

June 9, 2024

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**

**June 9, 2025
Monday 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 Monday, June 9, 2025, 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 June 6, 2025, 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

+13462487799,,86294590120# US (Houston)
+16694449171,,86294590120# US

Dial by your location

- +1 346 248 7799 US (Houston)
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- +1 720 707 2699 US (Denver)
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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 May 7, 2025, Regular meeting. **(For possible action)**

4. Water Master’s report

5. 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. Storage Water Transfers
6. Update from the Division of Water Resources regarding groundwater pumping and upcoming fieldwork schedules.
7. Update by Walker Basin Conservancy on activities related to the Walker Basin Restoration Program, including Acquisitions and Conservation and Stewardship Activities.
8. Discussion and possible direction from the WRID Board regarding the proposal to purchase an 80-acre lot APN 014-081-06 owned by WRID in Wabuska. **(For possible action)**
9. Review and discussion of preparing a regulation establishing a schedule of fees to be charged to the public and constituents for administrative assistance including, but not limited to, printing/copying documents, water right history search, document search, water right agreements, non-sale based water card ownership updates, meeting moderation & minute taking, building permit inspections, ITRC Meter Gate and Flume Design Reports, staff gauges, and non-water right holder project review impact applications. **(For discussion only)**
10. Annual Review on the performance of the Walker River Irrigation District General Manager Robert C. Bryan and consideration of possible adjustment in compensation. **(For possible action)**
11. Director Comments
12. 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.

13. Adjournment

**WALKER RIVER IRRIGATION DISTRICT
BOARD OF DIRECTORS**


Notice is hereby given that on June 9, 2025, 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: June 2, 2025

ROBERT C. BRYAN
Manager

I, Robert C. Bryan, WRID Manager, do hereby certify that the foregoing Agenda was duly posted on June 2, 2025, 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

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A meeting of the Walker River Irrigation District (WRID) Board of Directors was held on May 7, 2025. 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
Sandy NEVILLE	Water Rights Specialist
Gordon DePAOLI	Legal Counsel, via Zoom

Public Present:

Kat Dow, WBC	Lauren Bartels, NDWR
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Public Present via Zoom:

Dave Hockaday, LCBOCC

1. Public Comment

None presented.

2. Roll Call and Determination of Quorum

All 5 members were present.

3. Declaration of Election of Directors Pursuant to NRS 539.117

Secretary HALTERMAN advised Marcus Masini and Dennis Acciari ran unopposed and retained their seats for District 1 and District 5, respectively. Treasurer NUTI made a motion to declare the results of the election; Director GIORGI offered a second. The vote was called for and the motion passed.

4. Oath of Office for newly elected Directors and presentation of Certificates of Election

Secretary HALTERMAN read the Oath of Office out loud with Vice President MASINI and Director ACCIARI verbally accepting.

5. The Board of Directors will organize and elect a President

Director GIORGI made a motion to retain Jim Snyder as President; Vice President MASINI offered a second. The vote was called for and passed.

6. The Board of Directors will organize and elect a Vice President

Treasurer NUTI made a motion to retain Marcus Masini as Vice President; Director ACCIARI offered a second. The vote was called for and passed.

7. The Board of Directors will organize and appoint a Secretary who need not be a member of the Board and who also may be the Treasurer

Director ACCIARI made a motion to retain Jessica Halterman as Secretary; Vice President MASINI offered a second. The vote was called for and passed.

8. The Board of Directors will organize and appoint a Treasurer who need not be a member of the Board and who may also be the Secretary

Vice President MASINI made a motion to retain Richard Nuti as Treasurer; Director GIORGI offered a second. The vote was called for and passed.

9. Consideration of Minutes of April 7, 2025, Regular Meeting

Vice President MASINI made a motion to approve the minutes; Treasurer NUTI offered a second. The vote was called for and the motion passed.

10. Water Master's Report

No representative was present.

11. Staff Reports including, but not limited to, those items listed:

A. Treasurer's Report

Treasurer NUTI reported as of April 30, 2025:

Cash in Checking	\$ 179,893.51
Cash in Money Market	\$ 1,048,373.35
Cash in CDs	<u>\$ 815,285.96</u>
Total	<u>\$ 2,043,552.82</u>

B. Consideration of Bills and Payroll for payment

Cash Disbursement Journals

April 2025 Bills & Payroll

Payee	Check No.	Date	Amount
NOVUS Glass	101478	4/10/2025	\$ 1,737.00
Southwest Gas Corporation	300158	4/14/2025	\$ 282.16
City of Yerington	101479	4/14/2025	\$ 126.51
GANNETT NEVADA-UTAH	101480	4/14/2025	\$ 651.62
Giomi, Inc.	101481	4/14/2025	\$ 266.10
HorsePower Express LLC	101482	4/14/2025	\$ 412.50
Jim Menesini Petroleum	101483	4/14/2025	\$ 469.08
Marianne Leinassar	101484	4/14/2025	\$ 500.00
Municipal Treatment Equipment	101485	4/14/2025	\$ 3,351.00
Nationwide Insurance	101486	4/14/2025	\$ 300.00
NV Energy	101487	4/14/2025	\$ 272.04

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O'Reilly Automotive, Inc.	101488	4/14/2025	\$	70.32
Pape' Machinery Exchange	101489	4/14/2025	\$	13,821.27
PERS Administrative Fund	101490	4/14/2025	\$	11,887.66
Pitney Bowes Global Financial	101491	4/14/2025	\$	221.71
Public Employees' Benefits	101492	4/14/2025	\$	870.23
Purchase Power / Pitney Bowes	101493	4/14/2025	\$	963.22
Quill	101494	4/14/2025	\$	562.89
Sierra Office Solutions	101495	4/14/2025	\$	158.82
Wells Fargo Card Services	101496	4/14/2025	\$	1,747.09
Xerox Corporation	101497	4/14/2025	\$	345.73
JASON MILLIGAN	101498	4/15/2025	\$	1,610.00
SCOTT ROBINSON	101499	4/15/2025	\$	1,610.00
Alhambra	300159	4/24/2025	\$	114.91
HomeTown Health	300160	4/24/2025	\$	7,357.83
Vision Service Plan - Nevada	300161	4/24/2025	\$	325.00
AFC Industries full	101500	4/24/2025	\$	47.66
Ameritas Life Insurance Corp	101501	4/24/2025	\$	1,121.80
California Dept. of Water Res	101502	4/24/2025	\$	19,936.00
MF Barcellos	101503	4/24/2025	\$	3,896.72
The Ferraro Group	101504	4/24/2025	\$	7,500.00
U.S. Geological Survey	101505	4/24/2025	\$	24,982.00
Will Servoss	101506	4/24/2025	\$	455.00
Woodburn & Wedge	101507	4/24/2025	\$	24,829.09
CMC TIRE INC SPO	101508	4/30/2025	\$	1,319.39
Desert Research Institute	101509	4/30/2025	\$	12,918.95
MBK Engineers	101510	4/30/2025	\$	14,792.50
NV Energy	101511	4/30/2025	\$	3,009.39
Sierra Office Solutions	101512	4/30/2025	\$	121.66
Payroll		4/15/2025	\$	9,929.79
EFTPS		4/15/2025	\$	788.08
Payroll		4/30/2025	\$	30,527.40
EFTPS		4/30/2025	\$	8,596.20
Total Bills & Payroll			\$	214,806.32
NFWF Submission			\$	(29,915.05)
Total District Expenses			\$	184,891.27

Vice President MASINI inquired about the NOVUS bill; GM BRYAN stated they are the company that replaced 4 windshields. Vice President MASINI asked about the service fee on the credit card; Secretary HALTERMAN stated that by the time the Wells Fargo credit card statement comes in the mail, the due date is only a few days later and a check cannot be processed and signed in time to get paid by the due date. Secretary HALTERMAN has called Wells Fargo to attempt to make a phone payment, get a paperless statement, and to change the due date, but none of that is doable with the type of account. GM BRYAN stated the District has had that credit card since before his tenure, but staff is looking into a banking and credit card change; Vice President MASINI stated that needs to be looked into. Vice President MASINI made a motion to approve the bills; Director ACCIARI offered a second. The vote was called for and the motion passed.

C. Manager's Report

GM BRYAN stated Topaz is currently at 34,470 acre-feet (57% capacity) and Bridgeport is currently at 25,980 acre-feet (61% capacity). The weather service gave a briefing this morning and indicated based on the April 1st projection to today, the system lost 10,000 acre-feet on West and 4,500 acre-feet on the East that did not come down. The soil moisture is average. The peak is expected to be May 26th on the West and May 30th on the East but that could change. There is warmer weather expected during this week before a cool down next week. The decree is on Full this week on the West, Tunnel, Main and Antelope Valley sections and an 1890 on the East section. GM BRYAN has received a few questions about a re-allocation since the decree is on Full, but it is still too early to figure out. GM BRYAN has a little bit of a buffer in the reservoirs, but there is still approximately 31,000 acre-feet already allocated to come out of both sides. GM BRYAN will work with Joanne to see if there can be a reallocation once the decree comes off of Full. Treasurer NUTI asked if the pools are holding; GM BRYAN stated they are holding, but now there is a bigger buffer on the West than the East.

The shop crew has continued the regular repair & maintenance on all of the drains and reservoirs. Last week, the West Drain culvert replacement project was completed at SR208/Pursel Lane. NDOT is in a bad fiscal position right now so the 95A project has been delayed until 2026. All of the other projects on the NDOT list have been removed. NDOT did indicate there are a lot of concerns with the culverts under the state highways being that the majority of culverts are CMP with a shelf life of 25 years and they are almost 40 years old at this point. At some point, there is going to be a need to replace the culverts and issues will arise with the ownership of the culverts and who will pay for the replacement. GM BRYAN reminded everyone to contact the State if a culvert needs to be cleaned and not to clean it without their approval.

GM BRYAN reported the OSHA violations have been abated, and the payment has been submitted. There is a program called SCATS that will come in to do a safety audit and, if there is a finding, they will not issue a fine and will allow the District to correct the finding. GM BRYAN stated he does not think it needs to be done yearly, but it may

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be a good thing to do every couple of years. President SNYDER asked who pays for that service; Secretary HALTERMAN stated it is a paid service through POOL & PACT, but she will send the information out because they may do private entity services.

GM BRYAN provided a breakdown on the progress of the legislative bills and will keep the Board updated on any changes.

On April 11th, GM BRYAN had a meeting with the UNR snowpacks advisory group led by Loretta Singletary. They were working on the modeling, and they had questions on how the allocations were set each year. The hope for them is to fine tune the model and then come back to give the Board a presentation. The model may be beneficial in planning each year.

GM BRYAN reminded everyone of the Singatse Peak Applications 93718-21 and 93723-25 pre-hearing conference at NDWR on May 20th at 9am. GM BRYAN did meet with the Singatse Peak Services representatives yesterday who gave a presentation of their extensive modeling of the entire basin. They have suggested ideas for what or how they would like to do some of their operations. They do initially plan to drain the pit within 40 years and keep the pit dry for mining operations. They also have plans to begin production on the MacArthur deposit and that does not require de-watering. They would like to give a presentation at the July meeting.

Next month, there will be an application for the change of point of diversion by Borsini's. They are applying to transfer New Lands water only from the Hall Ditch to the Fox Ditch. The application is on file and available for review in the front office. Treasurer NUTI asked if both ditch companies must approve the change before the application is filed; GM BRYAN stated the applicant does need to get approval from both ditches. Director GIORGI asked if the ditch company still bills for the decree water if it stays in the original ditch; GM BRYAN stated the ditch company should send a bill for any water remaining in the ditch. President SNYDER asked if the water righted acres will change for each ditch with the approval of the transfer; GM BRYAN stated the water righted acres will change on each ditch- one will decrease and one will increase. Vice President MASINI stated the increase/decrease and assessments change should be a ditch company issue and not a WRID issue; GM BRYAN confirmed.

GM BRYAN reported that next month the proposed fee protocols and amounts will be on the agenda for discussion. The proposed fees will be for water cards, usage statements, and impact fees for large scale projects amongst other fees. With the large-scale projects such as the solar projects, the District is losing thousands of dollars with staff time and legal review, so a fee is being proposed based on a template from other irrigation districts. Vice President MASINI stated the District works a lot with the Conservancy and State Parks on their concerns and water right questions and asked how the fees would work with that; GM BRYAN stated the fees would be across the board. The District is doing a lot of research and review for those entities and the fees would apply to them as well. GM BRYAN stated the District can now accept credit

card payments to make payments easier. Unfortunately, the fees will impact even those users who have one water card, but the District is eating the cost of every change requested, every card printed, and all of the hours spent on the requests. There is currently no mechanism to cover the cost to the District. If there are any further suggestions, let GM BRYAN or Secretary HALTERMAN know.

D. Legal Counsel's Report

Counsel DePAOLI stated he did not have an update.

E. Storage Water Leasing Program Update

GM BRYAN received an email from Wes with MBK. They plan to have a draft within the next week, and it will be circulated to the Board. Once the report has been reviewed, they will provide a final copy by the end of May. The final report will be submitted to all program cooperators. Vice President MASINI asked if there were inquiries from farmers on whether the program was going to continue; GM BRYAN stated he has had a few inquiries but not a large amount. Treasurer NUTI stated that because of the program, people are wanting to sell their water for \$150 per acre-foot now.

F. Storage Water Transfers

Treasurer NUTI asked if the NDOW water was being transferred out of the valley; Sandy NEVILLE stated it was staying in the valley and was just being transferred amongst users. Vice President MASINI made a motion to accept the transfers for April 2025; Treasurer NUTI offered a second. The vote was called for and the motion passed.

G. 2025 Election Update

Secretary HALTERMAN stated an update will be given on a later agenda item.

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

Lauren BARTELS stated that the Smith Valley pumping goal is 21,600 acre-feet and 1% of that goal has been pumped and the Mason Valley pumping goal is 84,200 and 8% of that goal has been pumped. The reporting has improved since last month, but Lauren will be doing field readings on the meters that were not reported. Tomorrow at 1pm there is the East Walker designation hearing to overview the dedication order and the meter & reporting order and then to hear testimony. The meeting will be in the WRID board room.

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

Kat DOW stated today is the 1st day of their retail sale at the Sutter property. They will have a full list of available plants, and they plan to have the retail sale 3 days per month. President SNYDER requested the full list be emailed out.

14. Consideration of petition defining the boundaries of and requesting the District Board of Directors to for Local Improvement District No. 7 to acquire, operate maintain, repair, and improve the Nichol-Merritt Ditch and Canal.

GM BRYAN stated the Nichol-Merritt Ditch petition was included in the petition along with the boundary legal description and map. If approved, a resolution will need to be signed. The next step will be for legal counsel to proceed with forming a Local Improvement District. Director GIORGI asked how the maintenance is performed; GM BRYAN stated the ditch is fairly self-sustainable with Peri's and Thompsons doing the maintenance. Director GIORGI asked if the District could handle it; GM BRYAN stated the District has been managing the ditch for the past few years. GM BRYAN stated the ditch will be run just like the other ditches already owned by the District where the ditch advisory board will dictate what is done on the ditch. Director GIORGI made a motion to form Local Improvement District No. 7; Treasurer NUTI offered a second. The vote was called for and passed.

15. Declaration of Local Improvement District #6 Campbell Ditch Special Election results Pursuant to NRS 539.155

GM BRYAN stated the Campbell Ditch Special Election was held on April 16th and more than 66% of the votes cast were a 'Yes' vote. The next task will be to work with legal counsel on setting a date for the hearing at District Court. Treasurer NUTI made a motion to declare the election results of the Local Improvement District No. 6 special election pursuant to NRS 539.155; Director ACCIARI offered a second. The vote was called for and passed.

16. Annual Review on the performance of the Walker River Irrigation District General Manager Robert C. Bryan and consideration of possible adjustment in compensation.

Counsel DePAOLI stated the review was not ready and suggested to table the item to next month.

17. Discussion, consideration, and decision on authorization and method of payment for purchase of 2024 John Deere 544P Front Loader for approximately \$218,000 from Pape Machinery pursuant to N.R.S. 332.195 (joinder) under Contract No. 011723-JDC through the Sourcewell Purchasing Program, subject to review and approval of related documentation by District Manager and Legal Counsel.

GM BRYAN stated the District has been leasing a loader for over 2 years and the rental fees could have covered the purchase price for a loader at this point. There is a quote for a 2024 John Deere 544P Front Loader in the packet. There are financing terms available as well as a lump sum option. The quoted loader is located in Reno right now and would be available immediately if the purchase is approved. Director ACCIARI made a motion to approve the purchase of the 2024 John Deere 544P front loader at the 0% interest option, and to see if a set of forks could be included; Treasurer NUTI offered a second. The vote was called for and passed.

18. Director Comments

None presented.

19. Public Comment

None presented.

20. Adjournment

The meeting was adjourned at 11:08 a.m.

Jim Snyder, President

Marcus Masini, Vice President

Richard Nuti, Treasurer

Dennis Acciari, Director

David Giorgi, Director

DRAFT

Walker River Irrigation District
Balance Sheet
As of 5/31/2025

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	<u>Current Year</u>
Assets	
Current Assets	
Cash & Cash Equivalents	
Cash in Checking	110,099.91
Cash in Money Market	1,003,572.42
Cash in CDs	<u>817,558.59</u>
Total Cash & Cash Equivalents	<u>1,931,230.92</u>
Total Current Assets	<u>1,931,230.92</u>
Total Assets	<u><u>1,931,230.92</u></u>

Walker River Irrigation District

General Ledger Report-HYTE

GL Report- HYTE

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Date	Trans.	Journal	Reference	Balance
Accounts Payable				
Account:	101-1100-01 (General-Cash in Checking)			
05/01/2025			<i>Account Beginning Balance</i>	\$23,173,488.93
05/05/2025	931-280	Accounts Payable	Southwest Gas Corpor-Bank Draft-300163	(\$54.69)
05/07/2025	925-12	Accounts Payable	Fawcett Electric-Computer Check-101513	(\$250.00)
05/07/2025	925-16	Accounts Payable	NV Energy-Computer Check-101515	(\$119.96)
05/14/2025	931-172	Accounts Payable	Ameritas Life Insura-Computer Check-101517	(\$777.50)
05/14/2025	931-176	Accounts Payable	City of Yerington-Computer Check-101518	(\$201.51)
05/14/2025	931-184	Accounts Payable	Giomi, Inc.-Computer Check-101520	(\$73.02)
05/14/2025	931-194	Accounts Payable	Jim Menesini Petrole-Computer Check-101522	(\$96.05)
05/14/2025	931-200	Accounts Payable	Lyon County Recorder-Computer Check-101524	(\$48.50)
05/14/2025	931-204	Accounts Payable	MF Barcellos-Computer Check-101526	(\$181.91)
05/14/2025	931-218	Accounts Payable	PERS Administrative -Computer Check-101528	(\$8,761.38)
05/14/2025	931-222	Accounts Payable	Public Employees' Be-Computer Check-101529	(\$870.23)
05/14/2025	931-224	Accounts Payable	Purchase Power / Pit-Computer Check-101530	(\$466.19)
05/14/2025	931-226	Accounts Payable	Quill-Computer Check-101531	(\$140.08)
05/14/2025	931-240	Accounts Payable	USBWC-Computer Check-101536	(\$20,819.46)
05/14/2025	931-244	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$1,880.34)
05/14/2025	931-277	Accounts Payable	Xerox Corporation-Computer Check-101538	(\$556.50)
05/14/2025	931-274	Accounts Payable	Alhambra-Bank Draft-300162	(\$109.93)
05/28/2025	931-284	Accounts Payable	HomeTown Health-Bank Draft-300164	(\$4,115.44)
05/28/2025	931-288	Accounts Payable	Vision Service Plan -Bank Draft-300165	(\$109.30)
05/28/2025	931-292	Accounts Payable	CSC-Computer Check-101539	(\$259.05)
05/28/2025	931-294	Accounts Payable	MBK Engineers-Computer Check-101540	(\$61.00)
05/28/2025	931-302	Accounts Payable	Quill-Computer Check-101543	(\$149.95)
05/28/2025	931-304	Accounts Payable	Raley's-Computer Check-101544	(\$179.60)
05/28/2025	931-308	Accounts Payable	Woodburn & Wedge-Computer Check-101545	(\$19,599.80)
			<i>Account Subtotals</i>	(\$59,881.39)
05/31/2025			<i>Account Net Change</i>	(\$59,881.39)
05/31/2025			<i>Account Ending Balance</i>	\$23,113,607.54
Account:	102-1100-01 (Reservoir Fund-Cash in Checking)			
05/01/2025			<i>Account Beginning Balance</i>	(\$6,349,241.21)
05/14/2025	931-188	Accounts Payable	JASON MILLIGAN-Computer Check-101521	(\$1,600.00)
05/14/2025	931-206	Accounts Payable	MF Barcellos-Computer Check-101526	(\$2,092.34)
05/14/2025	931-216	Accounts Payable	NV Energy-Computer Check-101527	(\$41.47)
05/14/2025	931-228	Accounts Payable	SCOTT ROBINSON-Computer Check-101532	(\$1,600.00)
05/28/2025	931-300	Accounts Payable	Petty Cash-Computer Check-101542	(\$200.00)
05/28/2025	931-312	Accounts Payable	JASON MILLIGAN-Computer Check-101546	(\$1,360.00)
05/28/2025	931-314	Accounts Payable	SCOTT ROBINSON-Computer Check-101547	(\$1,360.00)
05/28/2025	931-316	Accounts Payable	The Ferraro Group-Computer Check-101548	(\$7,500.00)
			<i>Account Subtotals</i>	(\$15,753.81)
05/31/2025			<i>Account Net Change</i>	(\$15,753.81)
05/31/2025			<i>Account Ending Balance</i>	(\$6,364,995.02)
Account:	105-1100-01 (Local #3-Cash in Checking)			
05/01/2025			<i>Account Beginning Balance</i>	(\$585,033.45)
05/07/2025	925-20	Accounts Payable	Petty Cash-Computer Check-101516	(\$200.00)
			<i>Account Subtotals</i>	(\$200.00)
05/31/2025			<i>Account Net Change</i>	(\$200.00)
05/31/2025			<i>Account Ending Balance</i>	(\$585,233.45)

Walker River Irrigation District

General Ledger Report-HYTE

GL Report- HYTE

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Date	Trans.	Journal	Reference	Balance
Account: 106-1100-01 (Local #4-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$1,425,723.35)
05/14/2025	931-186	Accounts Payable	Giomi, Inc.-Computer Check-101520	(\$8.99)
05/14/2025	931-192	Accounts Payable	JASON MILLIGAN-Computer Check-101521	(\$100.00)
05/14/2025	931-196	Accounts Payable	Jim Menesini Petrole-Computer Check-101522	(\$219.08)
05/14/2025	931-214	Accounts Payable	MF Barcellos-Computer Check-101526	(\$95.98)
05/14/2025	931-232	Accounts Payable	SCOTT ROBINSON-Computer Check-101532	(\$100.00)
05/14/2025	931-248	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			Account Subtotals	(\$536.55)
05/31/2025			Account Net Change	(\$536.55)
05/31/2025			Account Ending Balance	(\$1,426,259.90)
Account: 107-1100-01 (Equipment-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$4,381,337.76)
05/05/2025	931-282	Accounts Payable	Southwest Gas Corpor-Bank Draft-300163	(\$27.35)
05/07/2025	925-14	Accounts Payable	Ferguson Enterprises-Computer Check-101514	(\$1,000.00)
05/07/2025	925-18	Accounts Payable	NV Energy-Computer Check-101515	(\$59.98)
05/14/2025	931-174	Accounts Payable	Ameritas Life Insura-Computer Check-101517	(\$1,427.30)
05/14/2025	931-182	Accounts Payable	Giomi, Inc.-Computer Check-101520	(\$402.58)
05/14/2025	931-198	Accounts Payable	John Deere Credit-Computer Check-101523	(\$41.79)
05/14/2025	931-202	Accounts Payable	Mason Valley Equipme-Computer Check-101525	(\$435.00)
05/14/2025	931-208	Accounts Payable	MF Barcellos-Computer Check-101526	(\$245.52)
05/14/2025	931-220	Accounts Payable	PERS Administrative -Computer Check-101528	(\$3,479.24)
05/14/2025	931-234	Accounts Payable	Sticks and Stones Bu-Computer Check-101534	(\$1,822.47)
05/14/2025	931-238	Accounts Payable	THE PARTS HOUSE-Computer Check-101535	(\$386.87)
05/14/2025	931-242	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$1,243.99)
05/14/2025	931-278	Accounts Payable	Alhambra-Bank Draft-300162	(\$54.96)
05/28/2025	931-286	Accounts Payable	HomeTown Health-Bank Draft-300164	(\$3,242.39)
05/28/2025	931-290	Accounts Payable	Vision Service Plan -Bank Draft-300165	(\$100.56)
05/28/2025	931-306	Accounts Payable	Raley's-Computer Check-101544	(\$89.80)
			Account Subtotals	(\$14,059.80)
05/31/2025			Account Net Change	(\$14,059.80)
05/31/2025			Account Ending Balance	(\$4,395,397.56)
Account: 108-1100-01 (High Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$161,202.04)
05/14/2025	931-250	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			Account Subtotals	(\$12.50)
05/31/2025			Account Net Change	(\$12.50)
05/31/2025			Account Ending Balance	(\$161,214.54)
Account: 109-1100-01 (Local #5-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$67,282.50)
05/14/2025	931-190	Accounts Payable	JASON MILLIGAN-Computer Check-101521	(\$1,200.00)
05/14/2025	931-210	Accounts Payable	MF Barcellos-Computer Check-101526	(\$142.85)
05/14/2025	931-230	Accounts Payable	SCOTT ROBINSON-Computer Check-101532	(\$1,200.00)
05/14/2025	931-252	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			Account Subtotals	(\$2,555.35)
05/31/2025			Account Net Change	(\$2,555.35)
05/31/2025			Account Ending Balance	(\$69,837.85)
Account: 201-1100-02 (Campbell Ditch-Cash in Checking)				

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Date	Trans.	Journal	Reference	Balance
Account: 201-1100-02 (Campbell Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$63,470.55)
05/14/2025	931-178	Accounts Payable	GANNETT NEVADA-UTAH -Computer Check-101519	(\$77.72)
05/14/2025	931-254	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$90.22)
05/31/2025			<i>Account Net Change</i>	(\$90.22)
05/31/2025			<i>Account Ending Balance</i>	(\$63,560.77)
Account: 202-1100-02 (West Hyland Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$24,697.09)
05/14/2025	931-256	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$24,709.59)
Account: 203-1100-02 (Plymouth Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$56,312.44)
05/14/2025	931-258	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$56,324.94)
Account: 204-1100-02 (Greenwood Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$21,624.78)
05/14/2025	931-260	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$21,637.28)
Account: 205-1100-02 (Mickey Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$22,374.78)
05/14/2025	931-262	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$22,387.28)
Account: 206-1100-02 (River Simpson Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$495.36)
05/14/2025	931-264	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$507.86)
Account: 207-1100-02 (Joggles Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$16,971.31)
05/14/2025	931-266	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$16,983.81)
Account: 208-1100-02 (SAB Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$16,947.74)

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Account: 208-1100-02 (SAB Ditch-Cash in Checking)				
05/14/2025	931-268	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$16,960.24)
Account: 209-1100-02 (Hall Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$24,679.09)
05/14/2025	931-270	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$24,691.59)
Account: 210-1100-02 (Nichol Merritt Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$35,002.10)
05/14/2025	931-273	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$12.50)
			<i>Account Subtotals</i>	(\$12.50)
05/31/2025			<i>Account Net Change</i>	(\$12.50)
05/31/2025			<i>Account Ending Balance</i>	(\$35,014.60)
Account: 301-1100-03 (301- Grants-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$2,341,993.89)
05/14/2025	931-180	Accounts Payable	Giomi, Inc.-Computer Check-101520	(\$5.98)
05/14/2025	931-212	Accounts Payable	MF Barcellos-Computer Check-101526	(\$981.67)
05/14/2025	931-236	Accounts Payable	Sticks and Stones Bu-Computer Check-101534	(\$59.92)
05/14/2025	931-246	Accounts Payable	Wells Fargo Card Ser-Computer Check-101537	(\$4,746.88)
05/28/2025	931-296	Accounts Payable	MBK Engineers-Computer Check-101540	(\$4,246.50)
05/28/2025	931-298	Accounts Payable	Pape' Machinery Exch-Computer Check-101541	(\$17,136.00)
05/28/2025	931-310	Accounts Payable	Woodburn & Wedge-Computer Check-101545	(\$9,065.00)
			<i>Account Subtotals</i>	(\$36,241.95)
05/31/2025			<i>Account Net Change</i>	(\$36,241.95)
05/31/2025			<i>Account Ending Balance</i>	(\$2,378,235.84)
Accounts Receivable				
Account: 101-1200-01 (General-Cash in Money Market)				
05/01/2025			<i>Account Beginning Balance</i>	(\$22,828,275.64)
05/08/2025	923-2	Accounts Receivable	Deposit 325 - Summarized Accounts Receivables Payment	\$2,295.00
05/08/2025	926-5	Accounts Receivable	Deposit 327 - Summarized Accounts Receivables Payment	\$1,078.35
05/14/2025	933-33	Accounts Receivable	Deposit 328 - Summarized Accounts Receivables Payment	\$1,822.50
05/22/2025	933-40	Accounts Receivable	Deposit 329 - Summarized Accounts Receivables Payment	\$1,084.35
			<i>Account Subtotals</i>	\$6,280.20
05/31/2025			<i>Account Net Change</i>	\$6,280.20
05/31/2025			<i>Account Ending Balance</i>	(\$22,821,995.44)
Account: 102-1200-01 (Reservoir Fund-Cash in Money Market)				
05/01/2025			<i>Account Beginning Balance</i>	\$7,773,329.25
05/22/2025	933-48	Accounts Receivable	Deposit 329 - Summarized Accounts Receivables Payment	\$6,825.00
			<i>Account Subtotals</i>	\$6,825.00
05/31/2025			<i>Account Net Change</i>	\$6,825.00
05/31/2025			<i>Account Ending Balance</i>	\$7,780,154.25
Account: 107-1200-01 (Equipment-Cash in Money Market)				

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Account:	107-1200-01 (Equipment-Cash in Money Market)			
05/01/2025			<i>Account Beginning Balance</i>	\$4,705,709.72
05/22/2025	933-43	Accounts Receivable	Deposit 329 - Summarized Accounts Receivables Payment	\$2,463.00
			<i>Account Subtotals</i>	\$2,463.00
05/31/2025			<i>Account Net Change</i>	\$2,463.00
05/31/2025			<i>Account Ending Balance</i>	\$4,708,172.72

Cash Receipts

Account:	101-1200-01 (General-Cash in Money Market)			
05/01/2025			<i>Account Beginning Balance</i>	(\$22,828,275.64)
05/22/2025	932-4	Cash Receipts	Deposit 330 - Summarized Cash Receipts Receipt	\$1,550.00
			<i>Account Subtotals</i>	\$1,550.00
05/31/2025			<i>Account Net Change</i>	\$1,550.00
05/31/2025			<i>Account Ending Balance</i>	(\$22,826,725.64)

Account:	107-1200-01 (Equipment-Cash in Money Market)			
05/01/2025			<i>Account Beginning Balance</i>	\$4,705,709.72
05/22/2025	932-2	Cash Receipts	Deposit 330 - Summarized Cash Receipts Receipt	\$500.00
			<i>Account Subtotals</i>	\$500.00
05/31/2025			<i>Account Net Change</i>	\$500.00
05/31/2025			<i>Account Ending Balance</i>	\$4,706,209.72

Journal Entry

Account:	101-1100-01 (General-Cash in Checking)			
05/01/2025			<i>Account Beginning Balance</i>	\$23,173,488.93
05/15/2025	934-9	Journal Entry	Wagner	(\$1,434.97)
05/15/2025	934-24	Journal Entry	Neville	(\$1,516.80)
05/15/2025	934-31	Journal Entry	Halterman	(\$2,136.49)
05/15/2025	934-61	Journal Entry	Bryan	(\$11,709.20)
05/15/2025	935-3	Journal Entry	EFTPS 5/15/2025	(\$3,277.19)
05/15/2025	935-4	Journal Entry	EFTPS 5/15/2025	(\$75.58)
05/31/2025	938-105	Journal Entry	Cruz	(\$406.34)
05/31/2025	938-112	Journal Entry	Bryan	(\$11,315.90)
05/31/2025	938-121	Journal Entry	Halterman	(\$2,136.49)
05/31/2025	938-130	Journal Entry	Neville	(\$1,906.80)
05/31/2025	938-139	Journal Entry	Wagner	(\$1,434.97)
05/31/2025	939-69	Journal Entry	EFTPS 5/31/2025	(\$3,286.94)
05/31/2025	939-74	Journal Entry	EFTPS 5/31/2025	(\$86.31)
			<i>Account Subtotals</i>	(\$40,723.98)
05/31/2025			<i>Account Net Change</i>	(\$40,723.98)
05/31/2025			<i>Account Ending Balance</i>	\$23,132,764.95

Account:	102-1100-01 (Reservoir Fund-Cash in Checking)			
05/01/2025			<i>Account Beginning Balance</i>	(\$6,349,241.21)
05/31/2025	938-89	Journal Entry	Bridgeman	(\$702.60)
05/31/2025	938-97	Journal Entry	Huggans	(\$811.39)
05/31/2025	939-35	Journal Entry	EFTPS 5/31/2025	(\$250.82)
05/31/2025	939-47	Journal Entry	EFTPS 5/31/2025	(\$19.67)

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Date	Trans.	Journal	Reference	Balance
Account: 102-1100-01 (Reservoir Fund-Cash in Checking)				
			<i>Account Subtotals</i>	(\$1,784.48)
05/31/2025			<i>Account Net Change</i>	(\$1,784.48)
05/31/2025			<i>Account Ending Balance</i>	(\$6,351,025.69)
Account: 106-1100-01 (Local #4-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$1,425,723.35)
05/31/2025	938-14	Journal Entry	Milligan	(\$2,648.83)
05/31/2025	939-22	Journal Entry	EFTPS 5/31/2025	(\$36.00)
05/31/2025	939-55	Journal Entry	EFTPS 5/31/2025	(\$580.67)
			<i>Account Subtotals</i>	(\$3,265.50)
05/31/2025			<i>Account Net Change</i>	(\$3,265.50)
05/31/2025			<i>Account Ending Balance</i>	(\$1,428,988.85)
Account: 107-1100-01 (Equipment-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$4,381,337.76)
05/15/2025	934-38	Journal Entry	Figueroa	(\$1,605.44)
05/15/2025	934-45	Journal Entry	Cortez	(\$1,806.85)
05/15/2025	934-52	Journal Entry	Varo	(\$1,167.40)
05/15/2025	935-5	Journal Entry	EFTPS 5/15/2025	(\$688.49)
05/15/2025	935-10	Journal Entry	EFTPS 5/15/2025	(\$62.32)
05/31/2025	938-148	Journal Entry	Cortez	(\$1,806.85)
05/31/2025	938-157	Journal Entry	Figueroa	(\$1,605.44)
05/31/2025	938-166	Journal Entry	Varo	(\$1,167.40)
05/31/2025	939-72	Journal Entry	EFTPS 5/31/2025	(\$688.49)
05/31/2025	939-76	Journal Entry	EFTPS 5/31/2025	(\$62.31)
			<i>Account Subtotals</i>	(\$10,660.99)
05/31/2025			<i>Account Net Change</i>	(\$10,660.99)
05/31/2025			<i>Account Ending Balance</i>	(\$4,391,998.75)
Account: 108-1100-01 (High Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$161,202.04)
05/31/2025	938-57	Journal Entry	Holcomb	(\$459.58)
05/31/2025	939-37	Journal Entry	EFTPS 5/31/2025	(\$84.05)
05/31/2025	939-49	Journal Entry	EFTPS 5/31/2025	(\$6.06)
			<i>Account Subtotals</i>	(\$549.69)
05/31/2025			<i>Account Net Change</i>	(\$549.69)
05/31/2025			<i>Account Ending Balance</i>	(\$161,751.73)
Account: 109-1100-01 (Local #5-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$67,282.50)
05/15/2025	936-6	Journal Entry	Powrie	(\$461.75)
05/15/2025	937-3	Journal Entry	EFTPS 5/15/2025CP	(\$76.50)
05/15/2025	937-5	Journal Entry	EFTPS 5/15/2025CP	(\$6.00)
05/31/2025	938-8	Journal Entry	Powrie	(\$1,616.12)
05/31/2025	939-45	Journal Entry	EFTPS 5/31/2025	(\$1,075.13)
05/31/2025	939-53	Journal Entry	EFTPS 5/31/2025	(\$30.00)
			<i>Account Subtotals</i>	(\$3,265.50)
05/31/2025			<i>Account Net Change</i>	(\$3,265.50)
05/31/2025			<i>Account Ending Balance</i>	(\$70,548.00)
Account: 201-1100-02 (Campbell Ditch-Cash in Checking)				

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Date	Trans.	Journal	Reference	Balance
Account: 201-1100-02 (Campbell Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$63,470.55)
05/31/2025	938-17	Journal Entry	Tibbals	(\$1,669.91)
05/31/2025	939-51	Journal Entry	EFTPS 5/31/2025	(\$25.20)
05/31/2025	939-60	Journal Entry	EFTPS 5/31/2025	(\$590.74)
			Account Subtotals	(\$2,285.85)
05/31/2025			Account Net Change	(\$2,285.85)
05/31/2025			Account Ending Balance	(\$65,756.40)
Account: 202-1100-02 (West Hyland Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$24,697.09)
05/31/2025	938-25	Journal Entry	Tibbals	(\$755.43)
05/31/2025	939-24	Journal Entry	EFTPS 5/31/2025	(\$11.40)
05/31/2025	939-62	Journal Entry	EFTPS 5/31/2025	(\$267.25)
			Account Subtotals	(\$1,034.08)
05/31/2025			Account Net Change	(\$1,034.08)
05/31/2025			Account Ending Balance	(\$25,731.17)
Account: 204-1100-02 (Greenwood Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$21,624.78)
05/31/2025	938-65	Journal Entry	Holcomb	(\$630.67)
05/31/2025	939-26	Journal Entry	EFTPS 5/31/2025	(\$8.32)
05/31/2025	939-39	Journal Entry	EFTPS 5/31/2025	(\$115.35)
			Account Subtotals	(\$754.34)
05/31/2025			Account Net Change	(\$754.34)
05/31/2025			Account Ending Balance	(\$22,379.12)
Account: 205-1100-02 (Mickey Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$22,374.78)
05/31/2025	938-73	Journal Entry	Holcomb	(\$662.20)
05/31/2025	939-28	Journal Entry	EFTPS 5/31/2025	(\$8.73)
05/31/2025	939-41	Journal Entry	EFTPS 5/31/2025	(\$121.12)
			Account Subtotals	(\$792.05)
05/31/2025			Account Net Change	(\$792.05)
05/31/2025			Account Ending Balance	(\$23,166.83)
Account: 207-1100-02 (Joggles Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$16,971.31)
05/31/2025	938-33	Journal Entry	Tibbals	(\$516.87)
05/31/2025	939-30	Journal Entry	EFTPS 5/31/2025	(\$7.80)
05/31/2025	939-64	Journal Entry	EFTPS 5/31/2025	(\$182.86)
			Account Subtotals	(\$707.53)
05/31/2025			Account Net Change	(\$707.53)
05/31/2025			Account Ending Balance	(\$17,678.84)
Account: 208-1100-02 (SAB Ditch-Cash in Checking)				
05/01/2025			Account Beginning Balance	(\$16,947.74)
05/31/2025	938-41	Journal Entry	Tibbals	(\$516.88)
05/31/2025	939-32	Journal Entry	EFTPS 5/31/2025	(\$7.80)
05/31/2025	939-66	Journal Entry	EFTPS 5/31/2025	(\$182.84)

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Date	Trans.	Journal	Reference	Balance
Account: 208-1100-02 (SAB Ditch-Cash in Checking)				
			<i>Account Subtotals</i>	(\$707.52)
05/31/2025			<i>Account Net Change</i>	(\$707.52)
05/31/2025			<i>Account Ending Balance</i>	(\$17,655.26)
Account: 209-1100-02 (Hall Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$24,679.09)
05/31/2025	938-81	Journal Entry	Holcomb	(\$875.93)
05/31/2025	939-34	Journal Entry	EFTPS 5/31/2025	(\$11.55)
05/31/2025	939-43	Journal Entry	EFTPS 5/31/2025	(\$160.20)
			<i>Account Subtotals</i>	(\$1,047.68)
05/31/2025			<i>Account Net Change</i>	(\$1,047.68)
05/31/2025			<i>Account Ending Balance</i>	(\$25,726.77)
Account: 210-1100-02 (Nichol Merritt Ditch-Cash in Checking)				
05/01/2025			<i>Account Beginning Balance</i>	(\$35,002.10)
05/31/2025	938-49	Journal Entry	Canales	(\$2,178.62)
05/31/2025	939-80	Journal Entry	EFTPS 5/31/2025	(\$512.63)
05/31/2025	939-82	Journal Entry	EFTPS 5/31/2025	(\$30.00)
			<i>Account Subtotals</i>	(\$2,721.25)
05/31/2025			<i>Account Net Change</i>	(\$2,721.25)
05/31/2025			<i>Account Ending Balance</i>	(\$37,723.35)

PROVISIONAL

Cash & Cash Equivalent Balances for last 5+ years

	2021	2022	2023	2024	2025
January	\$ 1,595,797.77	\$ 1,808,499.63	\$ 1,811,994.37	\$ 1,600,418.18	\$ 2,619,315.48
February	\$ 1,649,432.95	\$ 1,805,941.91	\$ 1,788,963.88	\$ 1,502,996.47	\$ 1,987,278.44
March	\$ 1,486,551.79	\$ 1,858,591.28	\$ 1,686,319.00	\$ 1,543,071.47	\$ 1,991,323.89
April	\$ 1,542,452.33	\$ 1,820,778.95	\$ 1,474,971.15	\$ 2,009,947.01	\$ 1,998,804.44
May	\$ 1,668,053.83	\$ 1,670,141.12	\$ 1,626,377.74	\$ 1,869,068.04	\$ 2,043,552.82
June	\$ 1,572,457.67	\$ 1,800,294.94	\$ 1,507,711.59	\$ 1,833,214.45	\$ 1,931,203.92
July	\$ 1,449,159.71	\$ 1,563,023.36	\$ 1,471,224.14	\$ 1,679,407.64	
August	\$ 1,604,588.00	\$ 1,588,179.79	\$ 1,326,483.43	\$ 1,900,166.14	
September	\$ 1,523,514.42	\$ 1,421,835.88	\$ 1,196,776.31	\$ 1,895,282.81	
October	\$ 1,843,319.85	\$ 1,201,135.61	\$ 1,322,963.56	\$ 1,716,145.98	
November	\$ 1,603,494.30	\$ 1,858,446.11	\$ 1,776,139.04	\$ 2,164,601.61	
December	\$ 1,731,358.16	\$ 1,740,894.64	\$ 1,805,839.10	\$ 2,417,539.41	

PROVISIONAL

Net Position- Cash FY25									
	<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>	<u>Local #5 Colony</u>
6/30/2024	\$ 750,278.35	\$ 1,018,777.84	\$ 216,548.04	\$ 23,482.29	\$ 107,216.78	\$ 3,937.46	\$ 223,475.69	\$ (7,697.23)	\$ (21,142.32)
7/31/2024	\$ 677,465.69	\$ 1,001,600.95	\$ 123,413.65	\$ 21,596.44	\$ 107,216.78	\$ 5,639.44	\$ 217,231.39	\$ (61,993.73)	\$ (50,121.81)
8/31/2024	\$ 717,184.66	\$ 1,021,739.84	\$ 133,476.24	\$ 20,895.48	\$ 107,250.40	\$ 10,719.46	\$ 221,171.38	\$ (61,760.50)	\$ (50,060.57)
9/30/2024	\$ 715,853.62	\$ 1,021,144.51	\$ 129,548.44	\$ 20,882.98	\$ 107,250.40	\$ 9,448.25	\$ 220,558.78	\$ (57,773.00)	\$ (50,538.40)
10/31/2024	\$ 681,304.53	\$ 998,783.75	\$ 97,118.47	\$ 20,859.90	\$ 104,211.65	\$ 7,249.25	\$ 220,558.78	\$ (58,602.75)	\$ (51,022.64)
11/30/2024	\$ 898,454.80	\$ 1,151,027.32	\$ 175,883.50	\$ 21,377.15	\$ 104,632.51	\$ 15,601.58	\$ 231,582.98	\$ (40,323.14)	\$ (16,430.16)
12/31/2024	\$ 595,223.33	\$ 1,228,476.43	\$ 186,884.74	\$ 23,498.71	\$ 104,662.76	\$ 18,315.11	\$ 229,246.25	\$ (16,615.95)	\$ (816.06)
1/31/2025	\$ 572,690.54	\$ 1,232,957.20	\$ 177,291.84	\$ 25,021.92	\$ 104,746.75	\$ 22,557.39	\$ 232,173.13	\$ (15,952.71)	\$ 813.99
2/28/2025	\$ 656,533.53	\$ 1,222,415.32	\$ 152,259.45	\$ 25,021.92	\$ 104,246.75	\$ 17,067.39	\$ 231,823.13	\$ (13,184.45)	\$ 813.99
3/31/2025	\$ 534,854.78	\$ 1,356,404.49	\$ 500,529.19	\$ 27,518.12	\$ 104,090.51	\$ 20,729.91	\$ 238,473.81	\$ 23,408.16	\$ 18,265.52
4/30/2025	\$ 486,176.12	\$ 1,402,523.75	\$ 324,051.13	\$ 27,929.05	\$ 95,396.51	\$ 13,037.82	\$ 233,818.93	\$ 19,835.78	\$ 17,125.53
5/31/2025	\$ 565,120.47	\$ 1,413,374.75	\$ 302,614.17	\$ 27,575.94	\$ 95,725.00	\$ 13,037.82	\$ 234,987.60	\$ 16,419.93	\$ 20,183.68
Change in Net Position	\$ (185,157.88)	\$ 394,596.91	\$ 86,066.13	\$ 4,093.65	\$ (11,491.78)	\$ 9,100.36	\$ 11,511.91	\$ 24,117.16	\$ 41,326.00

Cash Disbursement Journals

May 2025 Bills & Payroll

PROVISIONAL

Payee	Check No.	Date	Amount	Billed to NFWF
Southwest Gas Corporation	300163	05/05/2025	\$ 82.04	
NV OSHA	300166	05/06/2025	\$ 6,738.00	
Fawcett Electric	101513	05/07/2025	\$ 250.00	
Ferguson Enterprises, Inc. 1423	101514	05/07/2025	\$ 1,000.00	
NV Energy	101515	05/07/2025	\$ 179.94	
Petty Cash	101516	05/07/2025	\$ 200.00	
Primepay	300168	05/12/2025	\$ 231.20	
Alhambra	300162	05/14/2025	\$ 164.89	
Ameritas Life Insurance Corp	101517	05/14/2025	\$ 2,204.80	
AT&T	300167	05/14/2025	\$ 86.26	
City of Yerington	101518	05/14/2025	\$ 201.51	
GANNETT NEVADA-UTAH LOCALiQ	101519	05/14/2025	\$ 77.72	
Giomi, Inc.	101520	05/14/2025	\$ 490.57	\$ 5.98
JASON MILLIGAN	101521	05/14/2025	\$ 2,900.00	
Jim Menesini Petroleum	101522	05/14/2025	\$ 315.13	
John Deere Credit	101523	05/14/2025	\$ 41.79	
Lyon County Recorder	101524	05/14/2025	\$ 48.50	
Mason Valley Equipment	101525	05/14/2025	\$ 435.00	
MF Barcellos	101526	05/14/2025	\$ 3,740.27	\$ 981.67
NV Energy	101527	05/14/2025	\$ 41.47	
PERS Administrative Fund	101528	05/14/2025	\$ 12,240.62	
Public Employees' Benefits Program	101529	05/14/2025	\$ 870.23	
Purchase Power / Pitney Bowes	101530	05/14/2025	\$ 466.19	
Quill	101531	05/14/2025	\$ 140.08	
SCOTT ROBINSON	101532	05/14/2025	\$ 2,900.00	
Sticks and Stones Buildings Material Inc	101534	05/14/2025	\$ 1,882.39	
THE PARTS HOUSE	101535	05/14/2025	\$ 386.87	
USBWC	101536	05/14/2025	\$ 20,819.46	
Wells Fargo Card Services	101537	05/14/2025	\$ 8,033.71	\$ 4,746.88
Xerox Corporation	101538	05/14/2025	\$ 556.50	
Southwest Gas Corporation	101533	05/14/2025	\$ 82.04	
Verizon Wireless	300169	05/21/2025	\$ 332.58	
HomeTown Health	300164	05/28/2025	\$ 7,357.83	
Vision Service Plan - Nevada	300165	05/28/2025	\$ 209.86	
CSC	101539	05/28/2025	\$ 259.05	
MBK Engineers	101540	05/28/2025	\$ 4,307.50	\$ 4,246.50
Pape' Machinery Exchange	101541	05/28/2025	\$ 17,136.00	\$ 17,136.00
Petty Cash	101542	05/28/2025	\$ 200.00	
Quill	101543	05/28/2025	\$ 149.95	
Raley's	101544	05/28/2025	\$ 269.40	
Woodburn & Wedge	101545	05/28/2025	\$ 28,664.80	\$ 9,065.00
JASON MILLIGAN	101546	05/28/2025	\$ 1,360.00	
SCOTT ROBINSON	101547	05/28/2025	\$ 1,360.00	
The Ferraro Group	101548	05/28/2025	\$ 7,500.00	

Spectrum	300170	05/29/2025	\$	251.92	PROVISIONAL
Payroll		05/15/2025	\$	2,238.90	
EFTPS		05/15/2025	\$	4,186.08	
Payroll		05/31/2025	\$	29,888.83	
EFTPS		05/31/2025	\$	8,450.24	
Total Bills & Payroll			\$	201,530.12	\$ 36,182.03
NFWF Submission			\$	(36,182.03)	
Total District Expense			\$	165,348.09	

PROVISIONAL

Wells Fargo Breakdown

Statement 4/22/2025

\$	402.50	Spaeth Technologies- Monthly Fee	\$200 billed to NFWF
\$	754.34	Komatsu- cutting edge for Grader	
\$	19.99	Amazon.com- notary stamp	
\$	200.00	Microsoft- Monthly Fee	
\$	159.58	Square- credit card machine	
\$	82.35	Zoro Tools- drill shield	
\$	271.81	Amazon.com- fuel meter	
\$	489.65	CMC Tire- backhoe tire	
\$	1,308.00	Hard Disk- SCADA radios	Billed to NFWF
\$	40.23	Zoro Tools- SCADA supplies	Billed to NFWF
\$	997.96	Amazon.com- SCADA radios	Billed to NFWF
\$	202.08	Amazon.com- Solar supplies	Billed to NFWF
\$	839.98	Amazon.com- SCADA supplies	Billed to NFWF
\$	658.66	HP- Laptop	Billed to NFWF
\$	954.99	LogMeIn- Annual Fee	
\$	499.97	SP Premium Invention- Cameras	Billed to NFWF
\$	131.63	Wells Fargo Service Fee	
\$	19.99	Adobe.com- Monthly Fee	
\$	8,033.71		

PROVISIONAL

Legal Expenses for last 5 years- in CALENDAR years

	2020	2021	2022	2023	2024	2025
January	\$ 27,519.50	\$ 91,978.75	\$ 34,932.50	\$ 43,202.00	\$ 26,587.70	\$ 40,149.35
February	\$ 35,946.10	\$ 112,658.30	\$ 36,874.47	\$ 45,161.42	\$ 37,064.35	\$ 42,920.51
March	\$ 42,378.90	\$ 71,055.00	\$ 30,682.50	\$ 35,960.00	\$ 44,306.20	\$ 35,207.00
April	\$ 38,281.75	\$ 32,827.47	\$ 38,681.77	\$ 47,092.50	\$ 45,886.28	\$ 24,829.09
May	\$ 40,495.00	\$ 37,405.59	\$ 50,775.59	\$ 41,392.99	\$ 47,713.80	\$ 28,664.80
June	\$ 32,134.50	\$ 42,480.00	\$ 66,923.19	\$ 32,289.00	\$ 42,032.25	
July	\$ 21,077.00	\$ 44,915.50	\$ 61,670.23	\$ 28,783.66	\$ 37,102.00	
August	\$ 47,057.48	\$ 50,448.05	\$ 44,790.00	\$ 26,272.50	\$ 16,823.42	
September	\$ 76,114.03	\$ 34,686.50	\$ 115,820.93	\$ 35,202.50	\$ 13,805.00	
October	\$ 63,705.68	\$ 52,842.50	\$ 50,673.00	\$ 30,507.50	\$ 14,087.00	
November	\$ 67,668.00	\$ 68,478.93	\$ 60,790.08	\$ 15,267.55	\$ 38,192.50	
December	\$ 62,750.40	\$ 19,994.53	\$ 47,589.00	\$ 29,640.00	\$ 28,546.09	
	\$ 555,128.34	\$ 659,771.12	\$ 640,203.26	\$ 410,771.62	\$ 392,146.59	\$ 171,770.75

Legal Expenses for last 5 years- in FISCAL years

	2020/21	2021/22	2022-23	2023-24	2024-25
July	\$ 47,057.48	\$ 50,448.05	\$ 44,790.00	\$ 26,272.50	\$ 16,823.42
August	\$ 76,114.03	\$ 34,686.50	\$ 115,820.93	\$ 35,202.50	\$ 13,805.00
September	\$ 63,705.68	\$ 52,842.50	\$ 50,673.00	\$ 30,507.50	\$ 14,087.00
October	\$ 67,668.00	\$ 68,478.93	\$ 60,790.08	\$ 15,267.55	\$ 38,192.50
November	\$ 62,750.40	\$ 19,994.53	\$ 47,589.00	\$ 29,640.00	\$ 28,546.09
December	\$ 91,978.75	\$ 34,932.50	\$ 43,202.00	\$ 26,587.70	\$ 40,149.35
January	\$ 112,658.30	\$ 36,874.47	\$ 45,161.42	\$ 37,064.35	\$ 42,920.51
February	\$ 71,055.00	\$ 30,682.50	\$ 35,960.00	\$ 44,306.20	\$ 35,207.00
March	\$ 32,827.47	\$ 38,681.77	\$ 47,092.50	\$ 45,886.28	\$ 24,829.09
April	\$ 37,405.59	\$ 50,775.59	\$ 41,392.99	\$ 47,713.80	\$ 28,664.80
May	\$ 42,480.00	\$ 66,923.19	\$ 32,289.00	\$ 42,032.25	
June	\$ 44,915.50	\$ 61,670.23	\$ 28,783.66	\$ 37,102.00	
	\$ 750,616.20	\$ 546,990.76	\$ 593,544.58	\$ 417,582.63	\$ 283,224.76

	Bridgeport Reservoir	Topaz Reservoir
Current Pool AF	28930	53710
% Currently Stored	68%	90%
Max Capacity AF	42355	60000
Remaining Pool Space AF	13425	6290
Current Elevation Feet	6454.90	5002.46
Max Elevation Feet	6459.94	5005.00
Remaining Elevation Space Feet	5.04	2.54

Virginia Creek	27
Green Creek	116
Robinson Creek	180
Buckeye Creek	174
Bridgeport Outlet	172
Morgan Bridge	184
Ivy Ranch Bridge	167
Strosnider	147
East Walker NR Mason	17.4
W Walker BLW L Walker	902
W Walker NR Coleville	961
Topaz Inlet	756
Topaz Outlet	423
Hoye	479
Hudson	332
Mason	296
Weir	57.2
Mason Valley WMA RR xing	62.5
Wabuska	80.4

PROVISIONAL

83rd Nevada Legislature Water Bills

AB9

(Referred 10/29/2024) Revises provisions relating to water. (BDR 48-391) Ways
and Means (Assembly) 2/24/2025 - Heard

3/24/2025 - Amend, and do pass as amended, In Ways & Means

AB26

(Referred 11/12/2024) Revises provisions relating to dams. (BDR 48-261)
Natural Resources (Senate) 2/12/2025 - Heard

3/26/2025 - Amend, and do pass as amended, Signed into law

AB104

(Referred 1/17/2025) Revises provisions relating to water. (BDR 48-383) Natural
Resources (Senate) 2/24/2025 - Heard

3/31/2025 - Amend, and do pass as amended, Signed into law.

AB109

(Referred 1/22/2025) Revises provisions relating to water. (BDR 48-212)

Failed Deadline (Assembly) No action yet for this bill.

AB132

(Referred 1/28/2025) Revises provisions relating to water. (BDR 48-586) Natural
Resources (Senate) 3/12/2025 - Heard

3/26/2025 - Do pass, Signed into law

AB134

(Referred 1/28/2025) Establishes provisions relating to water conservation. (BDR 48-379)

Failed Deadline (Assembly) No action yet for this bill.

AB190

(Referred 2/3/2025) Revises provisions relating to water. (BDR 48-886)

Failed Deadline (Assembly) No action yet for this bill.

AB265

(Referred 2/20/2025) Revises provisions relating to water. (BDR 48-887)

Failed Deadline (Assembly) No action yet for this bill.

AB363

(Referred 3/4/2025) Revises provisions relating to groundwater boards. (BDR 48-385)

Ways and Means (Assembly) 3/3/2025 - Discussed as BDR

3/19/2025 - Heard

4/9/2025 - Amend, and do pass as amended, In Ways & Means

AB419

(Referred 3/13/2025) Revises provisions relating to water. (BDR 48-736) Ways and

Means (Assembly) 4/9/2025 - Heard

4/11/2025 - Amend, without recommendation, and rerefer

AB485

(Referred 3/24/2025) Revises provisions relating to water. (BDR 48-386)

Failed Deadline (Assembly) 3/19/2025 - Discussed as BDR

SB6

(Referred 10/16/2024) Makes an appropriation to the Desert Research Institute of the Nevada System of Higher Education to support the Nevada State Cloud Seeding Program.

(BDR S-389) Finance (Senate) 2/27/2025 - Heard, No Action

4/1/2025 - Do pass, Delivered to Governor

SB31

(Referred 11/14/2024) Revises provisions relating to the adjudication of vested water rights. (BDR 48-260) Natural Resources (Assembly) 3/6/2025 - Heard, No Action

4/8/2025 - Do pass, Failed Deadline

SB36

(Referred 11/15/2024) Revises provisions relating to water. (BDR 48-384)

Finance (Senate) 3/6/2025 - Heard, No Action

4/1/2025 - Amend, and do pass as amended, Delivered to Governor

SB 108

(Referred 5/22/2025) Revises provisions governing the Account for the Channel Clearance, Maintenance, Restoration, Surveying and Monumenting Program. (BDR 48-88) Governor (Senate)

5/27/2025 - Heard; Do pass, Delivered to Governor

SB276

(Referred 3/5/2025) Revises provisions relating to water. (BDR 40-750) Natural Resources (Assembly) 3/20/2025 - Heard, No Action

4/8/2025 - Amend, and do pass as amended

SB342

(Referred 3/12/2025) Revises provisions relating to water. (BDR 48-940)

Failed Deadline (Senate) 4/3/2025 - Heard, No Action

PROVISIONAL

Walker River Irrigation District
May 2025 Storage Water Transfers

DATE	TRANSFEROR			River Section		TRANSFeree		FROM	TO
	USER #	CARD #	AC FT	FROM	TO	USER #	CARD #	USER NAME	USER NAME
5/1/2025	1915	50050	100.0000	WEST	WEST	650	16200	Cattle Feeders	Fenili
5/1/2025	4401	61184	15.0661	WEST	WEST	2828	59321	Wall	Day 100
5/1/2025	2393	59658	2.6660	WEST	WEST	2828	59321	Costa	Day 100
5/5/2025	1915	50050	32.4436	WEST	WEST	1162	29213	Cattle Feeders	Lekumberry
5/6/2025	1768	12300	1.5382	EAST	EAST	1649	41498	DeChambeau	Pursel Farms
5/8/2025	4399	61183	228.5712	WEST	WEST	620	14950	WBC	FIM
5/8/2025	3760	60734	87.6827	WEST	WEST	620	14950	WBC	FIM
5/9/2025	3760	60733	83.7461	WEST	WEST	620	14950	WBC	FIM
5/15/2025	1020	25201	10.9846	EAST	EAST	845	20151	Hunewill	Giorgi
5/20/2025	3036	60051	12.7678	EAST	EAST	189	4501	Four G	Borsini
5/20/2025	3036	60052	27.4212	EAST	EAST	189	4501	Four G	Borsini
5/20/2025	3036	60051	26.2848	WEST	WEST	190	4600	Four G	Borsini
5/20/2025	3036	60052	50.3496	WEST	WEST	190	4600	Four G	Borsini
5/22/2025	2676	59389	1.2084	WEST	MAIN	1919	11742	Bugling Elk	Snyder
5/22/2025	2676	59389	0.6580	EAST	MAIN	1919	11742	Bugling Elk	Snyder
5/21/2025	1915	50050	75.0000	WEST	WEST	2924	59478	Cattle Feeders	Fullenwider
5/23/2025	2924	59478	3.0000	WEST	WEST	2747	59164	Fullenwider	Smith
5/27/2025	4301	61077	0.4114	WEST	WEST	4371	61148	Farias	Dagenhart
5/29/2025	620	14950	200.0000	WEST	WEST	4399	61183	FIM	WBC/FIM

959.7997

PROVISIONAL

PROVISIONAL

95

PACIFIC RAILROAD

14-081-06
WRFO
Property



PROVISIONAL

From: KJ <KJ@learningreit.com>

Sent: Wednesday, May 21, 2025 11:04 AM

To: Bert Bryan <bert@wrid.us>; Dale Ferguson <DFerguson@woodburnandwedge.com>

Subject: APN 014-081-06

Dear Bert and Dale,

I wanted to follow up on the thread below and share the appraisal recommendations of Janelle Wright who has been appraising land and property in the area for a long time.

I am attaching her appraisal report which values the parcel APN 014-081-06 (owned by WRID) at \$240,000. As you are aware, the property has no legal access which terms the property as "landlocked".

As explained below, I am a resident of Carson City and am keen to develop a geothermal source of energy on the subject and adjoining parcel. The primary reason for access to the property is to place injection wells (that put the cold geothermal water back into the ground) as far away from the production wells to avoid cooling down of the geothermal reserve over a period of time.

The production wells will be placed in the Northwest corner of my current property and I would like to place the injection wells in the south east corner of the property on APN 014-081-06.

WRID has not used the land for any purposes in the past 75 years and will benefit from cash realization.

The project will create over 100 jobs in Lyon County during the construction phase and over 40 jobs on a permanent basis for the county. The area will benefit from development in many ways and the state will get a "green and renewable" source of energy.

I would like to offer \$250,000 for the parcel and will be happy to cover the transfer fees and other county charges so that WRID gets the full amount net.

The land has no other use long term but putting it to the right use will benefit WRID, the county and the state.

Can you please share your thoughts on my proposal? I am happy to get on a call and discuss further. Thank you.



KJ Joshi
Founder & General Partner
Learning Realty Partners
Mobile 408 429 4376
Web www.LearningREIT.com
Email KJ@LearningREIT.com



Nellie Beck LLC
Janelle R. Wright
Certified General Appraiser
Nevada A.0006967-CG

AN APPRAISAL OF AN
80.00± ARCE VACANT PARCEL OF LAND

Owned By
Walker River Irrigation District (WRID)

Located at a Point
382.80± Feet East of U.S. Highway 95A and
902.29± Feet North of the Union Pacific Railroad Tracks,
Wabuska, Lyon County, Nevada

Prepared for
Netzero Infrastructure LLC
Rumaani Holdings
c/o Mr. KJ Joshi
266 Redding Way
Carson City, NV 89705

8001 Temptation Lane, Las Vegas, Nevada 89128 (775) 762-9732

AN APPRAISAL OF AN
80.00± ARCE VACANT PARCEL OF LAND

Owned By
Walker River Irrigation District (WRID)

Located at a Point
382.80± Feet East of U.S. Highway 95A and
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Wabuska, Lyon County, Nevada

Prepared for
Netzero Infrastructure LLC
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266 Redding Way
Carson City, NV 89705

For the Purposes of Supporting the Following Opinions of Value:

Valuation Scenario	Property Rights	Date of Value
Market Value	Fee Simple	May 8, 2025

Nellie Beck LLC
Janelle R. Wright
Certified General Appraiser
Nevada A.0006967-CG

May 13, 2025

Netzero Infrastructure LLC
Rumaani Holdings
c/o Mr. KJ Joshi
266 Redding Way
Carson City, NV 89705

RE: File: 25-011
Property: 80.00± Acres of Vacant Land
APN 014-081-06
Lyon County, Nevada

Dear Mr. Joshi:

This is in response to your request for an appraisal report addressing the Market Value of the fee simple interest in the 80.00± acre (3,484,800± square foot) vacant parcel of land located at a point 382.80± feet east of U.S. Highway 95A and 902.29± feet north of the Union Pacific Railroad tracks, Wabuska, Lyon County, Nevada. The subject property may be further identified as Assessor's Parcel Number 014-081-06 and according to the Lyon County Assessor's Office the subject is owned by Walker River Irrigation District (WRID).

The subject property comprises 80.00± acres (3,484,800± square feet) of land area and is rectangular in shape. The subject is currently vacant, unimproved land that involves generally level topography. The subject has no developed access and there does not appear to be any legal access either, leaving the subject landlocked. The subject is bisected in a northeast-southwest direction by power poles and lines. According to representatives of NV Energy, these are 25kV primary power lines that are in use and could feed the subject for immediate access to electricity. There do not appear to be any earthquake hazards, soils conditions, environmental contamination or other factors adversely impacting the value or development potential of the subject property. While I could not find any evidence of an easement for the power poles and lines bisecting the subject site, it is assumed that there is one in place. Even though this assumed easement for power poles and lines bisects the subject site, given its relatively large size at 80 acres, this easement is not felt to negatively impact the value or development potential of the subject. The subject is zoned LI-R (Light Industrial – Rural). This is the more intensive of the two light industrial zoning designations in Lyon County. The subject is in conformance with the zoning.

8001 Temptation Lane, Las Vegas, Nevada 89128 (775) 762-9732

The following document complies with the reporting requirements for an Appraisal Report as set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The following Appraisal Report presents and summarizes the data, reasoning and analyses that were used in the appraisal process to develop the opinions of value. The depth of discussion contained in the report is specific to the needs of the client, Netzero Infrastructure LLC/Rumaani Holdings and for the intended use of the report, which is to determine a current value of the subject for internal planning purposes and a possible purchase of the subject. Because the report was prepared for a party interested in buying the subject, it cannot be submitted to a federally regulated financial institution to obtain mortgage financing. The report is intended to satisfy all applicable Nevada State law. As I have completed numerous appraisals on vacant land parcels located throughout the northern Nevada region, including Lyon County and Mason Valley, I attest to having adequate geographic and technical knowledge to complete a competent appraisal of the subject.

For the reasons discussed within this report, this appraisal is based upon the following extraordinary assumptions:

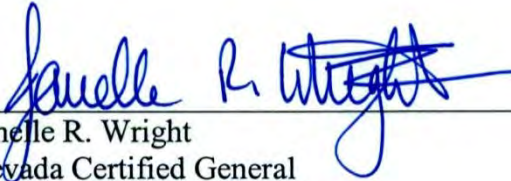
- 1) Neither the subject property nor the comparable sales were inspected by the undersigned. The subject and comparables have only been viewed using Lyon County GIS maps, Google Earth images, Landglide and other such resources. Any description of the subject or comparables as well as their features and characteristics are assumed based upon the information obtained from these mapping services and listing information (if available). This report is based on the extraordinary assumption that the subject and comparables are as described in this report. The use of this assumption may have affected the assignment results.
- 2) In completing this report, I was not provided with a Preliminary Title report or other document that would indicate any easements or other similar encumbrances on the subject. As it would be impractical to complete a document-by-document search of the Official Records of Lyon County to find any and all documents creating encumbrances on the subject, in the following analysis, this has not been done. Aerial images of the subject only revealed the presence of power poles and lines that bisect the subject and are assumed to have an easement in place. There were no other overt signs of any other easements encumbering the subject. In the absence of any additional data, in the following analysis, the subject has been valued assuming an easement is in place for the power poles and lines but that it is not adversely impacted by any other easements, encroachments or other encumbrances to a greater degree than is typical in the market. The use of this assumption may have affected the assignment results.
- 3) According to Mr. Robert Bryan, General Manager of WRID, there is no known legal access to the subject site. As a result this report is being prepared under the extraordinary assumption that the subject lacks legal access and is landlocked. The use of this assumption may have affected the assignment results.

This appraisal is not based upon any hypothetical conditions or contingencies. Based upon the available data, the following value conclusion was derived for the fee simple interest in the subject property as of the May 8, 2025 effective date of valuation.

MARKET VALUE

\$240,000

Respectfully submitted,



Janelle R. Wright
Nevada Certified General
License Number A.0006967-CG

WRID Fee Schedule

Comparison with TCID and WRID proposed fees

	TCID	WRID
Printing/Copying		
Water Card (non-sale based)	\$ 5.00	\$ 5.00
Usage Statement (other than monthly mailing)	\$ 0.50	\$ 0.50
8.5"x11" Black & White (per page)	\$ 0.50	\$ 0.25
8.5"x11" Color (per page)	\$ 0.95	\$ 0.50
8.5"x14" or 11"x17" Black & White (per page)	\$ 0.85	\$ 0.75
8.5"x14" or 11"x17" Color (per page)	\$ 0.95	\$ 1.00
Water Right History Search		
At the request of a user or authorized representative, water right/water card history search request which consumes more than 1 hour of staff time will be billed to the requestor (per hour)	\$ 60.00	\$ 45.00
Ditch Company Document Search		
At the request of a user or authorized representative and/or a private ditch company to search for independent ditch company records, files, documents, etc. which consumes more than 1 hour of staff time will be billed to the requesting ditch company (per hour)	\$ 60.00	\$ 45.00
Meeting Moderation/Minute Taking		
Ditch companies who request WRID clerical staff to moderate meetings and/or take minutes will be charged and hourly rate	n/a	\$ 45.00
Reserved Water Right Agreement		
New or updated reserved water right agreement- includes staff time, legal review, and recording fee	\$ 400.00	\$ 500.00
Update Ownership Records- non-sale based		
To update ownership records not related to a sale (per user # or entity #)	\$ 60.00	\$ 50.00
ITRC Metergate Site Design Report		
Each design will include a preliminary site survey and design discussion, construction drawings, and an as-built survey. Any modification to designs will incur additional fees. (per site)	n/a	\$ 4,000.00
ITRC Flume Site Design Report		
Each design will include a preliminary site survey and design discussion, construction drawings, and an as-built survey. Any modification to designs will incur additional fees. (per site)	n/a	\$ 6,000.00
Building Permit Site Plan Inspection Fee		
Applies to residential building permits only. Conditional Use Permits, Plan Review, Commercial Building, etc. are not included in this fee.	\$ 300.00	\$ 50.00
1' Staff Gauge		
	n/a	\$ 30.00
2' Staff Gauge		
	n/a	\$ 35.00
3' Staff Gauge		
	n/a	\$ 40.00

**Note: WRID reserves the right to charge for costs incurred above the listed amounts. The costs will be charged at cost plus 10%.

WALKER RIVER IRRIGATION DISTRICT
Infrastructure Impact Application & Instruction Packet

This packet is intended to assist non-water right holder Applicants in working with Walker River Irrigation District (WRID). All non-water right holder entities or persons proposing projects within the WRID easement, or affecting WRID infrastructure, must obtain an Infrastructure Impact Agreement from WRID prior to accessing or performing work.

The Walker River Irrigation District (WRID, "District") owns and operates two reservoirs, several ditches/canals, and over 226 miles of irrigation drains within Smith and Mason Valleys. The Walker River Irrigation District begins at Bridgeport Reservoir in Mono County for the East Walker River and at Topaz Reservoir in Mono County for the West Walker River then continues to the confluence of both rivers in Mason Valley then extends south to Wabuska, east to the Mineral County Line, and west to the Douglas County line.

WRID prepares the canals for irrigation season and maintains the canal during the entire year.

WRID easements date back to the late 1800's and early 1900's and there are varying easement delineations throughout the system. Each application will need to be reviewed to verify those individual cases. Typically, the easements may range from 30 feet from centerline of the canal to around 100 feet from centerline of the canal encompassing up to 200 feet across.

Modifications to the canals, or projects that may affect the canals or infrastructure require an impact application and agreement. An Infrastructure Impact Agreement is a conditional license, with contractual rights and responsibilities for the licensee. It is not an easement or other real property interest. An Infrastructure Impact Agreement, or other agreement, must be signed before any site work including site preparation within the WRID easement begins.

Construction projects out of the WRID easement that have a potential for runoff to enter into the canal are not permitted. Flooding and serious legal consequences may result from unauthorized material discharge into the canal.

WRID, its engineers, and legal counsel are not responsible for design or construction of encroaching project facilities. WRID will review project designs and applications briefly, for the purposes of protecting the operation and maintenance of the WRID canals only. WRID duties regarding an encroachment are only to its constituents. Once an Infrastructure Impact Agreement is executed, a limited field review may be provided by WRID or the company engineer to verify that construction appears to be in accordance with the accepted design drawings and the Infrastructure Impact Agreement. The person or entity constructing an encroaching project, and their project engineers and contractors, maintain all responsibility for design and construction. No review or approval waives or modifies any Infrastructure Impact Agreement terms or gives WRID any responsibility for design or construction, to workers on site, or the public. It is the responsibility of the Applicant to provide WRID with accurate information so a reasonable determination can be made regarding the projects' compliance with WRID Standard, and assurance that the proposed project will not adversely affect WRID facilities.

This review process can be expedited by insuring the first submittal meets WRID standards, following careful review of the checklist that is provided in this packet. Which consists of:

- 1.0 The Permitting Process
- 2.0 Infrastructure Impact Agreement
- 3.0 WRID Standards Checklist

1.0 The Permitting Process

The following is an outline of the typical permitting process for an infrastructure impact application.

- **Step 1 – Project Kick off Meeting**
 - The Project Kick off meeting is required for most infrastructure impact applications. The Kick-off meeting has been found to save considerable time and effort for all parties involved.
 - Applicant will submit a Project kick-off meeting fee which will cover the costs of the WRID's representatives. The fee must be received in order to schedule the kick-off meeting.
 - WRID and applicant will have a kickoff meeting at which the applicant will present the concepts for the proposed encroachment.
 - WRID will give guidance as applicable to aid the applicant in infrastructure impact permitting process.
- **Step 2 –Infrastructure Impact Application Submission**
 - WRID receives the application, application fees, and construction documents.
 - WRID, its engineers, and legal counsel will perform a review of the drawings and in certain cases, a meeting will be held with WRID and the Applicant to discuss the project. A redline comment letter will be sent to the Applicant with a checklist of items that must be addressed prior to acceptance. The reviews will repeat as explained above until all items from the checklist have been addressed and plans are to WRID standards.
 - An Infrastructure Impact Agreement will be prepared between the Applicant and WRID. WRID's legal counsel will provide the finalized Infrastructure Impact Agreement pursuant to the payment of all application fees. The applicant will deliver three original copies of the agreement to the WRID.
 - Once the agreement has been executed by all parties, permission has been granted to the Applicant to begin the Lyon County building permit/conditional use permit process.
- **Step 3 - Construction Inspection**
 - The Applicant is required to notify WRID at least 72 hours before beginning construction on or near WRID facilities.
 - WRID may perform limited field inspection to verify that the construction appears to be in accordance with the accepted design drawings and the Infrastructure Impact Agreement. It is the responsibility of the Applicant to perform adequate construction review to ensure the facilities are constructed to WRID standards, and in accordance to their design drawings attached to the Infrastructure Impact Agreement.

Notes:

Costs incurred by WRID above the application and/or Kick off Meeting fee will be billed to the applicant at the cost plus a 10% administration fee. This includes but is not limited to attorney fees, engineering fees, and administrative wage fees during review and construction

This checklist is updated periodically, so downloading the most recent version of the packet for each new application is recommended. Any questions regarding the application process can be directed to Bert Bryan at WRID at 775-463-3523.

2.0 Application for Infrastructure Impact Agreement
 Instructions and Application for Infrastructure Impact Agreement to
 Construct Within or Cross Ditch Easement

Generally, the Applicant must be the entity or utility that will eventually own, operate, and maintain the encroaching project facilities.

DRAIN: ☐ PIPE AND REDUCE EASEMENT ☐ PIPE CROSSING ☐ RELOCATE

CANAL: ☐ PIPE AND REDUCE EASEMENT ☐ BOX CULVERT ☐ TAKEOUT

EASEMENT: ☐ ROAD ☐ DRAIN ☐ CANAL ☐ REDUCE ☐ FENCE/GATE

1. Project Name: _____
2. Applicant for Infrastructure Impact Agreement (Applicant): _____
 Mailing Address: _____
 Contact Person: _____
 Telephone Number: _____
 Email: _____
3. Contact Person: _____
 Mailing Address: _____
 Telephone Number: _____
 Email: _____
4. Engineering Company: _____
 Mailing Address: _____
 Telephone Number: _____
 Contact Person: _____
 Email: _____
5. Brief Description of Proposed Construction:

Proposed Construction Start Date: _____

Proposed Construction End Date: _____

Project Location: _____

6. **Attach two (2) (11x17 size) copies of plans/design drawings for the proposed construction. In addition, provide an electronic set with the hard copies. This can be emailed or provided on a flash drive.** Plans shall be drawn to WRID standards. A Standards Checklist has been prepared to assist engineers in designing to WRID standards. **After construction is complete, applicant/engineer shall submit a record drawing.**

7. Application fees are listed below. For initial submittal, the fee below will begin the review process.

Select	Project Type	Application Fee	Kick off Meeting	Total Fee
	Development or Subdivision	\$16,500	\$1,500	\$18,000
	Bridge or Box Culvert	\$14,250	\$1,500	\$15,750
	Overhead Crossing (Structural)	\$13,500	\$1,500	\$15,000
	Excavation of Canal or Realignment	\$12,750	\$1,500	\$14,250
	Large Bore (24 inches or larger Dia.)	\$11,250	\$1,500	\$12,750
	Turnout/Headgate	\$8,250	\$1,500	\$9,750
	Small Boring or Directional Drilling	\$7,500	\$1,500	\$8,000
	Overhead Crossing (Utility)	\$6,000	\$1,500	\$7,500
	Retaining walls	\$4,500	\$1,500	\$6,000
	Pipe or Construction Culvert Crossing	\$4,500	\$1,500	\$6,000
	Temporary Access Permit *yearly	\$1,500	\$1,500	\$3,000
	Other (list):	TBD	\$1,500	TBD

Costs incurred by the WRID above the application and/or Kick off Meeting fee will be billed to the applicant at the cost plus a 10% administration fee. This includes but is not limited to attorney fees, engineering fees, and administrative wage fees during review and construction.

Application fees will be used by WRID for purposes of administration, coordination, engineer review, preparation of agreements, review during construction, legal guidance, and any other expenses incurred related to this application.

Please make all checks payable to: **Walker River Irrigation District**

8. Deliver or send application, plans, and application fee to:

Walker River Irrigation District
410 N Main St; PO Box 820
Yerington, NV 89447

9. Bonding-[This deposit/refund part of this may be too much of an auditing issue- too confusing, additional account needed, etc]

- The WRID bonding requirements are as follows: Bonding will be 110% of the total cost of the project. Upon completion of construction, approval by WRID, and successful delivery of water through the system, a portion of the bond equal to 100% of the total cost of the project will be released. One year after the project has been accepted and approved by WRID and pending no problems with the facilities as determined by WRID, the remaining portion of the bond equal to 10% of the total cost of irrigation facilities will be released. All bond releases are subject to approval by WRID. [NEED CLARIFICATION ON THIS PART]
- Easements for WRID must be recorded with the Lyon County Recorder. The recording will be done by the WRID at the Applicant's expense. [KEEP]
- Starting construction without prior written approval in the form of an Infrastructure Impact Agreement from WRID may result in an additional fee assessment of \$5,000. This fee may be taken from the bond if the Applicant does not pay within 30 days upon receipt of a written invoice. [KEEP]
- If costs incurred by WRID are greater than the application fee, the Applicant will be responsible to reimburse WRID for the remainder of the expenses. These additional costs may be taken from the bond if the Applicant does not pay within 30 days upon receipt of a written invoice. If costs incurred by WRID are less than the application fee, a partial refund may be given back to Applicant, upon receipt by WRID of written request by Applicant at up to 15 days after the final bond is released. [MODIFY PENDING THE ABOVE ITEM]
- The review process will not begin until the application fee is paid. [KEEP]
- This application is valid for 6 months from the date it is submitted. The Infrastructure Impact Agreement must be signed within this 6-month period. Once the Infrastructure Impact Agreement is signed, the Applicant has one year to complete work on irrigation facilities. [KEEP]
- This application cannot be sold to other parties. If the Applicant chooses to sell the property associated with this application, the application and fees must be resubmitted. [KEEP]

10. Insurance

- WRID's Infrastructure Impact Agreement will require that WRID be named as a Certificate Holder and an additional insured for the commercial general liability, commercial auto liability. The amount of such liability insurance shall be not less than \$5,000,000 combined single limit.
- Licensee shall provide, and shall require its contractors to provide, worker's compensation and employer's liability insurance coverage for no less than \$1,000,000 for any individual who will be using the License Area in the manner authorized under the final agreement.

NOTES:

1. Starting construction without prior written approval from WRID may result in the irrigation company assessing an additional fee of \$5,000.
2. If application costs exceed the fees paid, the Applicant will be responsible to reimburse WRID within 30 days upon receipt of an invoice.
3. The review process will not begin until the application fee is paid.
4. This application is valid for 6 months from the date it is submitted. The Infrastructure Impact Agreement must be signed within this 6-month period. Once the Infrastructure Impact Agreement is signed, the Applicant has 12 months to complete work of irrigation company facilities. A time extension request can be made in writing no less than 30 days prior to the agreement expiration and must be approved by WRID. A new application and fee must be submitted if these time frames are not met.
5. Other permits (i.e. City, County, etc.) are the responsibility of the Applicant. This agreement does not replace or negate the requirement of a City or County permit.

WRID, its engineers and legal counsel shall have no responsibility for design or construction of the facilities related to this application.

I have read, understand, and agree to the terms of this application.

Signed by (print name):

Title:

Signature:

Date:

3.0 WRID STANDARDS CHECKLIST

This checklist is intended to assist engineers in designing projects to WRID standards. All projects seeking acceptance by WRID must be designed to these standards. When used correctly, this checklist will expedite the review and Infrastructure Impact Agreement process. Not all items on this checklist will be applicable to every project.

Neither WRID nor its engineers or legal counsel will have responsibility for design, construction, or maintenance of the Applicant's facilities. It is the responsibility of the Applicant and its engineer to design the project to meet WRID standards at a minimum. No approval or acquiescence by WRID will operate as a waiver or modification of WRID standards.

In most instances, the Applicant will install, operate, maintain, inspect, repair, and replace the facilities that are constructed through the application process with no interruption of WRID delivery of water or operation, maintenance, repair or replacement of WRID facilities. WRID only takes responsibility for routine cleaning of facilities like culverts, etc. that may be required for the delivery of water.

Note: This checklist is updated when standards are amended. WRID reserves the right to make exceptions to the standards or impose other requirements, depending on the Applicant's project.

Infrastructure Impact Application Checklist

Applicant is required to fill out and sign checklist and submit to WRID once all items have been completed and construction documents are finalized for review.

Application Process:

- ☐ Submit Application form and Application Fee or Kick-off meeting fee to Walker River Irrigation District.:
- Application can be submitted via email to water@wrid.us
 - Application can be submitted via mail at PO Box 820, Yerington, NV 89447
 - Application can be submitted physically to 410 N Main St, Yerington, NV 89447
 - **Checks must be payable to Walker River Irrigation District**

Design Plans Process:

- ☐ I have included the "Notes to include on plans" section of this document
- ☐ I have included the "Notes to include on plans" within the appropriate section of this document
- ☐ I have included the ditch's easement limits with dimensions.

Signed by (print name): _____

Title: _____

Signature: _____

Date: _____

Office Use Only:

<input type="checkbox"/> Impact Application	Date Received: _____	Received By: _____
<input type="checkbox"/> Impact Checklist	Date Received: _____	Received By: _____
<input type="checkbox"/> Kick off Meeting Fee \$1500	<input type="checkbox"/> Paid	Receipt No. _____
Method of Payment: <input type="checkbox"/> Cash	<input type="checkbox"/> Check # _____	<input type="checkbox"/> Card
<input type="checkbox"/> Application Fee \$ _____	<input type="checkbox"/> Paid	Receipt No. _____
Method of Payment: <input type="checkbox"/> Cash	<input type="checkbox"/> Check # _____	<input type="checkbox"/> Card

WALKER RIVER IRRIGATION DISTRICT

GENERAL INFORMATION AND REQUIREMENTS

- ☐ Submit an “Application for Infrastructure Impact Agreement” and all application fees.
- ☐ WRID maintains its irrigation facilities by operating excavators, graders, dozers, backhoes, etc. in the canal, on the banks, and on the easement roads and, in some instances, burning vegetation prior to each irrigation season and as needed. This should be considered while designing your project. WRID generally only accepts concrete structures to be installed in its easement so they will not be damaged during maintenance. Any variance to structure material will need to be reviewed on a case-by-case basis and must have written approval from WRID.
- ☐ No landscaping or other changes in ground surfaces within WRID pipeline and canal/lateral ROW should be made without advance written permission of WRID through the application process. Landscaping changes that may (1) limit, prevent, or hamper O&M access; (2) increase the costs of operations and maintenance of the facility; (3) impact facility reliability; or (4) create a public nuisance or liability issue.
- ☐ Pipes, conduits, or other similar facilities are not allowed to be installed over the canal channel. Irrigation boxes, trees, or other facilities are not allowed to be installed in WRID easements. Turnouts, overhead power lines, etc. can be exceptions.
- ☐ All drawings must be stamped, signed, and dated by a licensed professional engineer. This can be completed after the project meets WRID standards and is ready for the Infrastructure Impact Agreement.
- ☐ Before submitting drawings to WRID for review, please verify that all notes, references, and labels are correct and accurate.
- ☐ WRID cannot verify the locations of underground facilities. Underground Service Alert (USA) North 811 or 1-800-642-2444 shall be called before digging.

ALL SUBMITTALS SHALL:

- ☐ Show the plan and profile view of the proposed facilities.
- ☐ Show all existing facilities in and around the project (i.e. canal O&M road, turnouts, pipes, box culverts, pipe outlets, etc.).
- ☐ Provide the location map, and a legal description of the proposed license area for use in the Infrastructure Impact Agreement with the attorney.
- ☐ Show the WRID canal easement on the drawings.
- ☐ Applicant is responsible for checking surrounding property and labeling WRID easement. If the land is owned, the actual ownership boundaries should be shown.
- ☐ Have a copy of this checklist completed by the Applicant or the Applicant’s engineer.
- ☐ Provide a proposed date for start and completion of construction. The start date should reflect adequate time to complete the application process and secure an Infrastructure Impact Agreement.

Notes to include on plans:

- ☐ Notification must be given at least 72 hours prior to the beginning of construction work and re-notification of re-commencement of work following any cessation of work for more than 4 (four)

standard working days

- Contact information: Bert Bryan, Walker River Irrigation District 775-463-3523
- Any changes in design drawings after the Infrastructure Impact Agreement has been executed must be reviewed and accepted by WRID prior to construction.
- Work cannot interfere with transportation of water at any time of year.
- All construction within the canal corridor must be completed to WRID standards.
- If disturbed, the canal O&M road must be returned to pre-construction state or better, following construction. The O&M road must be available for use by canal personnel year-round.
- Stormwater and Groundwater runoff enters the canal during storm events or at other unexpected times. It is the responsibility of the Contractor to protect the work site.
- Construction Best Management Practices (BMP's) shall be utilized to prevent stormwater runoff from the construction site.

BORING

For the purpose of this application packet, boring refers to the installation of a casing under the canal without excavating the canal itself. Also see the "Directional Drilling/Boring" section.

- All facilities (utilities, pipes, etc.) installed under the canal (even under box culverts) must be encased in a steel casing, designed for at least H-20 and required construction equipment loading. Calculations are required.
- In locations where steel casing pipe is used, soil tests for resistivity shall be completed by the Applicant and at the Applicant's expense. Test results shall be submitted WRID. Soils with a soil resistivity (ohm cm) of 2,500 or less shall have cathodic protection with a 25-year life or have cellular concrete placed in the annular space between the carrier pipe and casing pipe.
- Casings must have a minimum of 2 feet between the top of the casing and the bottom of the box culvert or concrete-lined canal, and a minimum of 4 feet between the top of the casing and the earthen canal bottom.
- The casing shall extend at least to the greater of (a) 5' beyond the outside edge of each canal embankment or (b) 15' beyond the outside edge of each canal bottom edge.
- Bore pits must be located outside of channel embankments.
- Bore pit compaction shall be 92-percent Modified Proctor density.
- Trench plugs are to be placed at each end of the casing.
- Trench plugs shall extend 12 inches radially from casing pipes and shall have a thickness of 24 inches.
- Trench plugs shall be a mixture of 10-percent bentonite and 90-percent clay.
- The carrier pipe must have steel-banded skids or equivalent pipe cradling system.
- Waterline pipes inside the casings shall have restraining joints.
- Adequate thrust blocks are required on all bends for DIP, PVC or PIP waterlines.

Notes to include on plans:

- ❑ Contractor to notify Bert Bryan of WRID 72 hours prior to trench plugs installation. Verification of trench plug completion must be performed by the applicant before backfilling. Bert can be reached at 775-463-3523.

DIRECTIONAL DRILLING/BORING

For the purpose of this application packet, directional drilling refers to the installation of a smaller casing for a utility (usually under 6 inches in diameter) installed by directional drilling.

- ❑ Label the conduit material and thickness. Verification that the conduit specifications are sufficient is the responsibility of the Applicant.
- ❑ Conduit shall have a minimum of 2 feet between the top of the conduit and the bottom of a box culvert or concrete-lined canal, and 4 feet between the top of the conduit and the earthen canal bottom.
- ❑ The conduit shall extend at least to the greater of (a) 5' beyond the outside edge of each canal embankment or (b) 15' beyond the outside edge of each canal bottom edge.
- ❑ Bore pits must be located outside of channel embankments.
- ❑ Fill bore pits with a mixture of native material and 10-percent bentonite powder to create a seal that will prevent water from following the new conduit.
- ❑ Bore pit compaction shall be 92-percent Modified Proctor Density.

OCCUPYING EXISTING BLANK CONDUIT/CASING

This section is used when an existing blank conduit is in place under the canal and the Applicant wishes to occupy the conduit. It is common for conduits to be installed at the same time as a box culvert; however, the placement of these conduits does not give permission for the utility to be installed in the conduit. An application, drawings, and fee need to be submitted and an Infrastructure Impact Agreement signed before the conduit is occupied. Drawings from the original conduit placement can be used if the Applicant can provide them.

- ❑ Show the plan and profile view of the existing blank conduit.
- ❑ Specify the existing conduit material and thickness.
- ❑ Show or note the details of the utility to be installed in the blank conduit.
- ❑ Show where and how the conduit will be accessed to install the utility.
- ❑ Show the canal corridor.

OPEN CUT OF CANAL CHANNEL or REALIGNMENT

- ❑ Open cuts through the ditch may require a concrete liner at the WRID's discretion.
- ❑ All facilities (utilities, pipes, etc.) installed under the canal must be encased in a steel casing, rated for H-20 loadings. Calculations are required.
- ❑ In locations where steel casing pipe is used, soil tests for resistivity shall be done and submitted to WRID. Soils with a soil resistivity (ohm cm) of 2,500 or less shall have cathodic protection with a 25-year life or have cellular concrete placed in the annular space between the carrier pipe and casing pipe.

- ❑ Casings must have a minimum of 2 feet between the top of the casing and the bottom of the box culvert or concrete-lined canal, and 4 feet between the top of the casing and the earthen canal bottom.
- ❑ Canal cross section shall be shaped to match existing canal prism.
- ❑ Realignment of the canal shall match existing canal slope. Change in slope will require WRID and J- U-B approval along with calculation summary.
- ❑ Unless specifically approved by WRID casings shall extend outside the canal easement
- ❑ Trench plugs are to be placed at each end of the casing.
- ❑ Trench plugs are to extend the width of trench, 12 inches above and below casing pipes, and with a thickness of 24 inches.
- ❑ Trench plugs shall be a mixture of 10-percent bentonite and 90-percent clay.
- ❑ The carrier pipe must have adequate steel-banded skids.
- ❑ Waterline pipes inside the casings shall have restraining joints.
- ❑ Adequate thrust blocks are required on all bends for DIP, PVC or PIP waterlines.
- ❑ Bedding material must be shown, as appropriate for the design.

Notes to include on plans (earthen canal):

- ❑ The canal floor and embankment material removed for excavation shall be replaced with a 12-inch minimum thickness of 10-6 cm/sec permeability clay material, in 6-inch maximum lifts.
- ❑ All replaced materials shall be compacted to 96-percent Modified Proctor Density.
- ❑ Canal embankment shall be shaped to match the existing canal prism.
- ❑ Compaction test results must be submitted to WRID. All failed material shall be removed and compacted to specifications. Testing must be performed by a licensed soils laboratory.
- ❑ Open-cut trenches shall be cut at a minimum of 2 horizontal to 1 vertical so that backfill can be properly compacted.
- ❑ Contractor to notify Bert Bryan of WRID 72 hours prior to trench plugs installation. Verification of trench plug completion must be performed by applicant's contractor before backfilling. Bert can be reached at 775- 463-3523.

Notes to include on plans (concrete-lined canal):

- ❑ The existing concrete section must be sawcut to give a clean edge for the replacement section.
- ❑ The trench through the canal may be cut as little as ¼ horizontal to 1 vertical to minimize the amount of concrete liner that needs to be removed. It is the responsibility of the Applicant to verify that compaction will not be affected.
- ❑ Embankment material shall be compacted to a minimum of 92-percent Modified Proctor Density. Native material may be used.
- ❑ Compaction test results must be submitted to WRID. All failed material shall be removed and compacted to specifications. Testing must be performed by a licensed soils laboratory.
- ❑ Canal embankment shall be shaped to match the existing canal prism.
- ❑ Rebar shall be a minimum of #4 bar at 12 inches on center. Rebar shall tie into existing concrete with epoxy.
- ❑ Contractor to notify Bert Bryan of WRID 72 hours prior to trench plugs installation. Verification of trench plug completion must be performed by applicant's contractor before backfilling. Bert can be reached at 775- 463-3523.

BOX AND PIPE CULVERTS

- ❑ If extending an existing box culvert, WRID recommends that the Applicant perform a reasonable inspection of the existing culvert to make a determination of whether it should be replaced instead of extended.
- ❑ Applicant is responsible to verify that culvert design will not negatively impact the hydraulics of the canal, including other existing structures in the area.
- ❑ A plan view is required of the culvert showing the centerline of the canal, the top of banks, and the WRID corridor boundaries.
- ❑ Show the elevation and location of the top of the banks, bottom of the banks, and the canal prism, as well as new structures including box culvert and wing walls.
- ❑ Trench detail is required showing bedding, backfill material, and compaction requirements.
- ❑ The dimensions and type of culvert must be labeled.
- ❑ Label the culvert with loading information and rebar details. Loading shall be determined by the Applicant.
- ❑ All concrete used in the construction shall have a minimum compressive strength of 4,000 psi and be specified by a professional engineer.
- ❑ The culvert wing walls should flare at a 45-degree angle then a 90-degree angle into the canal banks, a minimum of 2 feet perpendicular to the canal banks. Placement of the wing walls cannot interfere with the O&M road. The top of the wing walls shall be a minimum of 12 inches above the high-water mark in the canal.
- ❑ Wing walls shall be tied into the canal banks in a manner that provides a smooth transition from the canal into the culvert, and back out of the culvert on the outlet side.
- ❑ If using a pre-cast wing wall/end section, the wing walls, apron, and cutoff wall must be one piece.
- ❑ If cast-in-place concrete is placed next to pre-cast, Waterstop RX or an approved equivalent shall be placed to prevent seepage between the surfaces.
- ❑ PVC water stop, or equivalent, is required in all joints of cast-in-place concrete.
- ❑ If extending an existing box culvert, Waterstop RX, Swellstop, or an approved equivalent, shall be placed between the old culvert and the new culvert to prevent seepage. Mastic is not acceptable.
- ❑ A concrete apron shall be between the wing walls.
- ❑ Concrete cut-off walls are required on the inlet and outlet, a minimum of 2 feet below the bottom of the concrete slab (apron). These cutoffs are required to extend into the banks to the ends of the wing walls.
- ❑ The structure must be able to handle the maximum flow capacity of the canal. The Applicant is responsible for verifying maximum flows in the specific canal reach and designing appropriately. The culvert shall not cause water to backup upstream of the proposed facility.
- ❑ Detail should show rip rap, appropriately designed to protect the banks and structure:
- ❑ Rip rap sized for velocities.
- ❑ Appropriate length and location for rip rap. Rip rap not generally required on inlet.
- ❑ Rip rap shall be placed up to the high-water mark in the canal.
- ❑ Top of rip rap to be level with top of concrete apron.

- ❑ State on the plans the backfill material and methods for filling and compacting around the box and wing walls. Backfill around the box culvert shall meet manufacturer's specifications for compaction and materials, or a minimum of 92-percent Modified Proctor Density.
- ❑ Place a minimum of 24 inches of clay material behind wing walls, compacted to a minimum of 96-percent Modified Proctor Density.
- ❑ All other backfill material around head walls and in open canal channel to be compacted to a minimum of 96-percent Modified Proctor Density.
- ❑ A 6-foot chain-link fence or 4-foot parapet wall is required on all box culverts that carry pedestrian traffic. Exceptions may occur where local ordinances note otherwise, and upon approval by WRID.
- ❑ Access to canal O&M road shall be installed with curb cuts at drive approaches and thickened concrete at sidewalks.
- ❑ Casings under the culvert must be shown on the plan and profile view
- ❑ Identify existing conduits and utilities under the canal.
- ❑ Identify each new conduit being placed under the canal.
- ❑ If the conduit owner/occupier is known, label as such.
- ❑ If the conduit is to remain empty, label as such.

- ❑ Notes to include on plans:
- ❑ Canal floor and embankment material removed for excavation (between apron and undisturbed canal) shall be replaced with a 12-inch minimum thickness of 10-6 cm/sec permeability clay material in 6-inch maximum lifts.
- ❑ Compaction around the box culverts to meet manufacturer requirements or a minimum of 92-percent Modified Proctor Density.
- ❑ All other replaced materials shall be compacted to 96-percent Modified Proctor Density.
- ❑ Canal embankment shall be shaped to match the existing canal prism.
- ❑ Compaction test results shall be submitted to WRID. All failed material shall be removed and compacted to specifications. Testing shall be performed by a licensed soils lab.
- ❑ Open-cut trenches shall be cut at a minimum of 2 horizontal to 1 vertical so that backfill can be properly compacted.
- ❑ Conduits shown on these drawings do not give permission for the conduit to be occupied by an entity other than the original Applicant. Each entity crossing the canal must apply for and receive an agreement from the canal company.
- ❑ Signs must be placed at each entrance to the canal O&M road that state:
 - No Trespassing. Warning: Canal Maintenance Road, Authorized Personnel Only. No Swimming or Tubing.

DUMP/SPILLWAY/TURNOUT

The turnout structure being proposed shall at all times be subject to rights reserved by WRID to reasonably use, operate, maintain, inspect, repair, replace and improve the canal. The turnout structure to be built by the Applicant pursuant to the Agreement shall be the sole responsibility of the Applicant for purposes of ongoing maintenance and repair, but the canal shall continue to be used exclusively by WRID for its ongoing delivery of water to its shareholders. Any future repairs, excavation, removal or other work on the weir/turnout structure shall be subject to advanced review and approval by WRID.

- Submit an “Application for Infrastructure Impact Agreement”.

Turnout Gate & Headwall

- Provide specifications for the turnout gate. A water-tight Waterman gate, or equivalent, is required.
- Canal banks shall be tied into the wing walls in a manner that provides a smooth transition around the headwall.
- The headwall should be placed in a manner so that the structure does not extend into the canal or the O&M road.
- The inlet structure shall be placed on undisturbed soils.
- The bottom of the pipe opening should be a minimum of 2 inches off the bottom of the canal floor.
- Rebar details are required on the submitted drawings. The rebar design must be appropriate for the proposed site and conditions.

Pipe from Turnout

- Open-cut trenches shall be cut at a minimum of 2 horizontal to 1 vertical so that the backfill can be properly compacted.
- Bedding material must be shown, as appropriate for the design.
- Specify the pipe size and class, professional engineer to ensure H20 load compliance.
- A trench plug is required behind the headwall. Trench plug to be placed in location shown for width of trench, 12 inches above and below the pipe, and a thickness of 24 inches.
- Trench plugs shall be a 10-percent bentonite and 90-percent clay mixture.

OVERHEAD CROSSING (STRUCTURAL)

- Provide a cross section showing the elevation of the overhead crossing and the elevation of the canal invert and banks.
- Show the location of power poles and any permanent structures in relation to the canal and toe of the canal embankment. Structures shall not be located closer than 20 feet from the canal bank and shall not interfere with the O&M road.
- Overhead structures shall provide a minimum of 14 feet of vertical clearance from top of canal bank or top of access road.
- A marker warning sign shall be provided on the O&M road that shows the clearance and electrical line voltage. The warning sign shall face both ways and state, “DANGER, HIGH VOLTAGE OVERHEAD.”

OVERHEAD CROSSING (UTILITIES)

- Overhead electrical and communication lines should cross perpendicular (between 70 and 90 degrees) to the centerline of the WRID Canal.
- Overhead wires across the WRID easement shall be at least 32 feet above all ground levels in the right of way. For electrical powerlines of 69 kilovolts (kV) or higher voltage, the minimum clearance should be 40 feet plus 0.25 inch per kV of line-to-line voltage above 450 kV. In any case,

the minimum clearance is to be determined to be needed with an ambient temperature of 120 degrees Fahrenheit.

- Provide a cross section showing the elevation of the overhead crossing and the elevation of the canal invert and banks.
- Show the location of power poles and any permanent structures in relation to the canal and toe of the canal embankment. Structures shall not be located closer than 25 feet from the canal bank and shall not interfere with the O&M road.
- A marker warning sign shall be provided on the O&M road that shows the clearance and electrical line voltage. The warning sign shall face both ways and state, "DANGER, HIGH VOLTAGE OVERHEAD."