

NOVEMBER 7, 2023

BOARD MEETING

INFORMATION

Zoom address: <https://us06web.zoom.us/j/86294590120>

Call-in Number: (669) 900-9128 or (720) 707-2699

Meeting ID: 862 9459 0120

**WALKER RIVER IRRIGATION DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
YERINGTON, NEVADA**

**November 7, 2023
Tuesday 10:00 A.M.**

**NOTICE OF MEETING
of the Board of Directors of Walker River Irrigation District**

The Board of Directors of the Walker River Irrigation District will conduct a public meeting on Tuesday, November 7, 2023, beginning at 10:00 A.M. in the Board meeting room at 410 N. Main Street, Yerington, Nevada.

THIS MEETING WILL BE HELD IN PERSON AND HOSTED VIA ZOOM.

The public may attend in person and provide public comment and also comment on Agenda items by emailing comments to jessica@wrid.us. Comments received by email prior to 4:00 P.M. on November 6, 2023, will be entered into the record. Comments may also be submitted during the meeting and by participating in the Joint Zoom Meeting using the information below.

The District appreciates the public's patience and understanding during this difficult and challenging time.

Join Zoom Meeting

<https://us06web.zoom.us/j/86294590120>

Meeting ID: 862 9459 0120

One tap mobile

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Dial by your location

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- +1 253 215 8782 US (Tacoma)
 - +1 646 931 3860 US
 - +1 689 278 1000 US

- +1 301 715 8592 US (Washington DC)
 - +1 305 224 1968 US
 - +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
 - +1 360 209 5623 US
 - +1 386 347 5053 US
 - +1 507 473 4847 US
 - +1 564 217 2000 US
- +1 646 558 8656 US (New York)

Meeting ID: 862 9459 0120

Find your local number: <https://us06web.zoom.us/j/kcF6h8w4Az>

NOTICE

Agenda items may be taken out of order.

The Board may remove or delay discussion relating to an agenda item at any time.

The Board may combine two or more agenda items for consideration.

The meeting may be continued as deemed necessary.

Requests for supporting material provided to members of the Board, if any, can be provided electronically by a request to jessica@wrid.us. Such supporting material, if any, will be posted on the Walker River Irrigation District website.

OFFICIAL AGENDA

Action may be taken only on those items denoted **“For possible action.”**

1. Public Comment

Any member of the public may address and ask questions of the Board relating to any matter within the Board’s jurisdiction. Public comments need not be related to any item on the Agenda. Action will not be taken on any matter raised by the public until the matter is specifically included on an agenda as an item upon which action will be taken.

2. Roll Call and Determination of Quorum

3. Consideration of Minutes of August 30, 2023, Special meeting. (For possible action)

4. Consideration of Minutes of October 9, 2023, Regular meeting. (For possible action)

5. Water Master's report
6. Staff Reports including, but not limited to, those items listed:
 - A. Treasurer's Report
 - B. Consideration of Bills and Payroll for payment. **(For possible action)**
 - C. Manager's Report
 - D. Legal Counsel's Report
 - E. Review and Approval of Monthly Storage Transfers. **(For possible action)**
 - F. Storage Water Leasing Program Update
7. Update from the Division of Water Resources regarding groundwater pumping and upcoming fieldwork schedules.
8. Update by Walker Basin Conservancy on activities related to the Walker Basin Restoration Program, including Acquisitions and Conservation and Stewardship Activities.
9. Review and consideration of proposal by California Department of Transportation to pay WRID \$4,350.00, plus interest from June 26, 2023, and a \$1,000.00 incentive fee as just compensation for taking of 1.11 acres of WRID property from APN 001-020-029-000 for emergency repairs on HWY 395 located 1.9 miles south of the California/Nevada State line. **(For possible action)**
10. Director Comments
11. Public Comment

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction. Public comments need not be related to any item on the Agenda. Action will not be taken on any matter raised by the public until the matter is specifically included on an agenda as an item upon which action will be taken.
12. Adjournment

**WALKER RIVER IRRIGATION DISTRICT
BOARD OF DIRECTORS**

Notice is hereby given that on November 7, 2023, the Board of Directors of the Walker River Irrigation District will conduct a meeting. The meeting will commence at 10:00 A.M. at the Walker River Irrigation District Office at 410 N. Main Street, Yerington, Nevada. The Official Agenda for that meeting is attached hereto and made a part of this Notice.

Date: October 31, 2023

ROBERT C. BRYAN
Manager

I, Robert C. Bryan, WRID Manager, do hereby certify that the foregoing Agenda was duly posted on October 31, 2023, at the following locations:

Walker River Irrigation District Office, 410 N. Main Street, Yerington, Nevada
Lyon County Courthouse, Main Street, Yerington, Nevada
U.S. Post Office Bulletin Board, Main Street, Yerington, Nevada
U.S. Post Office Bulletin Board, Highway 208, Smith, Nevada
U.S. Post Office Bulletin Board, Highway 208, Wellington, Nevada
Walker River Irrigation District's website (<http://www.wrid.us>)
The Nevada Public Notice website pursuant to NRS 232.2175 (<https://notice.nv.gov>)


ROBERT C. BRYAN
Manager

A special meeting of the Walker River Irrigation District (WRID) Board of Directors was held on August 30, 2023. The meeting was called to order at 9:00 AM at the District Board Room, 410 N. Main St, Yerington, Nevada by President SNYDER.

Present:

Jim SNYDER	President
Marcus MASINI	Vice President
Richard NUTI	Treasurer
David GIORGI	Director
Dennis ACCIARI	Director, via phone
Robert BRYAN	General Manager
Jessica HALTERMAN	Secretary
Gordon DePAOLI	Legal Counsel
Dale FERGUSON	Legal Counsel

Public Present:

Peter Stanton, WBC

Public Present via Zoom:

AJ Jensby, NDWR	Kat Dow, WBC	Chad Walling, NDWR
Dave Hockaday, LCBOCC	Carlie Henneman, WBC	Jamie Morin, WBC

- 1. Public Comment**
None presented.
- 2. Roll Call**
All 5 board members were in attendance with 4 on site and 1 on the phone.
- 3. Review and consideration of a District Board Resolution to:** (1) approve the Plaintiffs' and Principal Defendants' Proposed Final Conditional Stipulation Resolving The Water Right Claims of the Walker River Paiute Tribe And The United States Of America (the "Stipulation") in the litigation captioned the *United States of America and Walker River Paiute Tribe v Walker River Irrigation District*, Case No. 3:73-cv-00127-MMD, in the United States District Court for the District of Nevada (the "District Court"); and (2) authorize District Legal Counsel, in consultation with the District Manager, to: (a) enter into and execute a Final Stipulation on behalf of the District Based substantially on the terms of the Proposed Final Conditional Stipulation, a copy of which is to be attached to the Resolution of the District Board; (b) fil the Stipulation in the District Court in Case No: 3:73-cv-00127-MMD; and, (c) take all other reasonable actions as may be necessary to implement the Stipulation resolving the claims of the United States and Walker River Paiute Tribe for the Walker River Indian Reservation as provided by the Stipulation, including any necessary modifications to the Walker River Decree.

A. Public Comment

President SNYDER asked for public comment and none was provided.

B. Board Discussion

Counsel DePAOLI explained the stipulation and proposed resolution of the litigation by summarizing the content of the Memorandum from Legal Counsel provided to the Board on August 28, 2023, a copy of which is attached to these minutes as Exhibit A.

C. Public Comment

President SNYDER asked for public comment and none was presented.

Treasurer NUTI made a motion to approve the Stipulation pursuant to the Resolution of Walker River Irrigation District Board of Directors, a copy of which is attached to these Minutes as Exhibit B; Director GIORGI offered a second. The vote was called for and passed without opposition.

8. Director Comments

Treasurer NUTI thanked legal counsel and all that worked on the case.

9. Public Comment

None presented.

10. Adjournment

Director GIORGI made a motion to adjourn; Vice President MASINI offered a second. The vote was called for and passed. The meeting adjourned at 9:27am.

Jim Snyder, President

Marcus Masini, Vice President

Richard Nuti, Treasurer

Dennis Acciari, Director

David Giorgi, Director

A meeting of the Walker River Irrigation District (WRID) Board of Directors was held on October 9, 2023. The meeting was called to order at 10:00 AM at the District Board Room, 410 N. Main St, Yerington, Nevada by President SNYDER.

Present:

Jim SNYDER	President
Marcus MASINI	Vice President
Richard NUTI	Treasurer
David GIORGI	Director
Dennis ACCIARI	Director
Robert BRYAN	General Manager
Jessica HALTERMAN	Secretary

Public Present:

Joanne Sarkisian, USBWC	Carlie Henneman, WBC	Kat Dow, WBC
Peter Stanton, WBC		

Public Present via Zoom:

Wes Walker, MBK Engineers	Dave Hockaday, LCBOCC
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1. Public Comment

None presented.

2. Roll Call

All 5 members were present.

3. Consideration of Minutes of the August 30, 2023 Special Meeting

Treasurer NUTI requested clarification of the sentence, 'The main goal in the negotiations to formalize the status quo was to recognize any rights recognized would not adversely impact existing upstream surface and groundwater rights; the proposed stipulation does that.' on Page 2. Secretary HALTERMAN stated she reviewed the recording and it is typed verbatim, but she will get clarification from legal counsel.

Treasurer NUTI made a motion to table the minutes until a clarification is available; Director ACCIARI offered a second. The vote was called for and passed.

4. Consideration of Minutes of the September 7, 2023 Regular Meeting

Secretary HALTERMAN stated a correction was needed in the first sentence of the Water Master's Report- 'as' needs to be corrected to 'was'.

Director GIORGI made a motion to approve the minutes with the correction; Treasurer NUTI offered a second. The vote was called for and passed.

5. Water Master's Report

Joanne SARKISIAN reported that the Main and East are on Full Decree and Bridgeport is storing a little bit. The West is at an 1877. The system wide delivery is 419cfs with 207 from Bridgeport and 156 from Topaz. Bridgeport is currently at 28,720 acre-feet (67%) and Topaz is currently at 30,220 acre-feet (50%). The demand has decreased but Joanne expects it to increase in a few weeks. Treasurer NUTI stated he is amazing at the amount of water coming out of Nye Canyon. Joanne stated there is a lot of water coming out on the backside of Hoyer.

6. Staff Reports:**A. Treasurer's Report**

Treasurer NUTI reported as of September 30, 2023:

Cash in Checking	\$ 84,966.73
Cash in Money Market	\$ 480,428.59
Cash in CDs	<u>\$ 757,568.24</u>
Total	\$1,322,963.56

B. Consideration of Bills and Payroll for payment

Payee	Check No.	Date	Amount
Ameritas Life Insurance Corp	300040	09/07/2023	\$ 2,173.40
HomeTown Health	300041	09/07/2023	\$ 25,703.52
Ameritas Life Insurance Corp	100531	09/07/2023	\$ 1,086.70
Giomi, Inc.	100532	09/07/2023	\$ 396.72
Lyon County Recorder	100533	09/07/2023	\$ 37.81
Municipal Treatment	100534	09/07/2023	\$ 36,000.00
NV Energy	100535	09/07/2023	\$ 405.68
O'Reilly Automotive, Inc.	100536	09/07/2023	\$ 46.98
Purchase Power / Pitney	100537	09/07/2023	\$ 706.83
Southwest Gas Corporation	100538	09/07/2023	\$ 48.62
Wells Fargo Card Services	100539	09/07/2023	\$ 8,438.39
City of Yerington	100540	09/12/2023	\$ 148.53
Jim Menesini Petroleum	100541	09/12/2023	\$ 436.37
MF Barcellos	100542	09/12/2023	\$ 4,154.62
NV Energy	100543	09/12/2023	\$ 38.21
Pape' Machinery Exchange	100544	09/12/2023	\$ 34,396.62
PERS Administrative Fund	100545	09/12/2023	\$ 11,937.96
Rinker Materials	100546	09/12/2023	\$ 1,082.65
USBWC	100547	09/12/2023	\$ 14,540.97

Xerox Corporation	100548	09/12/2023	\$	213.82
Alhambra	300042	09/29/2023	\$	189.86
HomeTown Health	300043	09/29/2023	\$	8,567.84
Vision Service Plan - Nevada	300044	09/29/2023	\$	372.10
D & S Waste Removal	100549	09/29/2023	\$	213.82
Hunewill Construction Co.,	100550	09/29/2023	\$	3,684.65
Mason Valley Tire	100551	09/29/2023	\$	172.00
MBK Engineers	100552	09/29/2023	\$	16,014.75
MF Barcellos	100553	09/29/2023	\$	4,306.14
Pape' Machinery Exchange	100554	09/29/2023	\$	34,396.62
Standard Insurance Company	100555	09/29/2023	\$	321.56
True Value	100556	09/29/2023	\$	251.73
U.S. Geological Survey	100557	09/29/2023	\$	22,261.00
USBWC	100558	09/29/2023	\$	34,168.49
Wells Fargo Card Services	100559	09/29/2023	\$	4,489.28
Wild West Chevrolet	100560	09/29/2023	\$	125.99
Woodburn & Wedge	100561	09/29/2023	\$	35,202.50
Xerox Financial Services	100562	09/29/2023	\$	30.22
Payroll		09/30/2023	\$	41,013.12
EFTPS		09/30/2023	\$	9,161.07
Total Bills & Payroll				\$ 356,937.14

President SNYDER asked if the Pape bills were for the rental equipment; GM BRYAN stated they are for the loaders and a 245 excavator. Director GIORGI asked if the bills were duplicate; Secretary HALTERMAN stated the bills come at different times for the equipment and there may be two bills in one month. Vice President MASINI asked if the equipment should be sent back until they are ready to be used; GM BRYAN stated the equipment is being used for the March repairs and will be covered by FEMA. GM BRYAN added there is an agenda item to purchase the 2021 loader at the 2021 price. GM BRYAN stated the 245 excavator will be returned when our 250 is returned. Treasurer NUTI asked when the 250 will be returned; Secretary HALTERMAN spoke to Pape who advised it would be completed by the end of the month, but they have been saying that since August. There has been an employee change and Pape indicated work would progress faster. President SNYDER asked if there was any incentive in purchasing equipment and getting work done faster; GM BRYAN stated it is two different departments who don't work together. The local store is also having problems getting parts in a timely fashion. President SNYDER asked if the District had considered working with CAT; GM BRYAN stated it is a consideration again, but in the past, they had been harder to work with and their prices were much higher than John Deere. Vice President MASINI asked what the Municipal Treatment bill was; GM BRYAN stated it was for the valves for the Colony modernization project which is funded

by the NFWF grant. The bills will be high for the next few months as the modernization project progresses. Secretary HALTERMAN stated the NFWF reimbursement requests are being done monthly instead of quarterly in an effort to receive reimbursement quicker.

Vice President MASINI made a motion to approve the bills; Director GIORGI offered a second. The vote was called for and passed.

C. Manager's Report

GM BRYAN reported Topaz is at 30,220 acre-feet (50%) and Bridgeport is at 28,770 acre-feet (68%). As a result of being close to the end of the season, GM BRYAN will be in communication with MBK Engineers on holding pools and releasing water. The Weather Service has changed their mantra from 50/50 to 33/33/33- equal chances of a wet, normal, or dry winter. GM BRYAN will be requesting a December presentation from Chris Smallcomb and Tim Bardsley. There is still a huge amount of storage water available to be called for, but with the weather and calendar date, it is highly likely there will be a large carryover.

The shop crew has continued with repairs and maintenance from the March event and the Spring Thaw. They have been working on the Desert Creek channel and have installed 4- 10x10x8 box culverts. The depth prior to the March incident was 4-5' and after the incident was 15-20' deep. There are still a lot of repairs to be done throughout the District. Near the latter part of the month, the crew will be doing a repair on a Lateral B turnout. Beginning in November, the crew will start the Campbell East/West split project and the off-season will end with the Colony modernization. The ditch company meetings will be coming soon and, if repairs are needed, talk to GM BRYAN as the off-season schedule is nearly full.

On September 30th, GM BRYAN gave a presentation at the NWRA Fall Symposium. The presentation encompassed the flood operations and mitigation efforts from this year. There were presenters from throughout the state and a lot of information was shared. There is conversation amongst people regarding the funding process being backwards as it does not make sense that there is no funding for prevention but there is unlimited funding if a disaster were to occur.

On October 5th, Lyon County Board of Commissioners recognized WRID employees and other agencies for their efforts in preventing flooding. The City of Yerington is recognizing entities today, but their meeting is the same time as this meeting.

GM BRYAN stated that at 1:30pm today there is a hearing at the District Court for the Local #5 Improvement District petition. Once the petition is approved, a Colony Board meeting will need to be held, the corporation will need to be dissolved, and the canal will need to be deeded to the District.

Tomorrow at 9am the Saroni Annual Meeting will be held at the Smith Valley Courthouse. GM BRYAN will update the Board on the outcome of the meeting.

On October 17th, WRID and Lyon County are going to meet to discuss the opportunity for WRID to be a Cooperating Technical Partner with FEMA. This partnership opens up opportunity for FEMA flood planning grants and will assist with mitigation projects. The planning projects and mitigation projects will be completed in effort to identify weak areas in the system and potentially receive mitigation funding to improve the areas before a high water or flood event. Lyon County asked the District to be listed as the partner since we are who everyone turns to in a flooding event.

D. Legal Counsel's Report

No representatives were present.

E. Review and Approval of Monthly Storage Transfers

Treasurer NUTI made a motion to approve the storage transfers; Vice President MASINI offered a second. The vote was called for and passed. Treasurer NUTI asked where the Sweetwater Ranch was; Vice President MASINI stated it is the Cottonwood Ranch.

F. Storage Water Leasing Program Update

Wes WALKER reported this year's leasing program has been completed. A little over 22,700 acre-feet out of the 25,000 acre-feet made it from the reservoirs to Wabuska. MBK is working on the final reports and should be done within the next couple of weeks. The District and MBK are working on final numbers and will be getting checks out to participants. The funding is in place for next year's program and Wes will be working on obtaining the regulatory approvals from California and Nevada. Treasurer NUTI asked if the District had to continue the leasing program GM BRYAN stated he is working with NFWF to keep funds available. The majority of the funds are for leasing water and in order to keep funding for the modernization and conveyance loss projects, the opportunity to lease water must continue. There is enough time to run a program in 2024, but a 2025 program is not certain as the funding expires in September of 2025. Treasurer NUTI asked how much water made it to Walker Lake; Carlie stated a little over 20,000 acre-feet or 87% made it to the lake which is in line with 2019. GM BRYAN stated he has had conversations with BIA on when the water will be decreased into Weber as they are not used to this amount and they are concerned about their operations.

7. Update from the Division of Water Resources regarding groundwater pumping and upcoming fieldwork schedules.

No representatives were present.

8. Update by the Walker River Conservancy on activities related to the Walker Basin Restoration Program, including Acquisitions and Conservation and Stewardship Activities.

Peter STANTON reported was please to announce that since the last board meeting, established a trust to fund their assessments in perpetuity in an amount sufficient to sustain

inflation over the years. It is a big step forward to ensure that the Conservancy is here and continuing to administer water rights instream. President SNYDER asked what would happen if assessments were to outrun inflation; Peter stated they will keep paying assessments until they can't but there is a heavy margin of safety that should more than keep up as they go forward. Carlie added that every time there is a new acquisition, funds will be added to the trust. President SNYDER asked if the numbers were available; Peter stated there is currently funded at 14.9 million.

Peter stated there is a pending change application on the Flying M and Rafter 7. They are receiving comments now and appreciate the District's positive response.

Carlie stated they have been operating under NFWF since the beginning of the program, but they are now a fully independent non-profit. Treasurer NUTI asked if funding comes from the federal government; Peter stated it is a combination of both. Peter stated that about 2 years ago, 90% of the Conservancy funding was from NFWF and since then he has significantly diversified the funding. This year approximately \$2.5-3 million were from outside funding.

9. Discussion, consideration and decision on authorization and method of payment for purchase of 2021 John Deere 544P Front Loader for approximately \$196,000 from Pape Machinery pursuant to N.R.S. 332.195 (joinder) under Contract No. 011723-JDC through Sourcewell Purchasing Program, subject to review and approval of related documentation by District Manager and Legal Counsel.

GM BRYAN stated the District has been renting two loaders since the March high water event. There is an interested buyer for the 2021 loader, but Aaron with Pape has been working with his department and can get the District a discount for the rent already paid if the District would like to purchase it. If the approval is obtained, the other loader would be returned to Pape and the District would keep the purchased one. The loaders have helped with not only the flood mitigation, but the subsequent repairs as well. The quote from Pape is for an original price of \$204,500 minus the rental amount of \$39,200 for a purchase price of \$165,304. GM BRYAN stated there is an option to finance the amount if the Board does not want to make a lump sum payment. The loader will continue to be used on large projects. President SNYDER asked what the financing options were; Secretary HALTEMERAN stated John Deere Credit did not return her phone call, but Aaron with Pape stated the current interest rates are between 7-9%. Secretary HALTERMAN created a generic financing breakdown. At 7% interest and a 4-year term, the monthly payment would be just under \$4,000 and at 9% interest and a 4-year term the monthly payment would be just above \$4,100. President SNYDER asked how much down would be needed; Secretary HALTERMAN stated she did the calculations with zero down. Director ACCIARI asked how much Pape charged per hour; Secretary HALTERMAN stated Pape charges per month and the charge is \$8,600. Vice President MASINI asked what the hour limit was; GM BRYAN stated there is no cap on the hours and approximately 300-400 hours have been put on it since April. Director GIORGI asked if Pape charged for delivery or if the District could pick it up; GM BRYAN stated the loaders are hard to get as a rental and they would come from Sacramento. President SNYDER suggested financing the purchase. Director GIORGI stated a backhoe may be needed more than a loader. Director

GIORGI asked how much it would sit and not be used; GM BRYAN stated the backhoes would have had a hard time keeping up with the flood damages. Director GIORGI stated the flood issue was what necessitated the rental, but questioned how much it would be used after the flood repairs; GM BRYAN stated he would use it to create material on the property off of Highway 339 and on larger projects. The loader can lift gates that the excavators cannot. Lyon County has reached out in regard to finding grant money to dredge the river, but there is only so much loading an excavator can do. President SNYDER asked if one loader or two backhoes is more advantageous; GM BRYAN stated if drains are needing cleaned, a backhoe cannot reach it and an excavator must be used. In terms of generating material, the excavators will not be efficient. GM BRYAN stated a new loader is \$350,000 right now and a loader was on the list of desired equipment that was brought to the Board a few years ago. President SNYDER asked how many hours were on the machine; GM BRYAN stated 805 and most of them were put on since we have been renting it. Treasurer NUTI asked how much money is in the Equipment Fund; Secretary HALTERMAN stated there is \$44,000 in the fund. Treasurer NUTI stated the first question is whether to purchase the loader and the second question is on what terms. Vice President MASINI asked if the rental bills were coming out of the equipment fund; Secretary HALTERMAN stated all flood mitigation/repair expenses are being expensed to the Reservoir Fund but is tracked under a project name so it is easy to report on if reimbursement is available. GM BRYAN stated Reservoir Fund encompasses every water righted acre in the District. GM BRYAN advised the loader would be used a lot this year on the Campbell and Colony projects. If the loader is not purchased, GM BRYAN would need to rent one. President SNYDER asked what the options as far as contractors with loaders would be; GM BRYAN stated it would cost the District more than it would cost to buy the loader and there is no one reliable for a quote. Vice President MASINI asked what the Campbell project was; GM BRYAN stated it will be the second half of the Campbell East/West Split. There will be two encased gates, a 100' long floor with a long crested weir and a mounted gate, and Replogle flume at the end. The District has met with Campbell and Peri's, Prime West and Desert Engineering will be assisting with the construction. Secretary HALTERMAN stated that the project is funded via a BOR grant and Campbell funds. Vice President MASINI asked how the rentals were being broken out; GM BRYAN stated the District is eating the costs other than the minimal reimbursement from the March event. GM BRYAN stated the District always bails people out but does not receive any money. GM BRYAN is working with Lyon County on finding other funding avenues, but so far there is nothing. President SNYDER asked what rate the loader would be rented out at; GM BRYAN stated the Board would need to decide the hourly rate and it would be added to the Equipment Rental List. Secretary HALTERMAN stated, for the Desert Creek project, she charged per day based on the monthly rental rate. Director GIORGI stated a loader is a piece of equipment that is valuable when needed, but it is concerning on how long it will sit unused; GM BRYAN stated he has thought about that because the biggest issue is that there has been no time to generate material and there is no access to some things needed for that. GM BRYAN has looked at district owned acreage on the south of Cinderlite where material can be generated. There has been interest in moving the equipment out of town and there is an option to purchase a steel building, but the loader is more important right now. There has been an opportunity to purchase the steel building, but the time is not right in respect to funding. GM BRYAN stated he would like to get grant funding for a new building. President

SNDYER asked if the property comes to Highway 339; GM BRYAN stated it is between Rebecca Road and Wyatt Drive but does not extend to the highway. He would put the gravel pit on the south side closer to Wyatt Drive and would place the building to be accessible off of Rebecca Road. In the short term, there is plenty of material that can be generated. The District also would need a grizzly to generate the material. Treasurer NUTI asked if the second loader is still needed; GM BRYAN stated no. GM BRYAN stated if the District purchases the loader, he will send the second loader back as soon as possible. At this point, we are allowed to rent the loader if we have intention to purchase it, but if not, they will sell it and rent us another one. Treasurer NUTI asked if it is possible to use the loader through the large projects this year and then rent one when needed; GM BRYAN stated Pape indicated it is tough to rent one because they are in short supply. The District was able to rent quickly because of the disaster declaration. Vice President MASINI stated the money is going out quickly. President SNYDER asked if there is enough work in the future to justify the purchase; GM BRYAN stated it will help on culvert jobs, meter gate installations, and any time material needs to be moved. Three backhoe tires were blown on the Burns pipeline. A lot of the District's CMP culverts are failing and will need to be replaced. Director ACCIARI recommended asking for a set of forks to be added. President SNYDER asked how big the bucket was; GM BRYAN advised it is 3 yards.

Treasurer NUTI made a motion to purchase the loader under a financing option and see if they will provide a set of forks. Director ACCIARI stated he doesn't want to spend money, but when you need the equipment is there. GM BRYAN stated it has been tough finding a tractor and mower for this year, but a new tractor was budgeted for years ago and the purchase was never made. President SNYDER asked if there have been problems with the DEF system on the loaders; GM BRYAN stated there have not been any problems so far. Director GIORGI asked what the assessment rate is for the Equipment Fund; Secretary HALTERMAN stated it is \$4.50 per acre. Vice President MASINI stated the District will no longer be cheap with the way the money is going out. GM BRYAN stated the money from the latest assessment increase has not come in yet. Director GIORGI asked if the District would be getting reimbursement for the money already spent on the loader; GM BRYAN stated \$253,000 will be reimbursed for the March event. Secretary HALTERMAN clarified that the \$253,000 would not be deposited into the Equipment Fund. Vice President MASINI asked if that amount was 1/3 of what has been spent; GM BRYAN stated it is close to 1/2 million spent so far. Secretary HALTERMAN stated the upcoming projects are grant funded, and the loader could be charged back at an hourly rate. Director GIORGI stated the opportunity is at the wrong time but he does see the short term need for a loader. Treasurer NUTI agreed with Vice President MASINI and Director GIORGI but part of the reason for the increase in expenses is because the repairs and maintenance were not completed for years. Vice President MASINI stated the District is doing modernization projects and taking over ditches and the District is becoming expensive quickly. Vice President MASINI stated he is not opposed to the purchase and the loader is needed, but when he joined the Board the cash in the account was around \$4 million and it is costing everyone in the District. Vice President MASINI stated he is concerned with the decline in cash and is not in favor of purchasing equipment right now. He did not hear anyone in favor of the assessment increases this year but did hear negative feedback. The District is doing things for everyone and never receives anything back. It

has been done that way for a long time, but it cannot continue. President SNYDER recommended a plan to address the expenses at another time; Vice President MASINI asked how it could be addressed when the District is taking on more ditches; President SNYDER stated policies may need to be changed. President SNYDER asked GM BRYAN what he would do if the loader were not purchased; GM BRYAN stated he will rent one when he needs one. Director ACCIARI stated if the loader was purchased for the projects and then sold, the District could make money. Vice President MASINI stated it makes sense to purchase the loader rather than rent, but the funds are not there. Director GIORGI asked how the loader would be used after the large projects; GM BRYAN stated he would use it to generate and sell the material. President SNYDER asked if outside work could cover any of the cost; GM BRYAN stated it is based on the District's schedule. GM BRYAN stated there is a request from the dairy to use the long reach to clean a pond which will be completed once Desert Creek is finished. A bill will be sent to the US Board for the Desert Creek project. GM BRYAN has spoken to Joanne who stated there are some board members in support of the bill and some that are opposed. GM BRYAN stated he will be posting for a potential quorum for the USBWC meeting on November 17th. Vice President MASINI stated the US Board should be paying the District for use of the drains as well since their drain water enters the District drains. GM BRYAN stated when there is a problem with a ditch and the District has to fix it, the ditch company should pay for it. GM BRYAN would like to implement a policy for water card copies, changes, etc. as well. Director ACCIARI asked if the City of Yerington is going to give the District any money; GM BRYAN stated they will not be paying anything. Director ACCIARI asked what the reason is for them not paying; GM BRYAN stated they just don't want to.

President SNYDER called for a second with Director ACCIARI offering the second. The vote was called for and the motion failed with 0 aye and 3 no.

10. Director Comments

Treasurer NUTI requested a report be solicited from the engineers on what options may be available to fix the spillway. He is looking for a generic report that shows the options the District has so it is available when funding opportunities arise. GM BRYAN stated he can ask the engineers for a quote but stated it is not as simple as getting a report without California Safety Dams approving it. MBK has the Emergency Action Plans already so that may aid in the report. Treasurer NUTI clarified that he is not looking for a complete engineered report stating what must be done, but just something that offers options. GM BRYAN stated California Safety Dams would need to be on board with any work performed on the Dam and would need to be on site every day just as they did at Topaz. GM BRYAN stated the District would have to go through a full permitting process with California Safety Dams for any retro work on the dam. Treasurer NUTI stated he understands there will need to be more authorization for any work performed but would like to see a report on what potential options there are. GM BRYAN stated the repairs at the Gatehouse are considered repairs and maintenance, but if the dam is going to be changed, the District will need to go through the entire process of permitting. Vice President MASINI asked if there was any way to have an engineer come out and give a broad opinion on what could be done. GM BRYAN stated it is not as easy as asking, the process would need approval from California Safety Dams. Treasurer NUTI asked GM

BRYAN to talk with MBK and ask if they could provide something on what options could be explored.

11. Public Comment

None presented.

12. Adjournment

Director GIORGI made a motion to adjourn; Treasurer NUTI offered a second. The vote was called for and passed. The meeting adjourned at 11:19am.

Jim Snyder, President

Marcus Masini, Vice President

Richard Nuti, Treasurer

Dennis Acciari, Director

David Giorgi, Director

Walker River Irrigation District
Balance Sheet
As of 10/31/2023

	<u>Current Year</u>
Assets	
Current Assets	
Cash & Cash Equivalents	
Cash in Checking	157,134.34
Cash in Money Market	861,436.46
Cash in CDs	<u>757,568.24</u>
Total Cash & Cash Equivalents	<u>1,776,139.04</u>
Total Current Assets	<u>1,776,139.04</u>
Total Assets	<u><u>1,776,139.04</u></u>

Walker River Irrigation District

General Ledger Report-HYTE

GL Report- HYTE

Date	Trans.	Journal	Reference	Balance
Accounts Payable				
Account:	101-1100-01 (General-Cash in Checking)			
10/01/2023			<i>Account Beginning Balance</i>	\$19,478,317.67
10/09/2023	390-74	Accounts Payable	Petty Cash-Computer Check-100563	(\$318.92)
10/13/2023	390-82	Accounts Payable	Ameritas Life Insura-Computer Check-100565	(\$681.10)
10/13/2023	390-84	Accounts Payable	City of Yerington-Computer Check-100566	(\$96.69)
10/13/2023	390-94	Accounts Payable	Lyon County Recorder-Computer Check-100570	(\$19.00)
10/13/2023	390-96	Accounts Payable	NV Energy-Computer Check-100571	(\$224.95)
10/13/2023	390-106	Accounts Payable	Pitney Bowes Global -Computer Check-100574	(\$213.42)
10/13/2023	390-108	Accounts Payable	Purchase Power / Pit-Computer Check-100575	(\$400.00)
10/13/2023	390-110	Accounts Payable	Quill-Computer Check-100576	(\$872.75)
10/13/2023	390-114	Accounts Payable	Sierra Office Soluti-Computer Check-100577	(\$72.86)
10/13/2023	390-118	Accounts Payable	Southwest Gas Corpor-Computer Check-100578	(\$35.14)
10/13/2023	390-122	Accounts Payable	Xerox Corporation-Computer Check-100580	(\$245.38)
10/13/2023	390-124	Accounts Payable	Xerox Financial Serv-Computer Check-100581	(\$60.44)
10/13/2023	390-126	Accounts Payable	PERS Administrative -Computer Check-100582	(\$7,168.34)
10/26/2023	393-87	Accounts Payable	MacLeod Watts Inc-Computer Check-100588	(\$2,960.00)
10/26/2023	393-91	Accounts Payable	MF Barcellos-Computer Check-100590	(\$197.99)
10/26/2023	393-113	Accounts Payable	USBWC-Computer Check-100597	(\$62,946.39)
10/26/2023	393-117	Accounts Payable	Woodburn & Wedge-Computer Check-100599	(\$13,105.00)
10/26/2023	399-4	Accounts Payable	Petty Cash-Computer Check-100600	(\$304.56)
			<i>Account Subtotals</i>	(\$89,922.93)
10/31/2023			<i>Account Net Change</i>	(\$89,922.93)
10/31/2023			<i>Account Ending Balance</i>	<u><u>\$19,388,394.74</u></u>
Account:	102-1100-01 (Reservoir Fund-Cash in Checking)			
10/01/2023			<i>Account Beginning Balance</i>	(\$5,826,681.55)
10/13/2023	390-90	Accounts Payable	Hunewill Constructio-Computer Check-100568	(\$435.20)
10/13/2023	390-100	Accounts Payable	NV Energy-Computer Check-100571	(\$38.66)
10/13/2023	390-104	Accounts Payable	Pape' Machinery Exch-Computer Check-100573	(\$32,796.55)
10/26/2023	393-69	Accounts Payable	Hunewill Constructio-Computer Check-100585	(\$1,349.00)
10/26/2023	393-79	Accounts Payable	Jim Menesini Petrole-Computer Check-100587	(\$558.05)
10/26/2023	393-93	Accounts Payable	MF Barcellos-Computer Check-100590	(\$2,155.52)
10/26/2023	393-97	Accounts Payable	Mono County Tax Coll-Computer Check-100591	(\$40,055.78)
10/26/2023	393-109	Accounts Payable	Sierra Rental and Tr-Computer Check-100595	(\$5,780.00)
10/26/2023	393-119	Accounts Payable	Woodburn & Wedge-Computer Check-100599	(\$617.50)
			<i>Account Subtotals</i>	(\$83,786.26)
10/31/2023			<i>Account Net Change</i>	(\$83,786.26)
10/31/2023			<i>Account Ending Balance</i>	<u><u>(\$5,910,467.81)</u></u>
Account:	106-1100-01 (Local #4-Cash in Checking)			
10/01/2023			<i>Account Beginning Balance</i>	(\$1,294,002.37)
10/26/2023	393-71	Accounts Payable	Hunewill Constructio-Computer Check-100585	(\$420.09)
10/26/2023	393-73	Accounts Payable	JASON MILLIGAN-Computer Check-100586	(\$680.00)
10/26/2023	393-83	Accounts Payable	Jim Menesini Petrole-Computer Check-100587	(\$186.14)
10/26/2023	393-103	Accounts Payable	SCOTT ROBINSON-Computer Check-100594	(\$680.00)
			<i>Account Subtotals</i>	(\$1,966.23)
10/31/2023			<i>Account Net Change</i>	(\$1,966.23)
10/31/2023			<i>Account Ending Balance</i>	<u><u>(\$1,295,968.60)</u></u>
Account:	107-1100-01 (Equipment-Cash in Checking)			
10/01/2023			<i>Account Beginning Balance</i>	(\$3,984,610.03)
10/13/2023	390-80	Accounts Payable	Ameritas Life Insura-Computer Check-100565	(\$405.60)
10/13/2023	390-86	Accounts Payable	City of Yerington-Computer Check-100566	(\$48.35)
10/13/2023	390-92	Accounts Payable	John Deere Credit-Computer Check-100569	(\$22.02)
10/13/2023	390-98	Accounts Payable	NV Energy-Computer Check-100571	(\$112.47)
10/13/2023	390-102	Accounts Payable	O'Reilly Automotive,-Computer Check-100572	(\$200.41)
10/13/2023	390-116	Accounts Payable	Southwest Gas Corpor-Computer Check-100578	(\$17.57)
10/13/2023	390-120	Accounts Payable	THE PARTS HOUSE-Computer Check-100579	(\$24.19)
10/13/2023	390-128	Accounts Payable	PERS Administrative -Computer Check-100582	(\$3,503.67)
10/26/2023	393-75	Accounts Payable	JASON MILLIGAN-Computer Check-100586	(\$120.00)
10/26/2023	393-81	Accounts Payable	Jim Menesini Petrole-Computer Check-100587	(\$145.81)
10/26/2023	393-89	Accounts Payable	Mason Valley Tire-Computer Check-100589	(\$114.00)
10/26/2023	393-101	Accounts Payable	Power Plan-Computer Check-100593	(\$4,882.14)
10/26/2023	393-105	Accounts Payable	SCOTT ROBINSON-Computer Check-100594	(\$120.00)
			<i>Account Subtotals</i>	(\$9,716.23)
10/31/2023			<i>Account Net Change</i>	(\$9,716.23)
10/31/2023			<i>Account Ending Balance</i>	<u><u>(\$3,994,326.26)</u></u>

PROVISIONAL

Account: 203-1100-02 (Plymouth Ditch-Cash in Checking)

10/01/2023				Account Beginning Balance	(\$52,188.25)
10/26/2023	393-85	Accounts Payable	Jim Menesini Petrole-Computer Check-100587		<u>(\$186.15)</u>
				Account Subtotals	(\$186.15)
10/31/2023				Account Net Change	<u>(\$186.15)</u>
10/31/2023				Account Ending Balance	<u><u>(\$52,374.40)</u></u>

Account: 301-1100-03 (301- Grants-Cash in Checking)

10/01/2023				Account Beginning Balance	(\$654,061.45)
10/09/2023	390-76	Accounts Payable	Petty Cash-Computer Check-100563		(\$280.00)
10/09/2023	390-78	Accounts Payable	Wells Fargo Card Ser-Computer Check-100564		(\$15,000.00)
10/13/2023	390-88	Accounts Payable	Desert Research Inst-Computer Check-100567		(\$17,804.77)
10/13/2023	390-112	Accounts Payable	Quill-Computer Check-100576		(\$189.63)
10/26/2023	393-65	Accounts Payable	Codale Electric Supp-Computer Check-100583		(\$9,723.19)
10/26/2023	393-67	Accounts Payable	Desert Research Inst-Computer Check-100584		(\$20,297.45)
10/26/2023	393-77	Accounts Payable	JASON MILLIGAN-Computer Check-100586		(\$1,600.00)
10/26/2023	393-95	Accounts Payable	MF Barcellos-Computer Check-100590		(\$768.50)
10/26/2023	393-99	Accounts Payable	Municipal Treatment -Computer Check-100592		(\$46,071.00)
10/26/2023	393-107	Accounts Payable	SCOTT ROBINSON-Computer Check-100594		(\$1,600.00)
10/26/2023	393-111	Accounts Payable	Truckee Tahoe Lumber-Computer Check-100596		(\$5,328.00)
10/26/2023	393-115	Accounts Payable	White Cap Constructi-Computer Check-100598		(\$1,434.00)
10/26/2023	393-121	Accounts Payable	Woodburn & Wedge-Computer Check-100599		<u>(\$16,785.00)</u>
				Account Subtotals	(\$136,881.54)
10/31/2023				Account Net Change	<u>(\$136,881.54)</u>
10/31/2023				Account Ending Balance	<u><u>(\$790,942.99)</u></u>

Accounts Receivable

Account: 102-1200-01 (Reservoir Fund-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$6,626,766.65
10/30/2023	397-2	Accounts Receivable	Deposit 208 - Summarized Accounts Receivable Payment		<u>\$1,500.00</u>
				Account Subtotals	\$1,500.00
10/31/2023				Account Net Change	<u>\$1,500.00</u>
10/31/2023				Account Ending Balance	<u><u>\$6,628,266.65</u></u>

Cash Receipts

Account: 101-1200-01 (General-Cash in Money Market)

10/01/2023				Account Beginning Balance	(\$19,764,520.05)
10/13/2023	389-2	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$5,070.10
10/18/2023	391-2	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$291,542.79
10/30/2023	400-2	Cash Receipts	Deposit 207 - Summarized Cash Receipts Receipt		\$3,031.98
10/30/2023	400-8	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		<u>\$109,296.04</u>
				Account Subtotals	\$408,940.91
10/31/2023				Account Net Change	<u>\$408,940.91</u>
10/31/2023				Account Ending Balance	<u><u>(\$19,355,579.14)</u></u>

Account: 102-1200-01 (Reservoir Fund-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$6,626,766.65
10/13/2023	389-5	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$3,377.84
10/18/2023	391-10	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$115,715.11
10/30/2023	400-11	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		<u>\$43,261.99</u>
				Account Subtotals	\$162,354.94
10/31/2023				Account Net Change	<u>\$162,354.94</u>
10/31/2023				Account Ending Balance	<u><u>\$6,789,121.59</u></u>

Account: 103-1200-01 (Local #1-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$106,393.73
10/13/2023	389-14	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$29.74
10/18/2023	391-14	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$1,739.70
10/30/2023	400-22	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		<u>\$1,318.14</u>
				Account Subtotals	\$3,087.58
10/31/2023				Account Net Change	<u>\$3,087.58</u>
10/31/2023				Account Ending Balance	<u><u>\$109,481.31</u></u>

Account: 104-1200-01 (Local #2-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$284,588.53
10/13/2023	389-47	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$15.72
10/18/2023	391-16	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$6,530.28
10/30/2023	400-24	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		<u>\$978.66</u>
				Account Subtotals	\$7,524.66
10/31/2023				Account Net Change	<u>\$7,524.66</u>
10/31/2023				Account Ending Balance	<u><u>\$292,113.19</u></u>

Account: 105-1200-01 (Local #3-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$761,910.95
10/13/2023	389-7	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$209.52
10/18/2023	391-18	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$7,153.21
10/30/2023	400-26	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		<u>\$2,241.36</u>
				Account Subtotals	\$9,604.09
10/31/2023				Account Net Change	<u>\$9,604.09</u>
10/31/2023				Account Ending Balance	<u><u>\$771,515.04</u></u>

PROVISIONAL

Account: 106-1200-01 (Local #4-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$1,239,286.20
10/13/2023	389-16	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$390.00
10/18/2023	391-22	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$14,678.99
10/30/2023	400-28	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		\$8,678.70
			Account Subtotals		\$23,747.69
10/31/2023			Account Net Change		\$23,747.69
10/31/2023			Account Ending Balance		\$1,263,033.89

Account: 107-1200-01 (Equipment-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$3,926,723.13
10/13/2023	389-9	Cash Receipts	Deposit 205 - Summarized Cash Receipts Receipt		\$1,336.37
10/18/2023	391-24	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$79,510.83
10/30/2023	400-5	Cash Receipts	Deposit 207 - Summarized Cash Receipts Receipt		\$500.00
10/30/2023	400-13	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		\$29,704.62
			Account Subtotals		\$111,051.82
10/31/2023			Account Net Change		\$111,051.82
10/31/2023			Account Ending Balance		\$4,037,774.95

Account: 108-1200-01 (High Ditch-Cash in Money Market)

10/01/2023				Account Beginning Balance	\$168,033.63
10/18/2023	391-28	Cash Receipts	Deposit 206 - Summarized Cash Receipts Receipt		\$2,658.28
10/30/2023	400-32	Cash Receipts	Deposit 209 - Summarized Cash Receipts Receipt		\$537.90
			Account Subtotals		\$3,196.18
10/31/2023			Account Net Change		\$3,196.18
10/31/2023			Account Ending Balance		\$171,229.81

Journal Entry

Account: 101-1100-01 (General-Cash in Checking)

10/01/2023				Account Beginning Balance	\$19,478,317.67
10/02/2023	401-3	Journal Entry	MMK Transfer		\$100,000.00
10/06/2023	402-3	Journal Entry	MMK Transfer		\$100,000.00
10/18/2023	403-3	Journal Entry	MMK Transfer		\$50,000.00
10/19/2023	395-1	Journal Entry	FY24 Reserved Assessments		\$17,820.00
10/30/2023	404-3	Journal Entry	MMK Transfer		\$100,000.00
			Account Subtotals		\$367,820.00
10/31/2023			Account Net Change		\$367,820.00
10/31/2023			Account Ending Balance		\$19,846,137.67

Account: 101-1200-01 (General-Cash in Money Market)

10/01/2023				Account Beginning Balance	(\$19,764,520.05)
10/02/2023	401-1	Journal Entry	MMK Transfer		(\$100,000.00)
10/06/2023	402-1	Journal Entry	MMK Transfer		(\$100,000.00)
10/18/2023	403-1	Journal Entry	MMK Transfer		(\$50,000.00)
10/30/2023	404-1	Journal Entry	MMK Transfer		(\$100,000.00)
			Account Subtotals		(\$350,000.00)
10/31/2023			Account Net Change		(\$350,000.00)
10/31/2023			Account Ending Balance		(\$20,114,520.05)

Account: 102-1100-01 (Reservoir Fund-Cash in Checking)

10/01/2023				Account Beginning Balance	(\$5,826,681.55)
10/19/2023	395-4	Journal Entry	FY24 Reserved Assessments		\$5,531.70
			Account Subtotals		\$5,531.70
10/31/2023			Account Net Change		\$5,531.70
10/31/2023			Account Ending Balance		(\$5,821,149.85)

Account: 104-1100-01 (Local #2-Cash in Checking)

10/01/2023				Account Beginning Balance	(\$288,106.12)
10/19/2023	395-6	Journal Entry	FY24 Reserved Assessments		\$2,160.00
			Account Subtotals		\$2,160.00
10/31/2023			Account Net Change		\$2,160.00
10/31/2023			Account Ending Balance		(\$285,946.12)

Account: 107-1100-01 (Equipment-Cash in Checking)

10/01/2023				Account Beginning Balance	(\$3,984,610.03)
10/19/2023	395-8	Journal Entry	FY24 Reserved Assessments		\$4,860.00
			Account Subtotals		\$4,860.00
10/31/2023			Account Net Change		\$4,860.00
10/31/2023			Account Ending Balance		(\$3,979,750.03)

Cash & Cash Equivalent Balances for last 5+ years						
	2019	2020	2021	2022	2023	
January	\$ 2,774,664.08	\$ 2,698,995.65	\$ 1,595,797.77	\$ 1,808,499.63	\$ 1,811,994.37	
February	\$ 2,608,581.71	\$ 2,653,618.99	\$ 1,649,432.95	\$ 1,805,941.91	\$ 1,788,963.88	
March	\$ 2,470,877.11	\$ 2,608,927.11	\$ 1,486,551.79	\$ 1,858,591.28	\$ 1,686,319.00	
April	\$ 2,776,243.95	\$ 2,430,849.36	\$ 1,542,452.33	\$ 1,820,778.95	\$ 1,474,971.15	
May	\$ 2,758,566.68	\$ 2,347,656.69	\$ 1,668,053.83	\$ 1,670,141.12	\$ 1,626,377.74	
June	\$ 2,649,311.61	\$ 2,073,214.01	\$ 1,572,457.67	\$ 1,800,294.94	\$ 1,507,711.59	
July	\$ 2,405,243.06	\$ 1,915,363.18	\$ 1,449,159.71	\$ 1,563,023.36	\$ 1,471,224.14	
August	\$ 2,379,564.66	\$ 1,762,583.28	\$ 1,604,588.00	\$ 1,588,179.79	\$ 1,326,483.43	
September	\$ 2,296,206.25	\$ 1,734,127.72	\$ 1,523,514.42	\$ 1,421,835.88	\$ 1,196,776.31	
October	\$ 2,326,691.69	\$ 2,127,177.07	\$ 1,843,319.85	\$ 1,201,135.61	\$ 1,322,963.56	
November	\$ 2,646,079.87	\$ 1,835,973.02	\$ 1,603,494.30	\$ 1,858,446.11	\$ 1,776,139.04	
December	\$ 2,570,577.66	\$ 1,758,426.30	\$ 1,731,358.16	\$ 1,740,894.64		

Net Position FY23								
	<u>General Fund</u>	<u>Reservoir Fund</u>	<u>Equipment Fund</u>	<u>Water Distribution Fund</u>	<u>Local #1 SV Drain</u>	<u>Local #2 Wabuska/West</u>	<u>Local #3 East/Main</u>	<u>Local #4 Saroni</u>
6/30/2023	\$ 541,813.23	\$ 1,132,280.11	\$ (154,724.43)	\$ 19,096.74	\$ 98,933.59	\$ (8,345.82)	\$ 203,857.66	\$ (64,283.80)
7/31/2023	\$ 307,756.02	\$ 1,026,492.17	\$ (176,934.39)	\$ 18,545.54	\$ 98,933.59	\$ (8,345.82)	\$ 203,934.33	\$ (71,024.17)
8/31/2023	\$ 339,039.91	\$ 843,261.77	\$ (78,687.43)	\$ 17,563.64	\$ 112,911.28	\$ (4,671.98)	\$ 194,962.80	\$ (59,367.44)
9/30/2023	\$ 286,202.38	\$ 800,085.10	\$ (57,886.90)	\$ 18,368.02	\$ 113,309.84	\$ (3,517.59)	\$ 198,510.04	\$ (54,716.17)
10/31/2023	\$ 50,635.60	\$ 885,685.48	\$ 48,308.69	\$ 21,564.20	\$ 116,397.42	\$ 6,167.04	\$ 208,114.13	\$ (32,934.71)
Change in Net Position	\$ (491,177.63)	\$ (246,594.63)	\$ 203,033.12	\$ 2,467.46	\$ 17,463.83	\$ 14,512.86	\$ 4,256.47	\$ 31,349.09

March Event/Spring	AR2-Colony	\$ 7,997.33
Thaw/Flood	AR2-Saroni	\$ 39,972.51
Mitigation costs	Spring Thaw	\$ 458,369.32
WITHOUT labor	Desert Creek	\$ 20,170.85
		<u>\$ 506,339.16</u>

**Walker River Irrigation District
October 2023 Bills & Payroll**

Payee	Check No.	Date	Amount	Billed for reimbursement
Petty Cash	100563	10/09/2023	\$ 598.92	
Wells Fargo Card Services	100564	10/09/2023	\$ 15,000.00	NFWF Grant
Ameritas Life Insurance Corp	100565	10/13/2023	\$ 1,086.70	
City of Yerington	100566	10/13/2023	\$ 145.04	
Desert Research Institute	100567	10/13/2023	\$ 17,804.77	NFWF Grant
Hunewill Construction Co., Inc.	100568	10/13/2023	\$ 435.20	Desert Creek
John Deere Credit	100569	10/13/2023	\$ 22.02	
Lyon County Recorder	100570	10/13/2023	\$ 19.00	
NV Energy	100571	10/13/2023	\$ 376.08	
O'Reilly Automotive, Inc.	100572	10/13/2023	\$ 200.41	
Pape' Machinery Exchange	100573	10/13/2023	\$ 32,796.55	Flood Mitigation
Pitney Bowes Global Financial Services LLC	100574	10/13/2023	\$ 213.42	
Purchase Power / Pitney Bowes	100575	10/13/2023	\$ 400.00	
Quill	100576	10/13/2023	\$ 1,062.38	
Sierra Office Solutions	100577	10/13/2023	\$ 72.86	
Southwest Gas Corporation	100578	10/13/2023	\$ 52.71	
THE PARTS HOUSE	100579	10/13/2023	\$ 24.19	
Xerox Corporation	100580	10/13/2023	\$ 245.38	
Xerox Financial Services	100581	10/13/2023	\$ 60.44	
PERS Administrative Fund	100582	10/13/2023	\$ 10,672.01	
Codale Electric Supply	100583	10/26/2023	\$ 9,723.19	NFWF Grant
Desert Research Institute	100584	10/26/2023	\$ 20,297.45	NFWF Grant
Hunewill Construction Co., Inc.	100585	10/26/2023	\$ 1,769.09	Desert Creek
JASON MILLIGAN	100586	10/26/2023	\$ 2,400.00	NFWF Grant
Jim Menesini Petroleum	100587	10/26/2023	\$ 1,076.15	
MacLeod Watts Inc	100588	10/26/2023	\$ 2,960.00	
Mason Valley Tire	100589	10/26/2023	\$ 114.00	
MF Barcellos	100590	10/26/2023	\$ 3,122.01	
Mono County Tax Collector	100591	10/26/2023	\$ 40,055.78	
Municipal Treatment Equipment Inc.	100592	10/26/2023	\$ 46,071.00	NFWF Grant
Power Plan	100593	10/26/2023	\$ 4,882.14	
SCOTT ROBINSON	100594	10/26/2023	\$ 2,400.00	NFWF Grant
Sierra Rental and Transport	100595	10/26/2023	\$ 5,780.00	Desert Creek
Truckee Tahoe Lumber Co.	100596	10/26/2023	\$ 5,328.00	NFWF Grant
USBWC	100597	10/26/2023	\$ 62,946.39	
White Cap Construction Supply	100598	10/26/2023	\$ 1,434.00	NFWF Grant
Woodburn & Wedge	100599	10/26/2023	\$ 30,507.50	
Petty Cash	100600	10/26/2023	\$ 304.56	
PAYROLL		10/15/2023	\$ 7,320.87	
Hometown Health		10/02/2023	\$ 8,567.84	
Alhambra		10/06/2023	\$ 189.86	
Verizon Wireless		10/04/2023	\$ 264.41	
PrimePay		10/11/2023	\$ 196.00	
EFTPS		10/13/2023	\$ 1,501.02	
AT&T		10/16/2023	\$ 72.78	Colony Ditch

PROVISIONAL

NPAIP- Worker's Comp	10/20/2023	\$	4,618.25	Partial ditch companies
Spectrum	10/30/2023	\$	232.50	Partial ditch companies
NDEP- Permit for SR208 Culvert Replacement	10/31/2023	\$	350.00	
EFTPS	10/31/2023	\$	7,886.06	Partial ditch companies
PAYROLL		\$	27,183.14	Partial ditch companies
Total Bills & Payroll		\$	380,842.07	

Legal Expenses for last 5 years- in CALENDAR years

	2019	2020	2021	2022	2023
January	\$ 49,366.91	\$ 27,519.50	\$ 91,978.75	\$ 34,932.50	\$ 43,202.00
February	\$ 26,816.90	\$ 35,946.10	\$ 112,658.30	\$ 36,874.47	\$ 45,161.42
March	\$ 20,238.22	\$ 42,378.90	\$ 71,055.00	\$ 30,682.50	\$ 35,960.00
April	\$ 33,802.35	\$ 38,281.75	\$ 32,827.47	\$ 38,681.77	\$ 47,092.50
May	\$ 39,307.41	\$ 40,495.00	\$ 37,405.59	\$ 50,775.59	\$ 41,392.99
June	\$ 32,246.10	\$ 32,134.50	\$ 42,480.00	\$ 66,923.19	\$ 32,289.00
July	\$ 28,084.90	\$ 21,077.00	\$ 44,915.50	\$ 61,670.23	\$ 28,783.66
August	\$ 34,060.00	\$ 47,057.48	\$ 50,448.05	\$ 44,790.00	\$ 26,272.50
September	\$ 33,322.09	\$ 76,114.03	\$ 34,686.50	\$ 115,820.93	\$ 35,202.50
October	\$ 25,099.20	\$ 63,705.68	\$ 52,842.50	\$ 50,673.00	\$ 30,507.50
November	\$ 33,135.00	\$ 67,668.00	\$ 68,478.93	\$ 60,790.08	
December	\$ 33,203.10	\$ 62,750.40	\$ 19,994.53	\$ 47,589.00	
	\$ 388,682.18	\$ 555,128.34	\$ 659,771.12	\$ 640,203.26	

Legal Expenses for last 5 years- in FISCAL years

	2019/20	2020/21	2021/22	2022-23	2023-24
July	\$ 34,060.00	\$ 47,057.48	\$ 50,448.05	\$ 44,790.00	\$ 26,272.50
August	\$ 33,322.09	\$ 76,114.03	\$ 34,686.50	\$ 115,820.93	\$ 35,202.50
September	\$ 25,099.20	\$ 63,705.68	\$ 52,842.50	\$ 50,673.00	\$ 30,507.50
October	\$ 33,135.00	\$ 67,668.00	\$ 68,478.93	\$ 60,790.08	
November	\$ 33,203.10	\$ 62,750.40	\$ 19,994.53	\$ 47,589.00	
December	\$ 27,519.50	\$ 91,978.75	\$ 34,932.50	\$ 43,202.00	
January	\$ 35,946.10	\$ 112,658.30	\$ 36,874.47	\$ 45,161.42	
February	\$ 42,378.90	\$ 71,055.00	\$ 30,682.50	\$ 35,960.00	
March	\$ 38,281.75	\$ 32,827.47	\$ 38,681.77	\$ 47,092.50	
April	\$ 40,495.00	\$ 37,405.59	\$ 50,775.59	\$ 41,392.99	
May	\$ 32,134.50	\$ 42,480.00	\$ 66,923.19	\$ 32,289.00	
June	\$ 21,077.00	\$ 44,915.50	\$ 61,670.23	\$ 28,783.66	
	\$ 396,652.14	\$ 750,616.20	\$ 546,990.76	\$ 593,544.58	

Walker River Irrigation District
October 2023 Storage Water Transfers

[illegible]

239.6585

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

**SUMMARY STATEMENT RELATING TO THE PURCHASE OF
REAL PROPERTY OR AN INTEREST THEREIN**

(Form #)

EXHIBIT

8-EX-16 (REV 3/2017)

Page 1 of 2

The California Department of Transportation (Caltrans) plans to conduct emergency work on Highway 395 1.9 miles south of the California/Nevada state line.

Your property located at US Highway 395, Topaz is within the project area, and is also identified by your county assessor as Parcel No. 001-020-029-000.

Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the California Relocation Assistance and Real Property Acquisition Guidelines require that each owner from whom the Department of Transportation purchases real property or an interest therein or each tenant owning improvements on said property be provided with at a minimum, a summary of the appraisal of the real property or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property being purchased unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of real property taxes which are allocable to any period subsequent to the passage of title or possession.
2. The State will offer to purchase any remnant(s) considered by the State to be an uneconomic unit(s) which is/are owned by you or, if applicable, occupied by you as a tenant and which is/are contiguous to the land being conveyed.
3. All buildings, structures and other improvements affixed to the land described in the referenced document(s) covering this transaction and owned by the grantor(s) herein or, if applicable, owned by you as a tenant, are being conveyed unless other disposition of these improvements has been made. The interest acquired is Fee Simple. The property being purchased comprises 48,352 square feet (1.11 acres) and is described in the attached deed and outlined in color on the attached map.
4. The market value of the property being purchased is based upon a market value valuation which is summarized on the attached Valuation Summary Statement and such amount:
 - a. Represents the full amount of the valuation of just compensation for the property to be purchased;
 - b. Is not less than the approved valuation of the fair market value of the property as improved;
 - c. Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired or by the likelihood that the property would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and
 - d. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the Department of Transportation.
5. Pursuant to Code of Civil Procedure Section 1263.025 should you elect to obtain an independent appraisal, the Department will pay for the actual reasonable costs up to five thousand dollars (\$5,000) subject to the following conditions:
 - a. You, not the Department of Transportation (Department), must order the appraisal. Should you enter into a contract with the selected appraiser, the Department will not be a party to the contract;

**SUMMARY STATEMENT RELATING TO THE PURCHASE OF
REAL PROPERTY OR AN INTEREST THEREIN (Cont.)**

(Form #)

EXHIBIT

8-EX-16 (REV 3/2017)

Page 2 of 2

-
- b. The selected appraiser is licensed with the Bureau of Real Estate Appraisers (BREAs), formerly known as the Office of Real Estate Appraisers;
 - c. Appraisal cost reimbursement requests must be made in writing, and submitted to the Department of Transportation at 500 S Main St, Bishop, CA 93514 within ninety (90) days of the earliest of the following dates: (1) the date the selected appraiser requests payment from you for the appraisal; or, (2) the date upon which you, or someone on your behalf, remitted full payment to the selected appraiser for the appraisal. Copies of the contract (if a contract was made), appraisal report, and the invoice for the completed work by the appraiser must be provided to the Department of Transportation concurrent with submission of the Appraisal Cost Reimbursement Agreement. The costs must be reasonable and justifiable.
- 6. The owner of a business conducted on a property to be acquired, or conducted on the remaining property which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the owner's ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.
 - 7. If you ultimately elect to reject the State's offer for your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.
 - 8. You are entitled to receive all benefits that are available through donation to the State of California of all or part of your interest in the real property sought to be acquired by the Department of Transportation as set out in Streets and Highways Code Sections 104.2 and 104.12.

VALUATION REPORT

**Walker River Irrigation District-
Owner
Topaz, CA 96133**

**APN 001-020-029-000
State Parcel No. 4417-1
09-MONO-395-118.4-118.8
Project No. 0923000047
EA 09-39930**

REG/DIST 09	CO MNO	RTE 395	KP	P.M. 118.4-118.8	EXP AUTH 09-39930	AR# 1
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SENIOR REVIEW CERTIFICATE – WAIVER VALUATION

1. I ☐ have ☒ have not personally inspected the subject property and comparable market data. I have read this report and I am satisfied with the relative comparability noted. I am familiar with the subject property neighborhood and general area and I have relied upon the photographs and exhibits in this report in analyzing and concurring with the conclusions contained herein.
2. The highest and best use of each property, as shown in the report, is reasonable and proper.
3. Gross Income Multipliers are ☐ supported with factual data. ☒ Not applicable.
4. The Cost Approach is ☐ supported by data from recognized sources. ☒ Not applicable.
5. The Income Approach to value, including the interest rates, is ☐ supported by data from the market. ☒ Not applicable.
6. Damages, Benefits and Construction Contract Work are ☐ correct and are supported in accordance with existing instructions. ☒ Not applicable.
7. The amount listed for each parcel in the certificate is the amount approved to govern negotiation and settlement.
8. I understand that the approved amount may be used in connection with a Federal-Aid highway project.
9. I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property.
10. The amount approved is not a directed amount; it was arrived at fairly, without coercion, and is based on a review of relevant data.

Parcel No.: 4417-1

Waiver Valuation: \$ 4350.00

10/3/2023

Date



Chief, Appraisal Branch

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF WAIVER VALUATION

RW 07-06A (REV 10/2005)

Lock Form

DISTRICT 09	EA 09-39930	AR No. 1
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I Hereby Certify:

That I have personally inspected the property herein and that the property owner has been afforded an opportunity to be present at the time of the inspection. That to the best of my knowledge and belief, the statements contained in the Waiver Valuation herein set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to limiting conditions therein set forth.

That I understand that such Waiver Valuation is to be used in connection with the acquisition of right of way for a highway to be constructed by the State of California with the assistance of Federal-aid highway funds, or other Federal funds.

That such Waiver Valuation has been made in conformity with the appropriate State laws, Title VI of the 1964 Civil Rights Act, and regulations, policies, and procedures applicable to determining just compensation for the required right of way, and that, to the best of my knowledge, no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.

That neither my employment nor my compensation for making this Waiver Valuation and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property.

That I understand I may be assigned as the Acquisition Agent for one or more of the parcels contained in this report, but this has not affected my professional judgment nor influenced my opinions stated herein.

That I have not revealed the finds and results of such Waiver Valuation to anyone other than the proper officials of the California Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such finds.

That my opinion of the total Waiver Valuation, as shown on the parcel summary sheet, included in this report and made a part hereof by reference, as of the 2nd day of October, 2023, is \$ 4,350.00; and that such conclusion was derived without collusion, coercion or direction as to value.



Nicole Lowden

10/2/2023

Date

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
WAIVER VALUATION TITLE PAGE
 (Form #)

EXHIBIT
 7-EX-21A (REV 10/2005)

				Fed. Proj. No.	<u>N/A</u>		
<u>1</u>	<u>09</u>	<u>MNO</u>	<u>395</u>	<u>118.4 118.8</u>	<u>09-39930</u>	<u>0923000047</u>	<u>State Funds</u>
Report	Reg/Dist	Co	Rte	P.M.	Control Exp Auth	R/W Exp Auth (PH9)	Program

Project Limits: In Mono County near Topaz, 1.6 miles north of State Route 89.

Type of Road and Title Required: Conventional highway and fee simple.

DATES:

Frwy Agmt.	Env. Clear. Cat. Exempt.	Appraisal	FY Acquisition	Certification	FY Const.
<u>N/A</u>		<u>10/2/2023</u>	<u>2023-2024</u>	<u>2023-2024</u>	<u>2023-2024</u>

District Approved

Parcels: New X Rev. _____

The Waiver Valuation(s) contained herein are confidential and have been prepared for Department use only as a step in the eminent domain process upon which to base offers of settlement.

The undersigned has made the determination of just compensation of the properties contained herein and recommends approval of this report:

R/W Agent

Nicole Lowden

Nicole Lowden

The undersigned has reviewed and approved this report and certifies that the requirements of the R/W Manual have been met.

APPROVED:

Senior R/W Agent

[Signature]

District Approval Date:

10/3/2023

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
WAIVER VALUATION
RW 7-15 (REV 10/2005)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

APN: 001-020-029-000

PARCEL NO.: 4417-1

1	10/2/2023	09	MNO	395	118.4-118.8	1	1
Report No.	Date	Dist	Co	Rte	P.M.	Exp Auth	Map No.

Owner: Walker River Irrigation District

Property Address: US Highway 395

Locale: Topaz

Possible Hazardous Waste (include underground tanks) ☐ Yes ☒ No

Date Acquired: More than 5 years

Total Prop Area: 1,234,490 Sq. Ft. ☐ Full ☒ Part (include access rights) ☐ Yes ☒ No

Waiver Valuation

\$ 4,350.00 (Nominal)

PARCEL DESCRIPTION:

Parcel 4417-1 is a 48,352 square feet Fee Simple. The subject property is located at US Highway 395 in the community of Topaz. The property is irregular in shape. Access to the property is from US Highway 395. The parcel is referenced by Mono County Assessor's Office as APN 001-020-029-000. The project proposes to repair highway infrastructure along US Highway 395.

ANALYSIS FINDING:

Recent sales comparable to the subject parcel range from \$0.02 per square foot to \$0.09 per square foot. Considering all factors, the fair market value of the subject land is estimated to be \$0.09 per square foot.

CALCULATION:

Parcel 4417-1 48,352 square feet @ 0.09/square foot = \$ 4,351.68

Total for Right of Way = \$ 4,350.00 (Nominal)

DAMAGES AND BENEFITS:

None

CONSTRUCTION CONTRACT WORK:

None

Inspected Date: 10/2/2023

By: Nicole Lowden

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

VALUATION SUMMARY STATEMENT**CONFIDENTIAL**

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT

8-EX-15C (REV 1/2020)

Page 1 of 7

Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date
09	MNO	395	118.4-118.8	4417-1		10/2/2023

Owner: Walker River Irrigation District

Date Acquired: More than 5 years

Property Address: US Highway 395

Property to be acquired: Fee Simple

Locale: Topaz

Part ☒ All ☐

Total Property Area: 1,234,490 Sq. Ft.

Including Access Rights

Yes ☐ No ☒**BASIS OF VALUATION**

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

BASIC PROPERTY DATA

Interest valued: Fee Simple

Date of valuation: 10/2/2023

Applicable zoning: Open Space

Area to be acquired: 48,352 Sq. Ft. (1.11 Acres)

Highest and best use: Open Space

Current use: Vacant Land

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 2 of 7

BASIS OF VALUATION

1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.
Indicated value by Sales Comparison Approach
See attached sheet for principal transactions.

\$ 4351.68

2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.

Total Replacement Cost New

\$ N/A

Depreciation from all causes

\$ (N/A)

Value of Improvements in Place

\$ N/A

Land (estimated by direct sales comparison)

\$ N/A

Indicated value by Cost Approach

\$ N/A

3. The income approach is based on an analysis of income and expenses to the property.

Overall Capitalization Rate

N/A %

Net Operating Income

\$ N/A

Indicated value by Income Approach

\$ N/A

Value of the property being acquired including the following improvements:

Land: \$ 4351.68

Imps: \$ N/A

\$ 4351.68

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 3 of 7

Damages:

Severance Damages: \$ N/A

Cost to Cure Damages: \$ N/A

Total Damages: \$ N/A

Benefits: \$ N/A

The amount of any other compensation: \$ N/A

JUST COMPENSATION FOR ACQUISITION \$ 4351.68

Rounded To \$ 4350.00

Construction Contract Work

N/A

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 4 of 7

LIST OF PRINCIPAL TRANSACTIONS - VACANT

ADDRESS: Lot 32, Toiyabe Meadows Hwy 395
APN: 007-040-032-000
RECORDING DATE: 6/1/2022
SALE PRICE: \$149,000.00

ADDRESS: Eastside Ln, Walker
APN: 002-430-006-000
RECORDING DATE: 7/6/2022
SALE PRICE: \$75,000.00

ADDRESS: 468 Lone Company Rd, Coleville
APN: 002-460-061-000
RECORDING DATE: 3/16/2022
SALE PRICE: \$249,000.00

ADDRESS: 2551 Eastside Ln
APN: 0923-07-000-006
RECORDING DATE: 6/30/2022
SALE PRICE: \$49,500.00

ADDRESS: 0 Highway 167, Lee Vining
APN: 013-170-001/011-230-004/011-260-002
RECORDING DATE: 1/17/2022
SALE PRICE: \$795,000.00

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 5 of 7

AREAS WITHIN THE RIGHT OF WAY

Sub-parcel	Area
4417-1	48,352 Sq. Ft. (1.11 Acres)

Total Area = 48,352 Sq. Ft. (1.11 Acres)

IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item	Size
<u>N/A</u>	

Lump Sum Total = \$N/A

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 6 of 7

COST TO CURE DAMAGE ITEMS

Item

Size

N/A

Lump Sum Total = \$ N/A

VALUATION SUMMARY STATEMENT (Cont.)

EXHIBIT
8-EX-15C (REV 1/2020)
Page 7 of 7

CONSTRUCTION CONTRACT WORK ITEMS

1. N/A
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.
-

DEPARTMENT OF TRANSPORTATION

District 9 – Right of Way Branch
500 South Main Street
Bishop, California 93514
PHONE (760) 920-8534
FAX (760) 872-0755
TTY 711
E-MAIL nicole.lowden@dot.ca.gov
www.dot.ca.gov



Making Conservation
A California Way of Life!

October 2, 2023

9-MNO-395-PM 118.4/118.8
EA 09-39930
Project No. 0923000047
Parcel 4417-1
APN 001-020-029-000
Topaz Slip Out Project

Mr. Robert (Bert) Bryan
Walker River Irrigation District
410 N. Main Street
Yerington, NV 89447

Dear Mr. Bryan,

The California Department of Transportation (Caltrans) plans to conduct emergency work on highway 395 and your property adjacent to the highway at 1.9 miles south of the California/Nevada State line is affected. The property affected is identified as Assessor Parcel Number 001-020-029-000.

The required property is identified as Caltrans Parcel No. 4417-1, shaded and outlined in color on the enclosed map. A fair market value appraisal of the required property rights has been completed which indicates a value of \$4,350.00 (nominal). Please see the enclosed copy of the valuation report and map for further details.

Enclosed is a Right of Way Contract (in duplicate) in the amount of \$4,350.00 (nominal) that contains all of the terms and conditions of this transaction. The full amount of the valuation and incentive is hereby offered to you for the required property rights. The "Summary Statement Relating to the Purchase of Real Property or an Interest Therein" provides a summary of this request.

If you are in agreement with Caltrans' offer, please sign the two original right of way contracts, and deed. The deed will need to be notarized. I will also need the Payee Data Form filled out in order to process payment. Please return the original signed documents to me using the enclosed envelope. A fully signed contract will be returned to you. Copies of the contract, valuation, appraisal map, and summary statement have been provided for your records.

Pursuant to California Code of Civil Procedure section 1263.025, an owner is entitled to be reimbursed up to \$5,000 for reasonable costs of an independent appraisal ordered by the owner. The enclosed summary statement provides information regarding appraisal cost reimbursement.

I can be contacted at (760) 920-8534 or nicole.lowden@dot.ca.gov if you have any questions.

Sincerely,

Nicole Lowden

Nicole Lowden
Right of Way Agent
Enclosure: Offer Package

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY CONTRACT - STATE HIGHWAY
 RW 08-03 (REV 04/2021)

DIST 09	CO MNO	RTE 395	POST 118.4- 118.8	EXP AUTH 09-39930
Highway 395, Topaz, California			DATE 10/2/2023	

Walker River Irrigation District

GRANTOR

Document No. 4417-1 in the form of a Grant Deed, covering the property particularly described in the above instrument has been executed and delivered to Nicole Lowden, Right of Way Agent for the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) Grantee requires said property described in Document No. 4417-1 for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor(s) is compelled to sell, and Grantee is compelled to acquire the property.

Both Grantor(s) and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.

- (C) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Parts 21 and 28 C.F.R. Section 50.3.
- (D) Further, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

2. The State shall:

- (A) Pay the undersigned grantor(s) the sum of \$ \$5,350.00 (\$4,350.00 for the fee parcel, \$1,000.00 incentive payment as described in Clause 3 below) for the property or interest conveyed by above document(s) when title to said property vests in the State free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 - a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 - b. Covenants, conditions, restrictions and reservations of record, or contained in the abovereferenced document.
 - c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay interest from June 26, 2023, the date the Right of Entry was signed, to the date of the signing of this contract will be added to the contract sum. The rate of interest will be the rate of earnings of the Surplus Money Investment Fnd and payment will be

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY CONTRACT - STATE HIGHWAY

RW 08-03 (REV 04/2021)

in accordance with the Section 1268.350 of the Code of Civil Procedure.

- (C) Pay all escrow and recording fees incurred in this transaction and, if title insurance is desired by the State, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax.
 - (D) Have the authority to deduct and pay from the amount shown on Clause 2(A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
3. In addition to the fair market value of the property to be acquired, it is agreed by and between the parties hereto that the amount in Clause 2(a) above includes the sum of **\$1,000.00** as an incentive to the Grantor for the timely signing of this Right of Way Contract. This incentive payment offer expires sixty (60) days from the Initiation of Negotiations (October 23, 2023).

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

CONTRACT SIGNATURE SHEET

DOT RW 08-05 (REV 09/2023)

Lock Form

In Witness Whereof, the Parties have executed this agreement the day and year first above written.



Grantor

Recommended for Approval:

By _____
Right of Way Agent

By _____
Chief, Acquisition Branch

STATE OF CALIFORNIA
Department of Transportation

By _____

No Obligation Other Than Those Set Forth Herein Will Be Recognized

PAYEE DATA RECORD(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)
STD 204 (Rev. 03/2021)**Section 1 – Payee Information****NAME** (This is required. Do not leave this line blank. Must match the payee's federal tax return)**BUSINESS NAME, DBA NAME or DISREGARDED SINGLE MEMBER LLC NAME** (If different from above)**MAILING ADDRESS** (number, street, apt. or suite no.) (See instructions on Page 2)**CITY, STATE, ZIP CODE****E-MAIL ADDRESS****Section 2 – Entity Type****Check one (1) box only that matches the entity type of the Payee listed in Section 1 above.** (See instructions on page 2)☐ **SOLE PROPRIETOR / INDIVIDUAL**☐ **SINGLE MEMBER LLC** *Disregarded Entity owned by an individual*☐ **PARTNERSHIP**☐ **ESTATE OR TRUST**☐ **CORPORATION** (see instructions on page 2)☐ **MEDICAL** (e.g., dentistry, chiropractic, etc.)☐ **LEGAL** (e.g., attorney services)☐ **EXEMPT** (e.g., nonprofit)☐ **ALL OTHERS****Section 3 – Tax Identification Number**Enter your Tax Identification Number (TIN) in the appropriate box. The TIN must match the name given in Section 1 of this form. Do not provide more than one (1) TIN. The TIN is a 9-digit number. **Note:** Payment will not be processed without a TIN.

- For **Individuals**, enter SSN.
- If you are a **Resident Alien**, and you do not have and are not eligible to get an SSN, enter your ITIN.
- Grantor Trusts (such as a Revocable Living Trust while the grantors are alive) may not have a separate FEIN. Those trusts must enter the individual grantor's SSN.
- For **Sole Proprietor or Single Member LLC (disregarded entity)**, in which the sole member is an individual, enter SSN (ITIN if applicable) or FEIN (FTB prefers SSN).
- For **Single Member LLC (disregarded entity)**, in which the sole member is a business entity, enter the owner entity's FEIN. Do not use the disregarded entity's FEIN.
- For all other entities including LLC that is taxed as a corporation or partnership, estates/trusts (with FEINs), enter the entity's FEIN.

Social Security Number (SSN) or Individual Tax Identification Number (ITIN)

_____ - _____ - _____

OR**Federal Employer Identification Number (FEIN)**

_____ - _____ - _____

Section 4 – Payee Residency Status (See instructions)

- ☐ **CALIFORNIA RESIDENT** – Qualified to do business in California or maintains a permanent place of business in California.
- ☐ **CALIFORNIA NONRESIDENT** – Payments to nonresidents for services may be subject to state income tax withholding.
- ☐ No services performed in California
- ☐ Copy of Franchise Tax Board waiver of state withholding is attached.

Section 5 – Certification

I hereby certify under penalty of perjury that the information provided on this document is true and correct.

Should my residency status change, I will promptly notify the state agency below.

NAME OF AUTHORIZED PAYEE REPRESENTATIVE**TITLE****E-MAIL ADDRESS****SIGNATURE****DATE****TELEPHONE** (include area code)**Section 6 – Paying State Agency**

Please return completed form to:

STATE AGENCY/DEPARTMENT OFFICE**UNIT/SECTION****MAILING ADDRESS****FAX****TELEPHONE** (include area code)**CITY****STATE****ZIP CODE****E-MAIL ADDRESS**

RECORDING REQUESTED BY:
STATE OF CALIFORNIA

WHEN RECORDED MAIL TO:
Department of Transportation
District 9 Right of Way Office
500 South Main Street
Bishop, CA 93514

OFFICIAL STATE BUSINESS

Exempt from recording fees pursuant to
Government Code 27383
Government Code 27388.1(a)(2)
Documentary Transfer Tax \$0.00 pursuant to
Revenue and Taxation Code 11922

Space above this line for Recorder's Use

GRANT DEED

District	County	Route	Postmile	Number
09	MNO	395	118.8	4417

Walker River Irrigation District,

a corporation organized and existing under and by virtue of the laws of the State of Nevada,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the unincorporated area, County of Mono, State of California, described as follows:

See description on Page 2

Number
4417

PARCEL 4417-1 Fee

That portion of the east 1/2 of the southeast 1/4 of Section 34, Township 10 North, Range 22 East, Mount Diablo Meridian in the County of Mono, State of California described as follows:

COMMENCING at the 1/4 corner common to Section 27 and said Section 34, marked by a 1941 U.S.G.L.O. brass cap on a one inch diameter iron pipe, thence South 23°35'25" East, 4892.23 feet to the point of beginning of Grant Deed from Walker River Irrigation District to State of California, recorded January 22, 2013 as Doc. 2013000379 of Official Records of said County, the **TRUE POINT OF BEGINNING**;

thence (1), along course 11 of said Grant Deed, North 60°52'14" West, 31.59 feet;

thence (2), leaving said course 11, South 21°35'12" East 214.51 feet to the beginning of a curve concave northeasterly having a radius of 1169.79 feet;

thence (3), southeasterly along said curve through a central angle of 17°42'22" an arc distance of 361.50 feet;

thence (4), South 22°21'21" East, 334.16 feet to the south line of said east 1/2 of the southeast 1/4 of Section 34;

thence (5), along said south section line, South 88°49'14" East, 226.41 feet to a point of cusp and the westerly line of the 99.98 feet wide right of way described in Part A of the Correctory Highway Easement Deed from Walker River Irrigation District to the State of California, recorded January 28, 2011 as Document No. 2011000565 of the Official Records of said County,

thence (6), along said westerly deed line, northwesterly on a curve, concave southwesterly having a radius of 649.88 feet and a radial line of North 44°36'19" East, through a central angle of 2°05'26" an arc distance of 23.71 feet;

thence (7), North 47°29'07" West 282.13 feet to the beginning of a curve concave northeasterly having a radius of 1149.79 feet;

thence (8), continuing on said westerly deed line, northwesterly along said curve through a central angle of 25°53'56" an arc distance 519.73 feet;

thence (9), continuing on said westerly deed line, North 21°35'12" West, 190.06 feet to the Point of Beginning.

Containing 1.11 acres, more or less.

The basis of all bearings herein is the California Coordinate System 1983 (1991.35) zone 3 bearing of South 20°51'07" East between said north 1/4 corner of Section 34

Number
4417

and the California Department of Transportation (CADT) Brass Cap monument marked BDY MON 25 AZ MK set in rock, 33.5 feet east of the centerline of MNO-395 at Post Mile 119.03.

All distances herein are GRID distances on said Coordinate System, unless otherwise noted. Divide distances by the grid factor of 0.9998166 to obtain ground level distances.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Professional Land Surveyor

Oct 12, 2023

Date



Number
4417

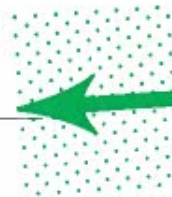
The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed and the GRANTOR, for itself and its successors and assigns, hereby waive any and all claims for damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the highway.

Dated: _____

WALKER RIVER IRRIGATION
DISTRICT

Name:
Title:

Name:
Title:

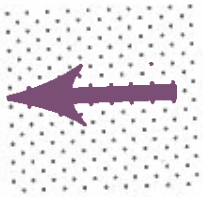


This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____
*Certificate of Acceptance
Required for Grant Deeds*

By _____
Director of Transportation

By _____
Name: _____
Attorney in Fact



PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)
STD 204 (Rev. 03/2021)

GENERAL INSTRUCTIONS

Type or print the information on the Payee Data Record, STD 204 form. Sign, date, and return to the state agency/department office address shown in Section 6. Prompt return of this fully completed form will prevent delays when processing payments.

Information provided in this form will be used by California state agencies/departments to prepare Information Returns (Form 1099).

NOTE: Completion of this form is optional for Government entities, i.e. federal, state, local, and special districts.

A completed Payee Data Record, STD 204 form, is required for all payees (non-governmental entities or individuals) entering into a transaction that may lead to a payment from the state. Each state agency requires a completed, signed, and dated STD 204 on file; therefore, it is possible for you to receive this form from multiple state agencies with which you do business.

Payees who do not wish to complete the STD 204 may elect not to do business with the state. If the payee does not complete the STD 204 and the required payee data is not otherwise provided, payment may be reduced for federal and state backup withholding. Amounts reported on Information Returns (Form 1099) are in accordance with the Internal Revenue Code (IRC) and the California Revenue and Taxation Code (R&TC).

Section 1 – Payee Information

Name – Enter the name that appears on the payee's federal tax return. The name provided shall be the tax liable party and is subject to IRS TIN matching (when applicable).

- Sole Proprietor/Individual/Revocable Trusts – enter the name shown on your federal tax return.
- Single Member Limited Liability Companies (LLCs) that is disregarded as an entity separate from its owner for federal tax purposes - enter the name of the individual or business entity that is tax liable for the business in section 1. Enter the DBA, LLC name, trade, or fictitious name under Business Name.
- Note: for the State of California tax purposes, a Single Member LLC is not disregarded from its owner, even if they may be disregarded at the Federal level.
- Partnerships, Estates/Trusts, or Corporations – enter the entity name as shown on the entity's federal tax return. The name provided in Section 1 must match to the TIN provided in section 3. Enter any DBA, trade, or fictitious business names under Business Name.

Business Name – Enter the business name, DBA name, trade or fictitious name, or disregarded LLC name.

Mailing Address – The mailing address is the address where the payee will receive information returns. Use form STD 205, Payee Data Record Supplement to provide a remittance address if different from the mailing address for information returns, or make subsequent changes to the remittance address.

Section 2 – Entity Type

If the Payee in Section 1 is a(n)...	THEN Select the Box for...
Individual • Sole Proprietorship • Grantor (Revocable Living) Trust disregarded for federal tax purposes	Sole Proprietor/Individual
Limited Liability Company (LLC) owned by an individual and is disregarded for federal tax purposes	Single Member LLC-owned by an individual
Partnerships • Limited Liability Partnerships (LLP) • and, LLC treated as a Partnership	Partnerships
Estate • Trust (other than disregarded Grantor Trust)	Estate or Trust
Corporation that is medical in nature (e.g., medical and healthcare services, physician care, nursery care, dentistry, etc.) • LLC that is to be taxed like a Corporation and is medical in nature	Corporation-Medical
Corporation that is legal in nature (e.g., services of attorneys, arbitrators, notary publics involving legal or law related matters, etc.) • LLC that is to be taxed like a Corporation and is legal in nature	Corporation-Legal
Corporation that qualifies for an Exempt status, including 501(c) 3 and domestic non-profit corporations.	Corporation-Exempt
Corporation that does not meet the qualifications of any of the other corporation types listed above • LLC that is to be taxed as a Corporation and does not meet any of the other corporation types listed above	Corporation-All Other

Section 3 – Tax Identification Number

The State of California requires that all parties entering into business transactions that may lead to payment(s) from the state provide their Taxpayer Identification Number (TIN). The TIN is required by R&TC sections 18646 and 18661 to facilitate tax compliance enforcement activities and preparation of Form 1099 and other information returns as required by the IRC section 6109(a) and R&TC section 18662 and its regulations.

Section 4 – Payee Residency Status

Are you a California resident or nonresident?

- A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California.
- A partnership is considered a resident partnership if it has a permanent place of business in California.
- An estate is a resident if the decedent was a California resident at time of death.
- A trust is a resident if at least one trustee is a California resident.
 - For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident.

For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below:

Withholding Services and Compliance Section: 1-888-792-4900

E-mail address: wscs.gen@ftb.ca.gov

For hearing impaired with TDD, call: 1-800-822-6268

Website: www.ftb.ca.gov

Section 5 – Certification

Provide the name, title, email address, signature, and telephone number of individual completing this form and date completed. In the event that a SSN or ITIN is provided, the individual identified as the tax liable party must certify the form. Note: the signer may differ from the tax liable party in this situation if the signer can provide a power of attorney documented for the individual.

Section 6 – Paying State Agency

This section must be completed by the state agency/department requesting the STD 204.

Privacy Statement

Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, state, or local governmental agency, which requests an individual to disclose their social security account number, shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it. It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and state law imposes noncompliance penalties of up to \$20,000. You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the state agency(ies) with which you transact that business.

All questions should be referred to the requesting state agency listed on the bottom front of this form.