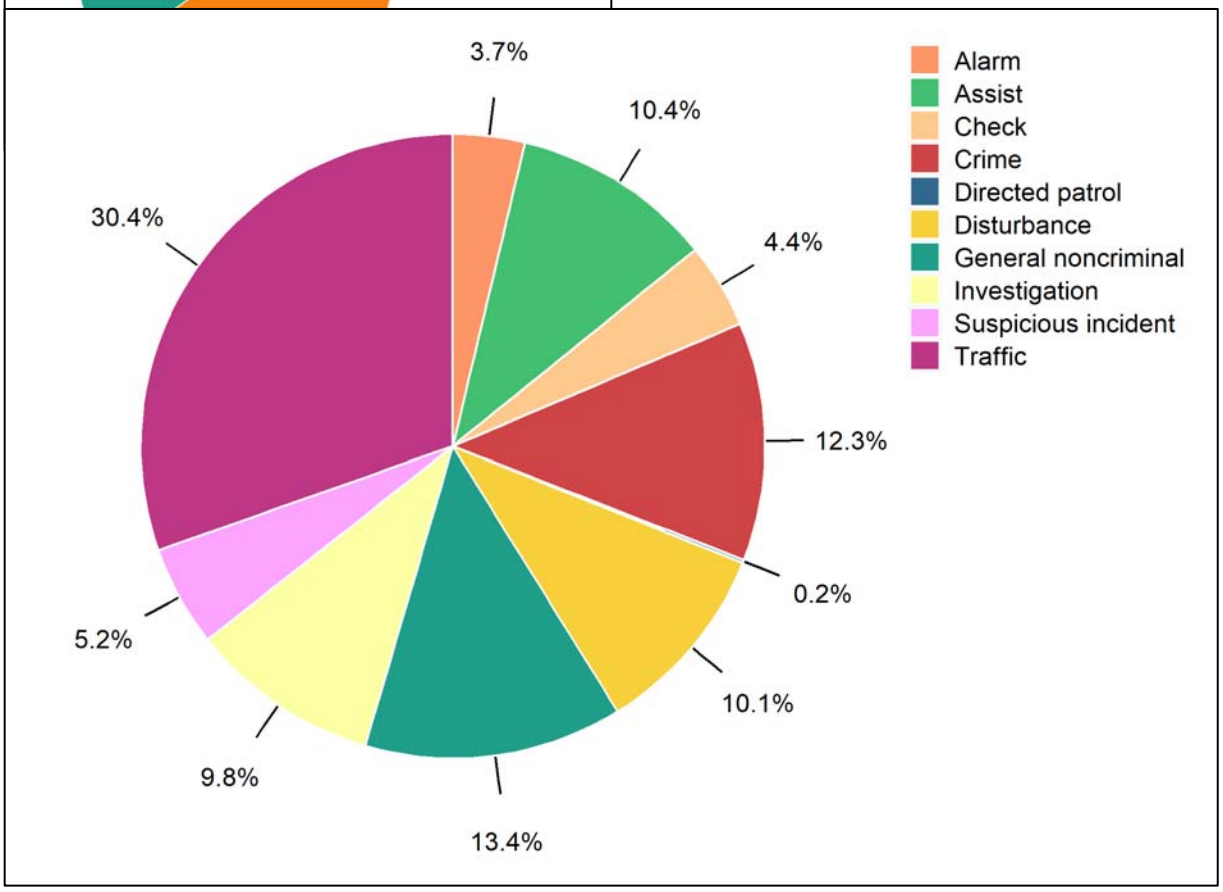


TABLE 1: Events per Day, by Initiator

Note: Percentages are based on a total of 32,575 events.



We then seek to understand which calls the department is responding to in order to gain insight into what drives patrol workload in an agency.

Additional analysis will examine the time officers spend handling various call types, the typical number of officers assigned to those calls, response times, and the geographic distribution of calls across the city, based on the department's zone and beat structure. CPSM also recognizes that workload patterns often fluctuate based on factors such as day of the week, weekends versus weekdays, and seasonal variations. As part of this assessment, the department's calls-for-service data will be evaluated across each of these variables to identify trends and operational demands.

Ultimately, the analysis of CAD workload data provides the foundation for understanding the daily and hourly deployment of patrol resources, operational demand patterns, and the level of

workload saturation experienced by patrol personnel. This information is critical in evaluating staffing needs, deployment strategies, and overall operational efficiency.

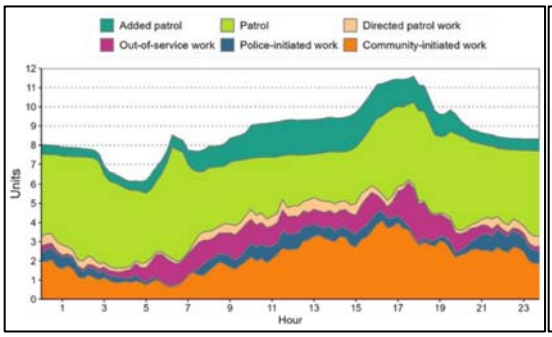
Patrol Saturation and the Rule of 60:

CPSM and ICMA conducted research on staffing for police departments that led to a white paper released in 2013. More than 50 departments' data were analyzed for staffing, workload, and patrol trends across 24/7 and 365 days a year.

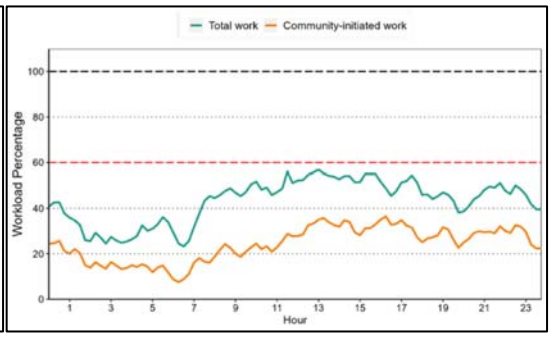
The subsequent white paper has been regularly used and quoted by the International Chiefs of Police, the Commission Accreditation of Law Enforcement Agencies, and the Police Executive Research Forum, as well as most industry consultants.

The white paper found that a best practice for evaluating departments would position 60 percent of sworn resources allocated to patrol activities. In addition, no more than 60% of their total available time would be spent on the community's daily service demands. This 60/40 workload split establishes the baseline threshold for appropriate daily staffing for patrol operations.

Deployment and All Workload, Weekdays, Winter



Percentage of Workload, Weekdays, Winter



Phase Two – Document Request and Document Review

CPSM will work with the MPD to obtain critical documents and operational information related to the project scope of work. Typical examples include departmental budget documents, policies and procedures, staffing and deployment information, organizational materials, and other operational records relevant to the assessment process. CPSM will provide a secure electronic document-sharing platform through which the City and both departments can upload requested materials, ensuring efficient and secure access for CPSM project team members.

As part of this phase of the project, CPSM will also work closely with Police leadership to better understand concerns regarding overtime use, staffing demands, and workload management.

Phase Three – Remote Interviews/SME Analysis Work

As the above work is underway, CPSM consultants and subject matter experts will begin conducting remote project activities in coordination with designated points of contact from The City, including police officials and community stakeholders. These efforts will include telephone calls, email exchanges, and virtual meetings.

The remote engagement phase allows CPSM to gather preliminary information, identify operational considerations, and develop a clearer understanding of organizational processes prior to the on-site assessment activities. This approach helps streamline the subsequent on-site visits.

Phase Four – On-Site Visit(s) to The City of Mesquite

Modern technology and the ability to conduct project work remotely have become critical tools within the consulting industry. CPSM has fully embraced the efficiencies and flexibility that remote collaboration provides; however, we also firmly believe that there is no substitute for on-site engagement when seeking to fully understand the operational environment, organizational culture, and service delivery challenges unique to a community.

Accordingly, CPSM's police consulting team will coordinate with department leadership to schedule on-site visits for this project. The on-site phase provides CPSM with the opportunity to conduct direct observations of departmental operations and the operational challenges experienced by the agency. This phase will include patrol ride-alongs, facility observations, and in-person interviews with key stakeholders, supervisors, employees, and department leadership to better understand organizational processes, operational demands, and community service expectations. Additionally, CPSM will work with the City and police officials to meet with community stakeholders during this visit.

In advance of the site visits, CPSM will work closely with MPD officials to develop detailed site-visit agendas and coordinated meeting schedules. This planning process helps maximize the effectiveness of the on-site engagement by ensuring that interviews, meetings, focus groups, employee sessions, and stakeholder/community engagement are well organized in advance and aligned with the project's overall goals.

Before and during the on-site meetings, CPSM will attend to audit and drill down on common issues that have been reported to the City. We will look at cultural, accountability, and impediments to establishing trust and teamwork in the agency.

Phase Five – Deliverable of a Draft Report

All reports and deliverables associated with this project will be delivered to the city in draft form. This allows for a review period to ensure that the information contained in the CPSMs work is accurate and meets the needs outlined in the scope of work.

Phase Six – Final Report and Final Deliverables

Following the draft review process, CPSM will finalize and deliver the project deliverables and final reports to The City and MPD.

Anticipated Project Timeline:

While each project varies in complexity and scope, CPSM has an established work plan that typically takes a project from contract engagement (kick-off meeting) to the delivery of a draft final within 4-6 months. The CPSM operations team will be prepared to establish timelines during the project kick-off call. As with all projects, meeting critical timelines is often connected to staff/stakeholder engagement, responsiveness, and availability.

Scope of Work

As outlined in our discussions, the scope of work for this project will include the following:

- Organizational and Operational Assessment
- Workload and Deployment Analysis
- Staffing Analysis
- Community and Stakeholder Engagement
- Accountability and culture of the organization

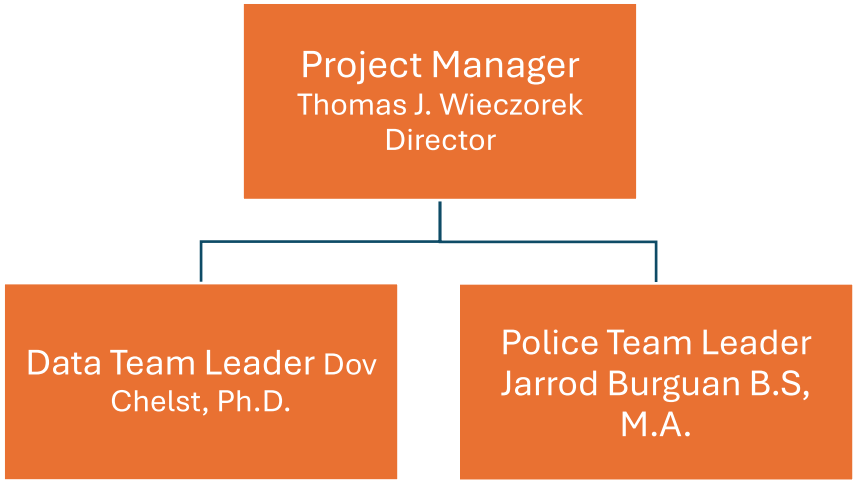
Deliverables are as follows:

- Comprehensive Written Reports detailing findings, analysis, methodologies, and recommendations for the police department.
- An Executive Summary
- Staffing Model Calculations
- Workforce Planning Metrics
- A Formal Presentation of Findings and Recommendations

MEET YOUR TEAM – POLICE

For this project, CPSM will assemble a premier team of experts from a variety of disciplines and from across the United States. The goal is to develop recommendations that will enable it to produce the outcomes necessary to provide critical emergency services consistent with the community's financial capabilities. The team will consist of a project manager, one Operations Leader, and several senior public safety experts selected from our staff to meet the municipality's specific needs.

The management organizational chart for the project includes the following key team members:



The following pages contain the CPSM leadership team's experience and qualifications. In addition to the experts listed here and below, CPSM has dozens of additional SMEs who may be assigned to this project. The experience and qualifications of our additional team members can be found at https://cpsm.us/about/team/

CPSM DIRECTOR

THOMAS WIECZOREK

Director, Center for Public Safety Management; retired City Manager Ionia, MI; former Executive Director Center for Public Safety Excellence

BACKGROUND



Thomas Wieczorek is an expert in fire and emergency medical services operations. He has served as a police officer, fire chief, director of public safety and city manager, and is former Executive Director of the Center for Public Safety Excellence (formerly the Commission on Fire Accreditation International, Inc.).

He has taught numerous programs for the International City-County Management Association, Grand Valley State University, the National Highway Traffic Safety Administration (NHTSA), State of Michigan's Transportation Asset Management Council, and Grand Rapids Community College. He often testified for the Michigan Municipal League before the legislature and in several courts as an expert in the field of accident reconstruction and fire department management. He is the past president of the Michigan Local Government Manager's Association (MLGMA, now MME); served as the vice-chairperson of the Commission on Fire Officer Designation; served as ICMA's representative on the International Accreditation Service (IAS), a wholly owned subsidiary of the International Code Council (ICC); and currently serves on the NFPA 1710 and 1730 committee.

He worked with the National League of Cities and the Department of Homeland Security to create and deliver a program on emergency management for local officials titled, "Crisis Leadership for Local Government Officials." It has been presented in 43 states and has been assigned a course number by the DHS. He represents ICMA on the Emergency Management Assistance Compact (EMAC) Board and other fire service participation areas. In 2022 he worked with ICMA to create a FEMA program on economic recovery from disasters for local government managers. It has been delivered via webinar and in person across the United States.

He received the Mark E. Keane "Award for Excellence" in 2000 from the ICMA, the Association's highest award and was honored as City Manager of the Year (1999) and Person of the Year (2003) by the Rural Water Association of Michigan, and distinguished service by the Michigan Municipal League in 2005.

Mr. Wieczorek has been with the firm since its inception and has completed and/or served as a corporate lead for several hundred Fire, EMS, and Law Enforcement projects.

DATA ASSESSMENT TEAM – DATA TEAM MANAGER

Dov Chelst, PH.D.

Director of Quantitative Analysis

BACKGROUND



Dr. Chelst is an expert in analyzing public safety workload and deployment. He manages the analysis of all public safety data for the Center. He participates in all phases of The Center's studies, from initial data collection, on-site review, large-scale dataset processing, statistical analysis, and designing data reports.

Dr. Chelst has a Ph.D. Mathematics from Rutgers University and a B.A. Magna Cum Laude in Mathematics and Physics from Yeshiva University. He has taught mathematics, physics, and statistics at the university level for 9 years. He has conducted research in complex analysis, mathematical physics, and wireless communication networks and has presented his academic research at local, national, and international conferences and workshops across the country.

POLICE *PROJECT MANAGER*

CHIEF JARROD BURGUAN, B.S., M.A.
Chief of Police (Ret), San Bernardino (CA) Police Department

BACKGROUND



Chief Burguan served 29 years in local law enforcement, including 10 years in senior management positions. He retired as the Chief of Police for the San Bernardino (CA) Police Department in 2019.

During his career, Chief Burguan worked on a variety of assignments in the department's patrol, traffic, investigative, and administrative divisions. He has unique experience in managing a police department through a municipal bankruptcy while maintaining day-to-day operational effectiveness. He has been an invited speaker at conferences and training events throughout the country and internationally on police response to active shooter events following both an elementary school active shooter in 2016 and the 2015 terrorist attack in San Bernardino.

Since retiring from the department in 2019, Chief Burguan has continued to work as a consultant for municipal government and media organizations and has served as an advisor for the Department of Justice – ICITAP program. He holds a bachelor's degree in business and a master's degree in management from the University of Redlands. He is also a graduate of the California Command College, the FBI's Law Enforcement Executive Development program and the Senior Management Institute for Police through the PERF.

Jarrod has been with CPSM since 2021.

POLICE SUBJECT MATTER EXPERT TEAM

CHIEF BRIAN LAYTON (Ret), Fredericksburg (VA) Police Department

BACKGROUND

Chief Layton dedicated 32 years to local law enforcement, including 13 years in senior leadership positions. Throughout his career, he served with a single agency, progressing through every rank before retiring in 2026 after six years as Chief of Police.



During his tenure, Chief Layton held a wide range of assignments across patrol, investigations, administration, and emergency communications. He successfully led the department through the unprecedented challenges of the 2020 civil unrest while maintaining essential public safety services and daily police operations throughout the city.

A graduate of the FBI National Academy (Class 257, 2014), Chief Layton has since returned on multiple occasions as a guest instructor, sharing his expertise with law enforcement leaders from across the nation.

Under Chief Layton's leadership, the department maintained its nationally recognized accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA), originally achieved in 2009. In 2025, he guided the agency to another significant milestone by securing its first CALEA national accreditation for the Emergency Communications (911) Center. Chief Layton served as vice-chairman for the regional police training academy as well as the regional jail authority.

Chief Layton holds a Bachelor of Science degree from Averett University.

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REFERENCES AND EXPERIENCE

The Center for Public Safety Management brings more than 20 years of nationwide experience conducting similar assessments for local government fire, rescue, police, and 911 agencies. Our approach integrates comprehensive data analysis with industry standards and best practices to deliver practical, evidence-based recommendations tailored to the operational challenges facing public safety organizations. To date, CPSM has completed over 500 public safety studies across 46 states and provinces, supporting more than 450 communities in strengthening service delivery, operational efficiency, and long-term sustainability.

The next table outlines some of CPSM's broad experience in Police, Fire, and EMS projects over the last five-year period. Clients include past and current project engagements.

- Altoona, WI (Fire & EMS)
- Augusta County, VA (Fire & EMS)
- Baraboo, WI (Fire & EMS)
- Battle Creek, MI (Police)
- Battle Creek, MI (Police, Fire & EMS)
- Belgrade, MT (Police)
- Billings, MT (Police)
- Biddeford, ME (Fire & EMS)
- Bluffton, SC (Police)
- Bonner Springs, KS (Police)
- Canandaigua, NY (Police, Fire & EMS)
- Celina, TX (Police, Fire & EMS)
- Chatham County, GA (Fire & EMS)
- Chattanooga, TN (Police)
- Cocoa Beach, FL (Police, Fire & EMS)
- Darien, CT (Fire, EMS & 911 Center)
- Delaware, OH (Police)
- Eagle, ID (Police)
- El Mirage, AZ (Fire, EMS & 911 Center)
- Evans, CO (Fire & EMS)
- Fair Oaks Ranch, TX (Fire & EMS)
- Farmington Hills, MI (Fire & EMS)
- Fredericksburg, VA (Police)
- Garland, TX (Fire & EMS)
- Haverford, PA (Fire & EMS)
- Haverhill, MA (Fire & EMS)
- Indianola, IA (Police and Fire)
- Jupiter, FL (Fire & EMS)
- Kalispell, MT (Police, Fire & EMS)
- Kent County, MI (Sheriff)
- Lakewood, CO (Police)
- Larkin Township, MI (Fire)
- Lexington, MA (Police, Fire & EMS)
- Lewiston, ME (Fire)
- Mansfield, TX (Fire & EMS)
- McGregor, TX (Fire)
- Melissa, TX (Fire & EMS)
- Mesquite, TX (Fire & EMS)
- North Bend, WA (Police)
- North Port, FL (Police)
- Northbridge, MA (Fire & EMS)
- Northville-Plymouth, MI (Fire & EMS)

Ocean City, MD (Police, Fire & EMS)

- Olympia, WA (Police)
- Orange County, VA (Fire & EMS)
- Overland Park, KS (Police)
- Park Ridge, IL (Fire & EMS)
- Peachtree Corners, GA (Police)
- Pelham, AL (Fire & EMS)
- Petaluma, CA (Fire & EMS)
- Plymouth, MA (Fire, EMS & 911 Center)
- Plymouth, MA (Police)
- Powell, OH (Police)
- Prince George's County, MD (Fire & EMS)
- Pulaski County, AR (Sheriff)
- Queen Creek, AZ (Fire & EMS)
- Rialto, CA (Fire & EMS)
- Richardson, TX (Fire & EMS)
- Roanoke, VA (Police)
- Roanoke County, VA (Fire & EMS)
- Roswell, GA (Fire & EMS)
- Saline, MI (Fire & EMS)
- San Luis Obispo, CA (Police)
- Sedona, AZ (Police)
- Shenandoah County, VA (Fire & EMS)
- Spartanburg County, SC (Sheriff and 911)
- Stearns County, MN (911 Center)
- Sterling Heights, MI (Fire & EMS)
- Tempe, AZ (Police)
- Tooele City, UT (Fire)
- Tooele County, UT (Fire)
- Trenton, NJ (Fire)
- Ukiah, CA (Fire & EMS)
- Upper Darby, PA (Fire & EMS)
- Walla Walla, WA (Police)
- Warrenville, IL (Police)

• Midland, MI (Fire) • Minot, ND (Police, Fire & EMS) • Mt. Pleasant, MI (Fire & EMS) • National City, CA (Fire, EMS & 911) • Norristown, PA (Police)	• West Columbia, SC • West Des Moines, IA (Police) • Wilton Manors, FL (Police) • Wylie, TX (Fire & EMS) • Yarmouth, MA (Fire & EMS)

References for Recent Police Projects

The following CPSM projects have either been completed or are nearing completion and are similar in scope and size to Mesquite.

City of Lexington, Massachusetts

Steve Bartha, City Manager – sbartha@lexingtonma.gov

CPSM performed an assessment of the Police (and Fire) Departments in Lexington, Mass. Total police sworn officers = 50, Total Civilian Employees = 16. This project included a data-driven assessment of the police department's workload, with staffing and best-practice recommendations.

City of Indianola, Iowa

Jacob Meshke, City Manager – jmeshke@indianolaiowa.gov

CPSM performed a data-driven staffing analysis of police workload, as well as an analysis of operational best practices observed through staff interactions and interviews. Total Sworn = 24, Total Civilian = 7

City of Canandaigua, New York

John D. Goodwin, City Manager – john.goodwin@canandaiguanewyork.gov

CPSM conducted a data-driven assessment of the workload of a New York community facing significant seasonal policing challenges. Total sworn = 25, FTE Civilians = 2

PROPOSED FEES

Proposed Fees

CPSM Fee Description	Fee
Police Staffing and Operational Study: All meetings (virtual and in-person). ▪ Complete all evaluation and assessment work as outlined in the scope of work. ▪ SME research, analysis, and report writing. ▪ GIS Services. ▪ Complete on-site visit and conduct tours and stakeholder meetings as identified in the scope of work. ▪ Report presentation, if in-person, billed at cost.	**$49,889**
Total report development, on-site visit.	**$49,889**

The above fees are inclusive of all project work, including presentation costs. Travel expenses are not included in the above fees. CPSM will have 2 SME's assigned to this project who will travel. Travel will be billed separately at actual cost, not to exceed $ 2,500 per SME per trip. Other CPSM personnel will be involved in the project, but will not be required to travel.

Additionally, our proposal includes community and stakeholder engagement. If the City desires that CPSM conduct a separate survey in addition to in-person engagement, we will bill for that survey at CPSM costs. Costs would be determined by the survey's delivery method.

Proposed Fee Payment Schedule:

Task/CPSM Work	Billing Schedule
▪ Contract/Agreement Signed. ▪ Project kickoff meeting with client staff.	**40-percent** of Project Total following the Project Kick-Off Meeting.
▪ Operations Team On-site visit.	**40-percent** Following Police Team Visit
▪ Delivery Draft Assessment Work.	**20-percent** upon delivery of Police Project Draft Deliverables
Total	**100-percent** (Project Completion)

Report Deliverables will be in electronic format.

To: Mayor and City Council
From: Becca Schrupp, City Manager
Date: 9/16/2026
Subject: Recommendation for Police Department Operational Review

After reviewing the proposals submitted by the Center for Public Safety Management and 65th North Group, staff recommends selecting 65th North Group.

Both firms submitted qualified proposals at comparable prices. However, 65th North Group provides the City with a broader and more detailed scope of services. Its proposal includes a comprehensive review of every Police Department division and unit, including staffing, deployment, investigations, dispatch, records, property and evidence, complaints, use of force, policies, training, technology, organizational structure, and workplace culture.

The proposal also includes an audit of the Human Resources Department and 12 months of additional professional support, including policy review and development, executive recruitment, purchasing-card analytics, and internal-control assistance.

The total fixed cost is $49,800 for the 12-month term, including travel, data analysis, reports, implementation plans, and presentations. The Police Department and Human Resources draft reports are scheduled to be completed within 12 weeks of the project kickoff.

Based on the overall scope, proposed timeline, fixed cost, and additional services provided, staff believes 65th North Group offers the greatest value to the City and recommends authorizing the City Manager to negotiate and execute a professional services agreement with the firm.

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Public Comments

Public Comment

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

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:
- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: September 22, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Adjournment

Adjournment

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

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page