



Pineae Greenhouses

1901 South 5100 West

Ogden UT 84401

Phone: (801) 731-7830 Fax: (801) 731-7783

Phone: (800) 453-5311

NET 30

Bill To:

ACE HARDWARE (BATH)
1800 AVE G
ELY NV 89301
(775) 289-3083

Ship To:

ACE HARDWA
1800 AVE G
ELY NV 89301
(775) 289-3083

SHIP WEEK	ORDER DATE	PO #	SHIP VIA	SHIP DATE	%Disc
1822	11/09/2021		SEMI NURSERY	05/02/2022	0.0

Prod ID	SKU	Item Description - Units per Container	Eaches Ordered	Pr
80315	NA	ASH-MOUNTAIN #15N	5	
80515	NA	ASPEN-QUAKING #15N	15	
80415	NA	ASPEN-QUAKING CLUMP #15N	10	
82115	NA	CHOKECHERRY-CANADA RED #15N	10	
82215	NA	COTTONWOOD-COTTONLESS #15N	15	
82615	NA	CRAB-DOLGO #15N	2	
83115	NA	CRAB-HOPA #15N	2	
83315	NA	CRAB-PROFUSION #15N	2	
83215	NA	CRAB-RADIANT #15N	2	
10115	NA	PINE-AUSTRIAN #15N	15	
10315	NA	PINE-PONDEROSA #15N	7	
88615	NA	PLUM-FLOWERING NEWPORT #15N	6	
10615	NA	SPRUCE-BLACKHILLS #15N	5	
10815	NA	SPRUCE-COLORADO BLUE #15N	10	
70001	NA	BLACKBERRY-THORNLESS BLACK SATIN #1N	10	
70101	NA	BOYSENBERRY-THORNLESS #1N	10	
54101	NA	PEROVSKIA-ATRIPLICIFOLIA #1N	10	
71201	NA	RASPBERRY-HERITAGE #1N	10	
10801	NA	SPRUCE-COLORADO BLUE #1N	10	
19594	NA	BUDDLEIA-BLACK KNIGHT #2N	3	
10795	NA	BUDDLEIA-ROYAL RED #2N	3	
51502	NA	BUDDLEIA-WHITE #2N	3	
20702	NA	COTONEASTER-PEKING #2N	10	
88902	NA	CURRENT-YELLOW FLOWERING #2N	8	
21802	NA	EUONYMUS-ALATUS COMPACTA #2N	10	
70502	NA	GRAPE-CONCORD #2N	10	
70702	NA	GRAPE-VALIANT #2N	5	
47002	NA	HONEYSUCKLE-ARNOLD'S RED #2N	20	
25533	NA	LILAC-BELLE de NANCY PINK #2N	5	
41202	NA	LILAC-COMMON PURPLE #2N	10	
25535	NA	LILAC-DECLARATION REDDISH PURPLE #2N	5	
45202	NA	LILAC-DWARF KOREAN PALE LILAC #2N	5	

SHIP WEEK	ORDER DATE	PO #	SHIP VIA	SHIP DATE	%Disc
1822	11/09/2021		SEMI NURSERY	05/02/2022	0.0

Prod ID	SKU	Item Description - Units per Container	Eaches Ordered	E P
41702	NA	LILAC-LUDWIG SPAETH PURPLE #2N	5	
41402	NA	LILAC-PRESIDENT GREVY BLUE #2N	5	
25537	NA	LILAC-YANKEE DOODLE DARK PURPLE #2N	5	
42002	NA	MOCKORANGE-MINN. SNOWFLAKE #2N	8	
54102	NA	PEROVSKIA-ATRIPLICIFOLIA #2N	15	
88502	NA	PLUM-FLOWERING CISTENA #2N	10	
42402	NA	POTENTILLA-GOLD DROP #2N	15	
42502	NA	POTENTILLA-GOLDFINGER #2N	15	
22702	NA	PRIVET-CHEYENNE #2N	4	
44302	NA	SNOWBALL-WHITE #2N	10	
30902	NA	VINE-HONEYSUCKLE DROPMORE #2N	5	
30402	NA	VINE-VIRGINIA CREEPER #2N	10	
10203	NA	PINE-MUGHO DWF #3N	8	
45603	NA	ROSE-BUSH ASST-HT, FL, CL #3N	80	
45503	NA	ROSE-SHRUB ASST #3N	50	
50105	NA	APPLE-COMBINATION, S/DWF #5N	10	
57005	NA	APPLE-GALA, S/DWF #5N	4	
50405	NA	APPLE-HARALSON, S/DWF #5N	6	
50505	NA	APPLE-HONEYCRISP, S/DWF #5N	6	
59005	NA	APPLE-JONAGOLD, S/DWF #5N	4	
50705	NA	APPLE-MCINTOSH, S/DWF #5N	6	
51305	NA	APPLE-WEALTHY, S/DWF #5N	4	
51505	NA	APPLE-YELLOW DELICIOUS, S/DWF #5N	4	
51705	NA	APRICOT-CHINESE, S/DWF #5N	6	
19649	NA	APRICOT-PLUMCOT, S/DWF #5N	2	
80505	NA	ASPEN-QUAKING 5-6' #5N	40	
80405	NA	ASPEN-QUAKING CLUMP 5-6' #5N	15	
20305	NA	BARBERRY-RED LEAF #5N	10	
52605	NA	CHERRY-BLACK TARTARIAN, S/DWF #5N	3	
52705	NA	CHERRY-COMBINATION, S/DWF #5N	4	
58406	NA	CHERRY-JULIET, DWF BUSH #5N	3	
58105	NA	CHERRY-LAPINS, S/DWF #5N	4	
63500	NA	CHERRY-METEOR, S/DWF #5N	3	
53105	NA	CHERRY-MONTMORENCY, S/DWF #5N	3	
52905	NA	CHERRY-NORTH STAR, S/DWF #5N	3	
52805	NA	CHERRY-RAINIER, S/DWF #5N	3	
62205	NA	CHERRY-ROMEO, DWF BUSH #5N	3	
53405	NA	CHERRY-VAN, S/DWF #5N	2	
82106	NA	CHOKECHERRY-CANADA RED 6-8' #5N	10	
82206	NA	COTTONWOOD-COTTONLESS 6-8' #5N	25	
21805	NA	EUONYMUS-ALATUS COMPACTA #5N	10	
47005	NA	HONEYSUCKLE-ARNOLD'S RED #5N	10	
13005	NA	JUNIPER-BUFFALO #5N	10	
13805	NA	JUNIPER-SEA GREEN #5N	10	
14105	NA	JUNIPER-TAM #5N	10	
41205	NA	LILAC-COMMON PURPLE #5N	10	
41605	NA	LILAC-MME. LEMOINE WHITE #5N	5	

Date: 01/29/2022 at 07:36:46 am

SHIP WEEK	ORDER DATE	PO #	SHIP VIA	SHIP DATE	%Disc
1822	11/09/2021		SEMI NURSERY	05/02/2022	0.0

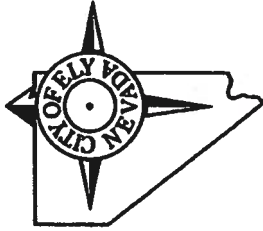
Prod ID	SKU	Item Description - Units per Container	Eaches Ordered	E P
41005	NA	LILAC-SENSATION #5N	5	
56205	NA	NECTARINE-RED GOLD, S/DWF #5N	4	
88005	NA	OLIVE-RUSSIAN CLUMP 3-4' #5N	10	
55405	NA	PEACH-RED HAVEN, S/DWF #5N	8	
55905	NA	PEACH-VETERAN, S/DWF #5N	4	
53705	NA	PEAR-ANJOU, S/DWF #5N	4	
53805	NA	PEAR-BARTLETT, S/DWF #5N	4	
88806	NA	PLUM-FLOWERING NEWPORT 6-8' #5N	8	
56005	NA	PLUM-MOUNT ROYAL, S/DWF #5N	4	
55305	NA	PLUM-TOKA, S/DWF #5N	4	
89306	NA	POPLAR-LOMBARDY 6-8' #5N	10	
42505	NA	POTENTILLA-GOLDFINGER #5N	8	
54605	NA	PRUNE-ITALIAN, S/DWF #5N	5	
44305	NA	SNOWBALL-WHITE #5N	5	
44605	NA	SPIREA-ANTHONY WATERER #5N	10	
44505	NA	SPIREA-SNOWMOUND #5N	10	
40205	NA	SPIREA-VANHOUTTEI(BRIDAL WRTH) #5N	5	
90206	NA	SUMAC-GROW LOW #5N	10	
90406	NA	WILLOW-GOLDEN WEEPING 6-8' #5N	10	
90506	NA	WILLOW-GREEN WEEPING 6-8' #5N	6	
90605	NA	WILLOW-NAVAJO GLOBE 5-6' #5N	6	
91507	NA	ASH-PATMORE 6-8' #7N	4	
80507	NA	ASPEN-QUAKING 8-10' #7N	40	
82107	NA	CHOKECHERRY-CANADA RED 8-10' #7N	8	
82607	NA	CRAB-DOLGO 6-8' #7N	6	
83107	NA	CRAB-HOPA 6-8' #7N	6	
83607	NA	CRAB-PRAIRIE FIRE #7N	6	
83307	NA	CRAB-PROFUSION 6-8' #7N	6	
83707	NA	CRAB-SPRING SNOW, 6-8' #7N	6	
84807	NA	HONEYLOCUST-SHADEMASTER 8-10' #7N	6	
85107	NA	HONEYLOCUST-SUNBURST 8-10' #7N	6	
85807	NA	MAPLE-AMUR CLUMP FLAME 5-6' #7N	4	
87007	NA	MAPLE-SILVER 8-10' #7N	6	
94807	NA	PEAR-CLEVELAND 6-8' #7N	3	
88407	NA	PEAR-REDSPIRE 6-8' #7N	3	
89107	NA	POPLAR-BOLLEANA 8-10' #7N	10	
573391	NA	GRASS-CALAMAGROSTIS KARL FORESTER 2.50-QT N	6	

** Order Totals **

1,012

Size Summary

Print Date: 01/29/2022 at 07:36:46 am



CITY OF ELY

501 Mill Street Ely, Nevada 89301
City Hall (775) 289-2430
Fax (775) 289-1463
Cityofelynv.gov

City of Ely
Georgetown Ranch Lease 18.83 Acres
Bid Tabulation
Minimum Bid: \$650.00 Annually
Term of the Lease shall be for five years

Bid Items	Cody Bliss, Cody Coombs, and Ben Noyes P.O. Box 150611 Ely, NV 89315 Elycody1@gmail.com 775-296-2204 (Bidder submitted 3 options including a 5-year, 10-year, and 15-year plan – information provided on tabulation is for 5-year plan)	Jake and Jennifer Brunson (Brunson Cattle Company) Jake – 775-296-1011
Proposed Lease Rate	\$1,200.00	\$0.00
Annual Cost-of-Living increase	3% for 2023 – 2026 2023 - \$1,236.00 2024 - \$1,273.00 2025 - \$1,311.00 2026 - \$1,351.00	Increased amounts 2023 – 2026 2023 - \$800.00 2024 - \$980.00 2025 - \$1,080.00 2026 - \$1,180.00

The City of Ely is an equal opportunity provider and employer.

Bid Items	Name	Name
Planned Property Improvements	<p>Planned property improvements include maintenance and upkeep of existing fences, annual herbicide spraying of noxious weeds. The cost of maintaining the fencing is estimated at \$500.00 a year and weed/tree control is estimated at approximately \$550.00 a year for a total of \$2,500.00 in fencing and \$2,750.00 in weed/tree control for the five-year lease.</p> <p>The partnership among Cody Coombs, Ben Noyes, and Cody Bliss are committed to managing the property in the best interest of the public by making improvements to reduce and control noxious weeds, improve fencing, and visual appeal.</p>	<p>Year 1 - (Area 1 - see map) Agree to put completion of 7.5 acres of brush mowing with 20 lbs./acre of seeding with approved seed mixes and rabbit brush/weed treatment. The area will need some fence improvements and trash removal both of which will be worked on this year.</p> <p>Year 2 - (Area 2 - see map) 11 acres of seeding with approved seed mixes and fence maintenance as well.</p> <p>Year 3 - Weed and brush treatment for this year site wide.</p> <p>Year 4 -1,000 feet of new 4 strand barbed wire</p> <p>Year 5 - 1,000 feet of new 4 strand barbed wire</p> <p>Planned improvements, brush mowing, fencing and weed treatment estimate at \$5,000.00 in material investment costs not including labor.</p> <p>Lessee agrees to use electric fence and will use good rotational grazing practices and takes pride and ownership in their operational practices and would like the opportunity to make the area look nice for the public view.</p>
Intended utilization of the property	Livestock grazing for cattle and horses	Livestock grazing for cattle and horses

Georgetown Ranch Bid Proposal—18.83 Acres

Applicant/Bidder Information

The following bid proposal is being submitted as a partnership among Cody Coombs, Ben Noyes, and Cody Bliss. All members live in the Ely area and are committed to managing the property in the best interest of the public by making improvements to reduce and control noxious weeds, improve fencing and visual appeal.

Ben Noyes and Cody Bliss each currently own approximately 5 acres immediately adjacent (east and west) and adjoining the Georgetown Property. They have made significant improvements including fencing and noxious weed control over the last year to their properties, and are committed to implementing similar actions on the Georgetown property.

Cody Coombs will be the main contact for the lease and his contact information follows. Phone numbers are listed for Ben Noyes and Cody Bliss as alternate contacts.

Cody Coombs
PO Box 150611
Ely, Nevada 89315
775-296-2204
elycody1@gmail.com

Ben Noyes
435-691-2536

Cody Bliss
775-296-0077

Proposal/Intended Utilization of Property

We are proposing three options for consideration of the Georgetown property and each option is listed below. The intended use for the property for all options is livestock grazing for cattle and horses.

Option 1 (Preferred Option)

Proposed Term

For this option, we propose a 10-year lease term with a first right of refusal to renew another 5 years, or a 5-year lease term with options to renew for two additional 5 year terms--for a possible total of 15 years.

Planned Property Improvements

Planned property improvements include new perimeter fencing within the first five years, annual herbicide spraying to control noxious and invasive weeds (e.g., small whitetop, thistles, poison hemlock, etc.), removal and herbicide control of Russian olive trees, mowing and herbicide control of rabbitbrush followed by seeding (around year 3).

Following is an estimated cost/expense to implement the proposed property improvements:

Fencing

Supplies (posts, wire, clips, staples, etc.): \$9,300

Labor—\$20/hour, approximately 200 total man hours--\$4,000

Total Cost: \$ \$13,300

Noxious/Invasive Weed/Brush Control

Herbicide: \$45/acre—approximately 10 acres to be sprayed--\$450 annual total

Labor: \$20/hour, approximately 30 hours annually--\$600 annual total

Annual total cost for first five years estimated at \$1,050—expected to decline after 5-6 years as weeds are controlled.

Seed to apply after brush control (approximately 7 acres): \$525

Russian Olive Tree Control

Tree removal: \$100/tree, with approximately 25 trees--\$2,500 total

Herbicide for stumps: \$25/tree (includes chemical and labor)--\$625 total

Annual follow-up for additional 5 years: \$100/year--\$500 total

Proposed Lease Rate/Cost of Living Adjustment

Proposed lease rate and Cost of Living Adjustment is listed in Table 1 below.

Table 1. Proposed Lease Rate and Estimated Cost of Improvements for Option 1.

Year	Cost of Living Adjustment for Lease Rate	Proposed Lease Rate	Fencing*	Weed/Tree/Brush Control
2022	0	\$700	\$11,400	\$3,575
2023	3%	\$721		\$1,150
2024	3%	\$743		\$1,675
2025	3%	\$765		\$1,150
2026	3%	\$788		\$1,150
2027	3%	\$811	\$180	\$800
2028	3%	\$836	\$180	\$800
2029	3%	\$861	\$180	\$800
2030	3%	\$887	\$180	\$800
2031	3%	\$913	\$180	\$800
2032	3%	\$941	\$200	\$550
2033	3%	\$969	\$200	\$550
2034	3%	\$998	\$200	\$550
2035	3%	\$1,028	\$200	\$550
2036	3%	\$1,059	\$200	\$550
Sub Total		\$13,019	\$13,300	\$15,450
Total				\$41,769

*Fencing would be installed within the first five years; most likely year 2 (2023). Thereafter is maintenance.

Option 2

Proposed Term

For this option, we propose a 5-year lease term with a first right of refusal to renew another 5 years for a total of 10 years.

Planned Property Improvements

Planned property improvements include new perimeter fencing along the main Georgetown Ranch/Landfill road, and maintenance of all other fencing. The new fence would be installed within the first two years. Annual herbicide spraying to control noxious and invasive weeds (e.g., small whitetop, thistles, poison hemlock, etc.), removal and herbicide control of Russian olive trees, mowing and herbicide control of rabbitbrush, followed by seeding (around year 3).

Following is an estimated cost/expense to implement the proposed property improvements:

Fencing (includes maintenance)

Supplies (posts, wire, clips, staples, etc.): \$1,500

Labor—\$20/hour, approximately 100 total man hours—\$2,000

Total Cost: \$ \$3,500

Noxious/Invasive Weed Control

Herbicide: \$45/acre—approximately 10 acres to be sprayed--\$450 total

Labor: \$20/hour, approximately 30 hours annually--\$600 total

Annual total cost: \$1,050 for first five years—expected to decline after as weeds are controlled

Seed to apply after brush control (approximately 7 acres): \$525

Russian Olive Tree Control

Tree removal: \$100/tree, with approximately 25 trees--\$2,500 total

Herbicide for stumps: \$25/tree (includes chemical and labor)-\$625 total

Annual follow-up for at least 5 years: \$100/year--\$500 total

Proposed Lease Rate/Cost of Living Adjustment

Proposed lease rate is listed in Table 2 below.

Table 2. Proposed Lease Rate and Estimated Cost of Improvements for Option 2.

Year	Cost of Living Adjustment	Proposed Lease Rate	Fencing	Weed/Tree/Brush Control
2022	0	\$800	\$1,600	\$3,575
2023	3%	\$824		\$1,150
2024	3%	\$849	\$350	\$1,675
2025	3%	\$874	\$350	\$1,150
2026	3%	\$900	\$350	\$1,150
2027	3%	\$927	\$400	\$800
2028	3%	\$955	\$400	\$800
2029	3%	\$984	\$400	\$800
2030	3%	\$1,013	\$400	\$800
2031	3%	\$1,044	\$400	\$800
Sub-Total		\$9,171	\$4,650	\$12,700
Total				\$26,521

Option 3

Proposed Term

For this option, we propose a 5-year lease term as advertised.

Planned Property Improvements

Planned property improvements include maintenance and upkeep of existing fences, annual herbicide spraying of noxious weeds (e.g., small whitetop, poison hemlock, thistles).

Following is an estimated cost/expense to implement the proposed property improvements:

Maintain Fencing

Supplies: \$500

Labor—\$20/hour, approximately 100 total man hours--\$2,000

Total Cost: \$ 2,500

Noxious/Invasive Weed Control

Herbicide: \$45/acre—approximately 6 acres to be sprayed--\$270 total

Labor: \$20/hour, approximately 14 hours annually--\$280 total

Annual total cost: \$550

Proposed Lease Rate

Proposed lease rate is listed in Table 3 below.

Table 3. Proposed Lease Rate and Estimated Cost of Improvements for Option 3.

Year	Cost of Living Adjustment	Proposed Lease Rate	Fencing	Weed/Tree Control
2022	0	\$1,200	\$500	\$550
2023	3%	\$1,236	\$500	\$550
2024	3%	\$1,273	\$500	\$550
2025	3%	\$1,311	\$500	\$550
2026	3%	\$1,351	\$500	\$550
Sub-Total		\$6,371	\$2,500	\$2,750
Total				\$11,621

Georgetown Ranch Bid - 18.83 Acres

Received 4/25/22 @ 2:35 PM. PC

Jake and Jennifer Brunson - Brunson Cattle Company Georgetown lease offer.

Thank you for the opportunity to lease the +/- 18 acre piece of land.

The proposed use of the property will be for pasture feeding our cattle seed stock operation.

Our home base is located in Ely on Madison Ave.

Proposed lease pricing per year

Year 1 - \$0.00 – (Area 1) Agree to put completion of 7.5 acres of brush mowing with 20 lbs/acre of seeding with approved seed mixes and rabbit brush/weed treatment. The area will need some fence improvements and trash removal both of which will be worked on this year.

Year 2 – \$800.00 – Agree to payment plus (Area 2) 11 acres of seeding with approved seed mixes and fence maintenance as well.

Year 3 – \$980.00 – Weed and brush treatment for this year site wide.

Year 4 – \$1,080.00 – Agree to payment plus 1,000.00 feet of new 4 strand barbed wire. On Map

Year 5 – \$1,180.00 – Agree to payment plus 1,000.00 feet of new 4 strand barbed wire. On Map

Planned improvements, brush mowing, fencing and weed treatment estimate at \$6,000.00 in material investment costs not including labor.

Lessee agrees to use electric fence and will use good rotational grazing practices and takes pride and ownership in their operational practices and would like the opportunity to make the area look nice for the public view.

For questions please call Jake Brunson 775-296-1011.

City of Ely Parcel Map

Brunson lease plan



Survey
Google Earth

Georgetown Ranch Bid - 18.83 Acres.

26 APR 9:53 A.M.

Councilmember Alworth report for April 28, 2022, Council meeting.

I attended a ZOOM meeting put on by Nevada Rural Housing Director, Bill Brewer to discuss the critical need for housing in rural Nevada using ARPA funding. Rural Nevada continues to be in dire need of housing for medical personnel, miners, teachers, law enforcement officers and many other professionals that are willing to relocate to rural areas to live and raise a family, but there is no housing. Nevada Rural Housing stated for the most part rural Nevada communities don't qualify for assistance because the average wages are too high. But they are having no problem finding locations in the larger Cities, such as Las Vegas, Reno, and Carson City to build homes and apartments. Once again, it's my opinion that the areas that have most of the voters get all the attention and the money.

Donna Bath asked Brewer how many homes were built using assistance from the Nevada Rural Housing Authority? Brewer reported no new houses were built in rural Nevada in the last 2 years. Currently there is \$250 million of ARPA funds set aside for affordable housing needs.

I believe the hour-long discussion fell on deaf ears, once again! We must come up with ways to get housing in our City and County or we are going to slowly dry up as a community. Economic Development is not going to happen without adequate housing.

The Belfort land development idea has come to a grinding halt, no legal description can be located. The City has been directed to seek assistance from another Title Company.

I have been in contact with an individual who is interested in locating a piece of property in the City with water and sewer access to construct a 1,600 sq. ft. 3 bedroom, 2 bath home to demonstrate to the public how fast they can construct this style of home and have it ready for sale. There are many lots in our City that would fit the plan, however nobody wants to sell them.

The hopes of getting funding for the Hospital housing of traveling medical professionals is also not looking too promising. The committee has basically been told to look for alternate funding options. The City has approved \$500,000 of ARPA funds for the project. Plans will have to be put together to see how far the money would stretch. Matt Walker, CEO at the Hospital suggested we try and show the concept and how it will work; that way we might be able to get more buy in at the State or Federal level, or even with the local boards. Other angles to try and deliver on this plan are being pursued.



Mayor Nathan Robertson
501 Mill Street
Ely, NV 89301

Dear Tree City USA Community Member,

On behalf of the Arbor Day Foundation, I congratulate Ely on earning recognition as a 2021 Tree City USA. We are so thrilled that Ely takes pride in creating a community that places unique value on the planting and caring of trees.

Ely is part of an incredible network of more than 3,600 Tree City USA's, with a combined total population of 155 million. The Tree City USA program is one of the Arbor Day Foundation's earliest programs. We are proud to partner with the U.S. Forest Service and the National Association of State Foresters to maintain this community.

Over the last few years, it has become increasingly clear of the value and importance that trees hold for our future. Cities and towns across the globe are facing challenges when it comes to air quality, water resources, personal health and well-being, and energy use. Ely shows its residents and peers that they are forward-thinking and eager to combat these issues. By showing your dedication to urban forestry, you demonstrate a commitment to a brighter, greener future.

We hope you are as excited as we are to share this accomplishment with your local media and your residents. Enclosed in this packet is a press release for you to distribute at your convenience.

State foresters will receive the Tree City USA recognition materials and coordinate on how to distribute them. We will forward information about your awards to your state forester's office to facilitate the presentation. Your community's Arbor Day ceremony would be the best time to mention the Tree City USA award.

Again, we are excited to celebrate your commitment to the people and trees of Ely and thank you for helping us plant, nurture and celebrate trees.

Best Regards,

A handwritten signature in black ink, appearing to read 'DL' or 'Dan Lambe'.

Dan Lambe
Arbor Day Foundation Chief Executive